

AGENDA
CITY COMMISSION MEETING
Tuesday, November 17, 2015
1:00 P.M.
Amended 11-16-15

- I. **Note: Pre-meeting from 11:00 a.m. – 11:45 a.m. at the Utility Service Center, 140 Harvest Street, for the purpose of touring the facility’s expansion project and for a presentation on electric utility rates. Administrative staff will be present and the pre-meeting is open to the public. The Commissioners will be served lunch at this location immediately following the presentation.**

- 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. Bonnie Bribiesca, Graphics Stitching Unlimited requests Governing Body consideration and approval to be recognized as a “Local Business” on the application for an Itinerant Merchant license at 201 W. Kansas Avenue.

- VII. **REPORT OF THE CITY MANAGER.**
 - A. The Safety Committee has chosen Michael Hernandez, Foreman in the Cemetery Department, as the third quarter 2015 Safety Recognition winner.

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

 - C. Congratulations to City of Garden City employees on raising \$23,000 for Finney County United Way during their recent campaign drive for 2015.

 - D. The City has received correspondence from Cox Communication regarding the changeover to an all-digital network.

 - E. Staff has provided several items of information for Governing Body review including the following: from Director of Aviation Powell the monthly activity report, from Neighborhood and Development Services Director Kentner the building report, from Cemetery Director the monthly activity report, from Finance Director Hitz the monthly financials, from Fire Chief Shelton the monthly activity report and from Public Utilities Director Muirhead the quarterly utilities report and an irrigation report.

F. Meetings of note:

- ✓ November 18, 2015 – Garden City Area Chamber Commerce breakfast at The Golf Club at Southwind - 7:30 a.m.
- ✓ November 19, 2015 – Crystal Apple Teacher Recognition banquet at the Clarion Inn at 6:00 p.m.
- ✓ December 1, 2015 – Mayor’s Christmas dinner at Giardino Restaurant at 6:30 p.m.
- ✓ December 6, 2015 –Evening Christmas Parade at 6:00 p.m.
- ✓ December 12, 2015 – Tuba Christmas Concert on Grant Avenue at 3:00 p.m.
- ✓ December 16, 2015 – Garden City Area Chamber of Commerce breakfast at The Golf Club at Southwind – 7:30 a.m.
- ✓ January 25, 2016 – Southwest Kansas Chambers of Commerce “SW Kansas Night Out in Topeka” at Capitol Plaza in Topeka, TBA
- ✓ February 11, 2016 – Garden City Area Chamber of Commerce Banquet, time and location TBA.

VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.

- A. Appropriation Ordinance No. 2400-2015A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

- A. Ordinance No. _____ - 2015, an ordinance approving the rezoning of land from “C-1” Neighborhood Shopping District to “R-2” Single 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. (504 Evans)

- B. The Governing Body is asked to consider and approve an ordinance authorizing the Central Fire Station Addition and the use of temporary financing.

1. Ordinance No. _____-2015, an ordinance of the City of Garden City, Kansas, authorizing the City to make certain public building improvements and authorizing the City to issue general obligation bonds in an approximate principal amount of \$2,250,000 to pay costs of the improvements.

X. OLD BUSINESS.

- A. The City Commission is asked to consider and approve (subject to minor changes or additions made by counsel) a purchase agreement for the former Con-Agra plant currently owned by JBS Swift.
- B. Governing Body consideration and approval of a request from Garden City Recreation Commission for \$41,500 for 2015 Big Pool operations.

XI. NEW BUSINESS.

- A. Governing Body consideration of the use of the Neighborhood Revitalization Program (NRP) with the new Downtown Development Fund (DDF).

- B. Governing Body consideration and approval of Supplemental Agreement No. 1 with Wilson & Company, Salina, for designing the highway and access improvements for the Meadowlark Dairy Nutrition LLC dairy processing plant.
- C. Governing Body consideration and approval of the 2016 City of Garden City Legislative Policy documents.
- D. Governing Body consideration and approval of the 2016 Southwest Kansas Coalition (SKC) Legislative Policy documents.
- E. Advisory Board Recommendations:

- 1. Zoo Advisory Board – 2 appointments

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

- 1. Governing Body consideration and approval of a deed from the City to O’Brate Realty, LLC, for a remnant tract of land at Mary Street between the Bypass and Kansas Avenue.
- 2. Governing Body consideration and approval of bids received on November 3, 2015 for padmounted equipment for Meadowlark Dairy Nutrition, LLC.
- 3. Quit Claim Deed from heir of Michael Woodard – Wesley J. Woodard transferring Space 6, Lot 91, Zone J of Valley View Cemetery to City of Garden City.
- 4. Permission for Linda Alexander to reserve Space 3, Lot 67, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.
- 5. Licenses:

(2015 New)

- a) Aurelio’s Home Improvement Class B General
- b) Harmon Construction..... Class B General
- c) McPherson Development Co., Inc..... Class B General
- d) American Handyman Class E-SOC Specialized Other
- e) Musselman & Hall Contractor, LLC Class E-SOC Specialized Other
- f) Classic Contracting, LLC Class D-R Roofing
- g) Kelly Ramos..... Class D-M Mechanical

(2016 Renewal)

- h) AP Mountain States, LLC Class A General
- i) Morton Building, Inc. Class A General
- j) Amos Construction Inc..... Class B General
- k) D&K Environmental, Inc..... Class B General
- l) DV Vital Construction..... Class B General
- m) Dunlap Construction Co. Inc..... Class B General
- n) Premier Construction, LLC Class B General
- o) Rolox Home Service, LLC Class B General

p) Square Deal, LLC	Class B General
q) Starr Construction	Class B General
r) TD Construction	Class B General
s) Unified School District 457	Class B General
t) Western Kansas Baptist Association.....	Class B General
u) Ready Roofer, Inc.	Class C General
v) M. Berry Electric.....	Class D-E Electrical
w) CW Heating.....	Class D-M Mechanical
x) Trimark, Inc.	Class D-SI Sign
y) Pryor Automatic Fire Sprinkler, Inc.....	Class E-F Fire Sprinkler
z) Continental Fire Sprinkler Company	Class E-F Fire Sprinkler
aa) Simplex Grinnel, LP	Class E-F Sprinkler
bb) Jonathan Tran.....	Class E-L Landlord
cc) Unified School District 457	Class E-BF Backflow
dd) Western Irrigation, Inc.....	Class E-BF Backflow
ee) Jacob Enns	Class E-SOC Specialized Other
ff) Ed's Handyman Services	Class E-SOC Specialized Other
gg) Feldt Guttering & Services.....	Class E-SOC Specialized Other
hh) The Hub of Syracuse, Inc.....	Class E-SOC Specialized Other
ii) Unified School District 457	Class E-SOC Specialized Other
jj) Western Irrigation, Inc.	Class E-SOC Specialized Other
kk) Westhusing's Inc.....	Class E-SOC Specialized Other
ll) Square Deal, LLC	Class E-SOC Specialized Other
mm) Southwest Kansas Waterworks, LLC	Class E-SOC Specialized Other

XII. CITY COMMISSION REPORTS.

A. Commissioner Dale

B. Mayor Doll

C. Commissioner Law

D. Commissioner Fankhauser

E. Commissioner Cessna

XIII. ADJOURN.

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City
November 3, 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, November 3, 2015 with all members present. Commissioner Fankhauser opened the meeting with the Pledge of Allegiance to the Flag and the Invocation.

Staff asked that the presentation of the third quarter 2015 Safety Recognition award be tabled to the next City Commission meeting.

City Attorney Grisell and Neighborhood & Development Services Director Kentner provided an update regarding the American Legion and improvements to their parking lot.

City Manager Allen reported that the Board of County Commissioners discussed the topic of Jennie Barker Road improvements at their last board meeting.

City Manager Allen informed the Governing Body of a few minor improvements taking place at Fansler Field. City Manager Allen stated that beginning in 2016 Fansler Field will be used for Junior Varsity High School baseball and youth baseball.

City Manager Allen asked if there were any other topics of interest to be discussed at a Joint Meeting with Finney County and City of Holcomb that they be sent to him.

Staff provided items of information for Governing Body review including the following: from Finance Director Hitz the sales tax report, from Interim Police Chief Prewitt the monthly activity report and from Public Works Director Curran the monthly projects update.

Meetings of note:

- ✓ October 31, 2015 – Garden City Fire Department Open House at the Labrador Station located at 1605 E. Mary Street from 10:00 a.m. – 2:00 p.m.
- ✓ November 7, 2015 – Veterans Day parade at 10:00 a.m. and fireworks at 6:45 p.m.
- ✓ November 12, 2015 – City Commission training with Mike Conduff at City Administrative Center from 8:30 a.m. – 4:30 p.m.
- ✓ November 18, 2015 – Garden City Area Chamber Commerce breakfast at The Golf Club at Southwind - 7:30 a.m.
- ✓ November 19, 2015 – Crystal Apple Teacher Recognition banquet at the Clarion Inn at 6:00 p.m.
- ✓ December 6, 2015 –Evening Christmas Parade at 6:00 p.m.
- ✓ December 12, 2015 – Tuba Christmas Concert on Grant Avenue at 3:00 p.m.
- ✓ December 16, 2015 – Garden City Area Chamber of Commerce breakfast at The Golf Club at Southwind – 7:30 a.m.
- ✓ January 25, 2016 – Southwest Kansas Chambers of Commerce “SW Kansas Night Out in Topeka” at Capitol Plaza in Topeka, TBA
- ✓ February 11, 2016 – Garden City Area Chamber of Commerce Banquet, time and location TBA.

Appropriation Ordinance No. 2399-2015A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$3,056,533.49,” was read and considered section by section. Commissioner Cessna moved to approve and pass Appropriation Ordinance No. 2399-2015A. 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

Governing Body considered an annexation request from Chappel Heights, LLC and an annexation ordinance for property located south of K-156 and Mary Street and east of Jennie Barker Road.

Ordinance No. 2712-2015, “AN ORDINANCE ANNEXING LAND TO THE CITY OF GARDEN CITY, FINNEY COUNTY, KANSAS, PURSUANT TO K.S.A. 12-520(7) AND 12-520(a)(2),” was read and considered section by section. Commissioner Cessna moved to approve Ordinance No. 2712-2015. 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

Ordinance No. 2713-2015, “AN ORDINANCE APPROVING THE REZONING OF LAND FROM “A” AGRICULTURAL DISTRICT TO “C-2” GENERAL COMMERCIAL 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. (2660 N. Jennie Barker Road)” was read and considered section by section. Commissioner Cessna moved to approve Ordinance No. 2712-2015. 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

Commissioner Cessna moved to approve a recommendation from the Community Health Advisory Board to submit an application to KDOT for a Transportation Alternatives (formerly called Transportation Enhancement) projects (historic, scenic & environmental, bicycle/pedestrian facilities and Safe Routes to Schools) for FY 2015 for an off-road pathway from Third Street to Campus Drive along the alley on the north side of the Stone Addition and Big Sky Subdivision advisory committee recommendation for. 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 Cessna moved to approve and appoint Scott Stewart to serve a three-year term from January 2016 – December 2018 on the Planning Commission. 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 Cessna moved to approve and appoint Patricia Long to fill an unexpired term that ends December 2015 and Warsame Sugule to fill an unexpired term that ends December 2016 on the Cultural Relations Board. 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 Cessna moved to approve the following:

1. Governing Body consideration and approval for the purchase of the 2016 Ford F-150 4WD Half Ton Pickup from Burtis Motor.

Bidders	Non-Taxable Cost	Less Gov't Discount	Additional Misc Cost	Total Cost	Delivery Date	Exceptions & Comments
Burtis Motor Company	\$36,265.00	(\$11,635.00)	\$1.00	\$24,631.00	9 - 10 weeks	2016 Ford F-150
Legacy Auto Center	\$31,870.00	(\$2,865.00)	\$350.00	\$29,355.00	2 - 3 weeks	2015 Ram 1500
Lewis Motor Company	NO BID					
Western Motor	NO BID					

- Governing Body consideration to reject the bids received on October 27, 2015 for an additional picnic shelter on the west green of Lee Richardson Zoo due to bids exceeding Engineer's estimate.

Bidders	Total Cost
Engineer's Estimate	\$35,000
Dick Construction, Inc.	\$55,000

- Quit Claim Deed from Joe H. Vanderweide transferring Spaces 7 & 8, Lot 794, Brookover Addition of Valley View Cemetery to Richard D. Roark.
- Quit Claim Deed from Richard D. Roark transferring Spaces 4 & 5, Lot 794, Brookover Addition of Valley View Cemetery to Joe H. Vanderweide.
- Licenses:

(2015 New)

- a) Walmart #4625 Cereal Malt Beverage
- b) Walmart #4625 (Fuel Station) Cereal Malt Beverage
- c) Walmart #652 Cereal Malt Beverage
- d) Dillons #5 Cereal Malt Beverage
- e) Dillons #60 Cereal Malt Beverage
- f) Aurelio's Home Improvement Class B General
- g) Boss Construction Class B General
- h) Eli Construction Class B General
- i) McPherson Contractors, Inc. Class B General
- j) Musselman & Hall Contractors, LLC Class B General

(2015 Renewal)

- k) Cleary Building Corporation Class A General
- l) Confederated Builders Inc. Class A General
- m) Compton Construction Corporation Class A General
- n) Crossland Construction Company, Inc. Class A General
- o) Dick Construction, Inc. Class A General
- p) Habco, Inc. Class A General
- q) Harbin Construction, LLC Class A General
- r) Hellas Construction, Inc. Class A General
- s) JAG II, Inc. Class A General
- t) Key Construction, Inc. Class A General
- u) Nabholz Construction Corporation Class A General
- v) Panhandle Steel Erectors, Inc. Class A General
- w) Sears Home Improvement Products, Inc. Class A General
- x) W.H. Bass, Inc. Class A General
- y) Bob's Handyman Service Class B General
- z) Chambless Roofing, Inc. Class B General
- aa) Conant Construction, LLC. Class B General
- bb) Diamond Roofing Class B General
- cc) Eli Construction Class B General
- dd) Hayden Tower Service, Inc Class B General
- ee) Kearney & Son, Inc. Class B General
- ff) Kerry Spanier Construction Class B General
- gg) Mark Davis Construction Class B General
- hh) Paul Teetzen Construction Class B General
- ii) Richard Wright Construction Class B General
- jj) Rick S. Walz Class B General
- kk) Superior Home Improvements, LLC Class B General

- ll) Tim Fuller Construction Class B General
- mm) Tuff Shed Inc. Class B General
- nn) West Construction Class B General
- oo) Lance Rupp Class C General
- pp) Thatcher Development Class C General
- qq) Woodbridge Home Exteriors of Kansas, Inc. Class C General
- rr) Eli Plumbing Class D-P Plumbing w/ Gas
- ss) Sperry Construction Inc. Class D-MA Masonry
- tt) Mayan Construction Class D-CO Concrete
- uu) Unger’s Heating & Air Conditioning, Inc. Class D-M Mechanical
- vv) McDaniel Co., Inc. Class E-BF Backflow Test
- ww) Electric Corporation of America, Inc. Class E-E Electrical
- xx) Interstates Construction Services, Inc. Class E-E Electrical
- yy) Roger W. Unruh Class E-E Electrical
- zz) Bounnhang Phitsanoukanh Class E-L Electrical
- aaa) Mason Tree Care Class E-SOC Arborist
- bbb) A-1 Sign Company Class E-SOC Specialized Other
- ccc) Ad-Bench-er Class E-SOC Specialized Other
- ddd) Austin Pool, LLC Class E-SOC Specialized Other
- eee) Brick & Block Works Class E-SOC Specialized Other
- fff) Kansas Asphalt, Inc. Class E-SOC Specialized Other
- ggg) Klotz Sand Co., Inc. Class E-SOC Specialized Other
- hhh) Kone Inc. Class E-SOC Specialized Other
- iii) Mark’s Custom Signs, Inc. Class E-SOC Specialized Other
- jjj) National Fire Suppression Class E-SOC Specialized Other
- kkk) P.B. Hoidale Co., Inc. Class E-SOC Specialized Other
- lll) Pro-Cut Tree Service Inc. Class E-SOC Specialized Other
- mmm) Rob Preston Class E-SOC Specialized Other
- nnn) Sturdi-Bilt Storage Barns, Inc. Class E-SOC Specialized Other
- ooo) Towns & Son Enterprise Class E-SOC Specialized Other
- ppp) Underground Specialists Inc. Class E-SOC Specialized Other

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

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

Janet A. Doll, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

City Commission Reports

Commissioner Cessna stated the presentation by the Garden City Recreation Commission was good information but there were lots of questions in a short amount of time. Commissioner Cessna noticed that the County is applying for trails and asked that it be a topic at the next Joint Meeting between the City, the County and Holcomb.

Commissioner Dale commented that the pre-meeting was good information.

Mayor Doll attended the Banner Art Auction and state it was a fun event to attend. Mayor Doll encouraged everyone to participate in the Veterans Day activities in the community. Mayor Doll mentioned she was able to visit with 4th grade students at Jennie Barker and she received lots of recommendations on what Garden City needed to add including more restaurants and more things for the kids to do

Commissioner Law commented that the sidewalks and trails on north Taylor Avenue need to be kept on the list of areas to be checked up on. Commissioner Law stated Wal-Mart has set the bar in that area with their new landscaping.

Commissioner Fankhauser asked for an update on the interview process for Police Chief. City Manager Allen stated resume review has begun with an assessment center for finalist targeted to happen between Thanksgiving and Christmas. Commissioner Fankhauser stated he attended the Banner Art Auction and that it was well attended even with all the local events happening in the city and the weather.

Petitions



MEMORANDUM

TO: Governing Body
FROM: Celyn Hurtado, City Clerk
DATE: November 13, 2015
SUBJECT: Itinerant Merchant License – Local Status request

CITY COMMISSION

JANET A. DOLL,
Mayor

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

ISSUE

Governing Body consideration and approval to allow Bonnie Bribiesca, Graphics Stitching, to be categorized as a Local Business on the application for an Itinerant Merchant license.

BACKGROUND

Ms. Bribiesca has come before the Governing Body in previous years to request consideration as a Local Business for the purposes of the Itinerant Merchant license. Ms. Bribiesca owns and normally operates her business at 7435 Access Road in Finney County, however during the holiday season she would like to set up at 201 W. Kansas Avenue.

Governing Body has approved this request in 2012, 2013 and 2014.

ALTERNATIVES

1. Approve the request to be considered a Local Business.
2. Deny the request to be considered a “Local Business” and require the applicant to be considered a Non-Local Business and pay the fees related to it.

RECOMMENDATION

Staff has no recommendation.

FISCAL NOTE

The cost for a Local Itinerant Merchant license is \$365 for one year. The cost for a Non-Local Itinerant Merchant license is \$300 per day or \$900 per month.

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

NON-LOCAL ITINERANT MERCHANT LICENSE APPLICATION



Date: 11/3/15

1. Name of Business
Graphic Stitching

2. Names and birth dates of all who will be working under this license. Please provide copies of Driver's Licenses or State issued ID's. (continue on back if needed)

Name	DOB	Dr License #
<u>Bonnie Bribiesca</u>	<u>12-01-1968</u>	<u>K00-69-5223</u>

2. Have any of the above mentioned been convicted of a felony? If yes, explain.
NO

3. Address of applicant
101 JO Ella Dr. Holcomb KS 67851

4. Kansas State Sales Tax # (must attach copy)
004-800679836F-01

5. Briefly describe the nature of the business.
Monogramming

6. Location where business will be conducted. (Must provide written permission from property owner.)
201 W. Kansas Garden City KS 67846

7. Trade references (past customers)

Name	Address
<u>Finney County Treas.</u>	<u>Garden City KS</u>
<u>Finney Co. Transit</u>	<u>Garden City KS</u>

8. Period of time for which license is to be issued:
11-26-15 through 12-25-15

9. Fee (\$300 per day/\$900 per month)
Bribiesca 11/3/15

Applicant signature Date

For office use only

Receipt #	City Clerk
License#	Police Dept.
Dates Valid	

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67846-0998
620.276.1160
FAX 620.276.1169
www.garden-city.org

Division of Taxation
915 SW Harrison St
Topeka KS 66625-2007



Phone: 785-368-8222
FAX: 785-296-2073
www.ksrevenue.org

Nick Jordan, Secretary of Revenue
Steve Stotts, Director of Taxation

Department of Revenue

Sam Brownback, Governor

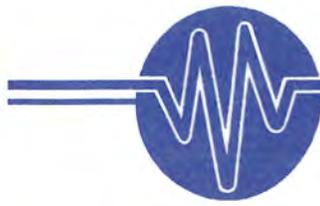
November 6, 2012

BONNIE S. BRIBIESCA
GRAPHIC STITCHING
PO BOX 201
HOLCOMB, KS 67851-0201

Attached is your Kansas retailers' sales tax registration certificate. Refer to the next page to see how to use your certificate. If you close or sell your business, please return this certificate along with a Discontinuation of Business form, which can be found on our web site.

You are required by Kansas law to file returns electronically. To do so or make payments electronically, visit our web site at <http://www.ksrevenue.org/eservices.htm> or www.webtax.org. See the next page for more details.

KANSAS DEPARTMENT OF REVENUE		www.ksrevenue.org
<i>Division of Taxation</i>		
RETAILERS' SALES TAX REGISTRATION CERTIFICATE		
		
BONNIE S. BRIBIESCA Graphic Stitching 7435 Access Rd. Holcomb, KS 67851	Tax Account Number: 004-800679836F-01 Inception Date: 01/15/2012 Filing Frequency: Quarterly	
This Registration Certificate is valid until canceled and is not transferable.		



TEAM ELECTRONICS

Since 1950, "Our Service is the Difference."

11-7-15

To whom it may concern:

Graphics Stitching has my permission to temporarily locate their business on the vacant lot just west of Team Electronics from 11/25/15 thru 12/31/15

Frank Schmale

Team Electronics

Report of the City Manager



To: Governing Body
From: Safety Committee
Date: October 27, 2015
RE: City of Garden City Safety Recognition Program Recipient Third Quarter 2015

CITY COMMISSION

JANET A. DOLL,
Mayor

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

City of Garden City Safety Recognition Program Overview

Each quarter all employees may submit nominations to recognize those who go above and beyond the normal duties to help improve the safety of their department, organization or to motivate employees to take that extra step with safety. The Safety Committee selects one employee per quarter that receives a personal day that can be used over the next year. At the end of the year, one of the quarterly recipients will be selected as the Annual Individual Safety Recognition Recipient and will receive \$175.

**Third Quarter 2015 Safety Recognition Award Recipient – Michael Hernandez,
Cemetery Department Foreman**

The Safety Committee selected Michael Hernandez, Foreman, as the recipient of the third quarter's award. Michael was nominated by Kelly Stevenson, Cemetery Director. Kelly provided the committee with information regarding Michael's safe work practices.

- Michael is continually monitoring and advising his staff to take safety measures when performing the task at hand.
- Michael will instruct employees to put on the proper personal protective equipment (PPE) if they have not done so. His constant watch is reflected in minimal incidents occurred.
- Michael has an attentive nature and positive approach to the safety of those who work under his guidance.

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



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

October 30, 2015

Matthew C. Allen
City Manager
City of Garden City
PO Box 998
Garden City KS 67846-0998

Dear Mr. Allen:

We are pleased to notify you that your comprehensive annual financial report for the fiscal year ended **December 31, 2014** qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An award for the Certificate of Achievement has been mailed to:

Melinda A. Hitz
Finance Director

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,
Government Finance Officers Association

Stephen J. Gauthier, Director

Technical Services Center

SJG/ds



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

10/30/2015

NEWS RELEASE

For Information contact:
Stephen Gauthier (312) 977-9700

(Chicago)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **City of Garden City** by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s), department or agency designated by the government as primarily responsible for preparing the award-winning CAFR. This has been presented to:

Melinda A. Hitz, Finance Director

The CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The GFOA is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL, and Washington, D.C.

Celyn Hurtado

From: Allen, Lisa (CCI-Central Region) <Lisa.Allen@cox.com> on behalf of Stamp, Curt (CCI-Central Region) <Curt.Stamp@cox.com>
Sent: Friday, November 13, 2015 2:46 PM
Subject: Cox Communications - Go All Digital Update

Dear Local Franchising Authority,

In our continuing effort to keep you up-to-date on our service offerings, we're writing with an update on Cox Communications' evolution to an all-digital network.

On or after January 12, 2016, Cox Communications will begin encrypting broadcast and other channel signals on the Cox TV Starter package. If customers have a Cox set-top box, mini box (digital transport adapter or DTA), or a retail device with a Cox CableCARD connected to their TVs, they will be unaffected by this change. However, if a customer is currently receiving Cox TV Starter on any TV without equipment supplied by Cox, they will lose the ability to view any channels on that TV.

Affected customers should contact Cox Communications to arrange for the equipment they need to continue receiving services. In such cases, customers are entitled to receive equipment at no additional charge or service fee for a limited period of time. The number and type of devices they are entitled to receive and for how long will vary depending on their situation. If a customer is a Cox TV Starter customer and receives the service on TVs without Cox Communications supplied equipment, they are entitled to up to two devices for two years (five years if Medicaid-qualified). If they subscribe to a higher level of service and receive Cox TV Starter on a secondary TV without Cox Communications-supplied equipment, they are entitled to one device for one year.

Customers can learn more about this equipment offer and eligibility at (cox.com/goalldigital) or by calling. To qualify customers must request the equipment between December 13, 2015 and May 11, 2016 and satisfy all other eligibility requirements.

Cox is continuously working to offer better services and value to our customers. If you have any questions, please feel free to contact me at 479-717-3747.

Sincerely,

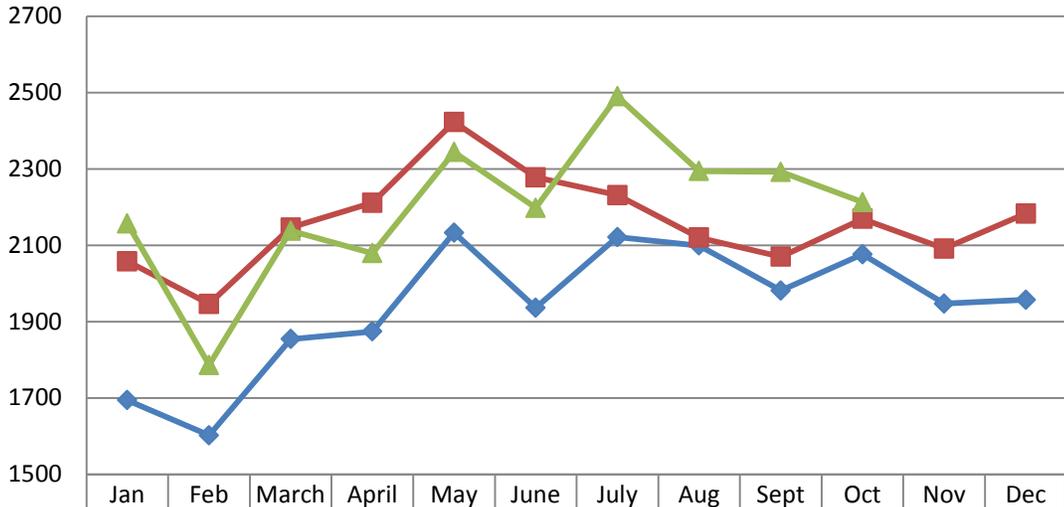


Curt Stamp
Field Vice President – Government Affairs
Cox Communications Central Region

Staff Reports

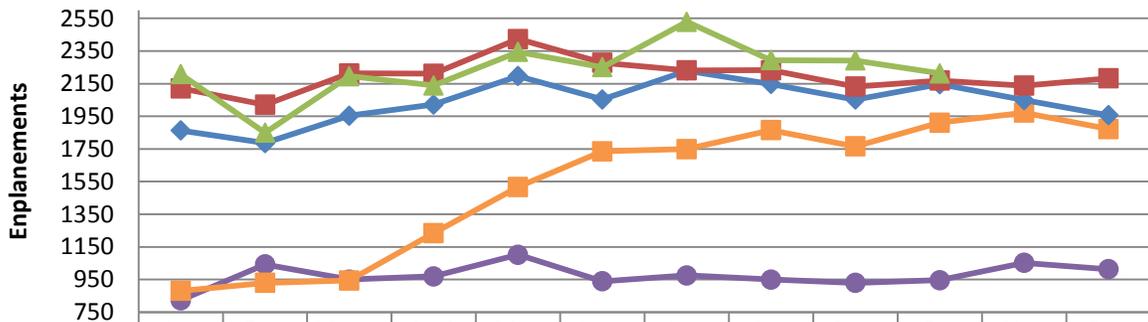
**GARDEN CITY REGIONAL AIRPORT
MONTHLY REPORTS**

Airline Enplanement Comparison



2013	1694	1602	1854	1874	2133	1936	2121	2099	1981	2076	1947	1957
2014	2058	1946	2146	2211	2423	2278	2231	2120	2070	2169	2091	2183
2015	2157	1786	2138	2079	2344	2198	2490	2294	2292	2213		

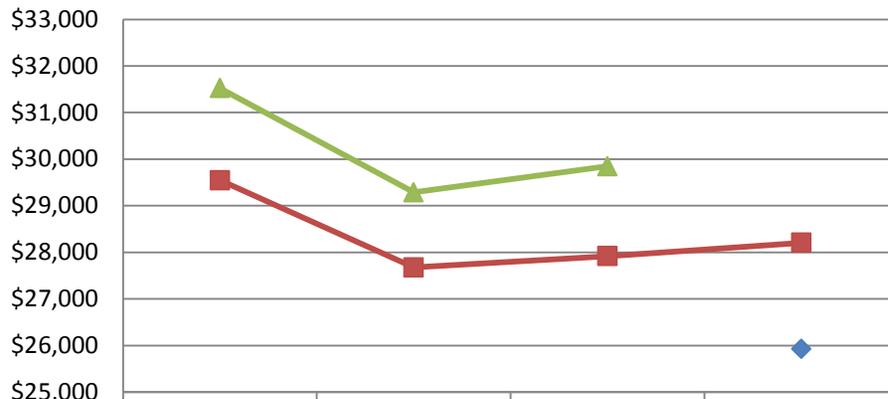
Airline and Charter Enplanement Data



2011	823	1042	950	969	1102	939	975	950	929	946	1052	1013
2012	881	929	944	1234	1517	1735	1749	1865	1766	1911	1972	1872
2013	1863	1786	1954	2022	2196	2053	2229	2148	2052	2147	2049	1957
2014	2121	2021	2213	2211	2423	2278	2231	2232	2132	2169	2138	2183
2015	2208	1849	2195	2139	2344	2251	2529	2294	2292	2213		

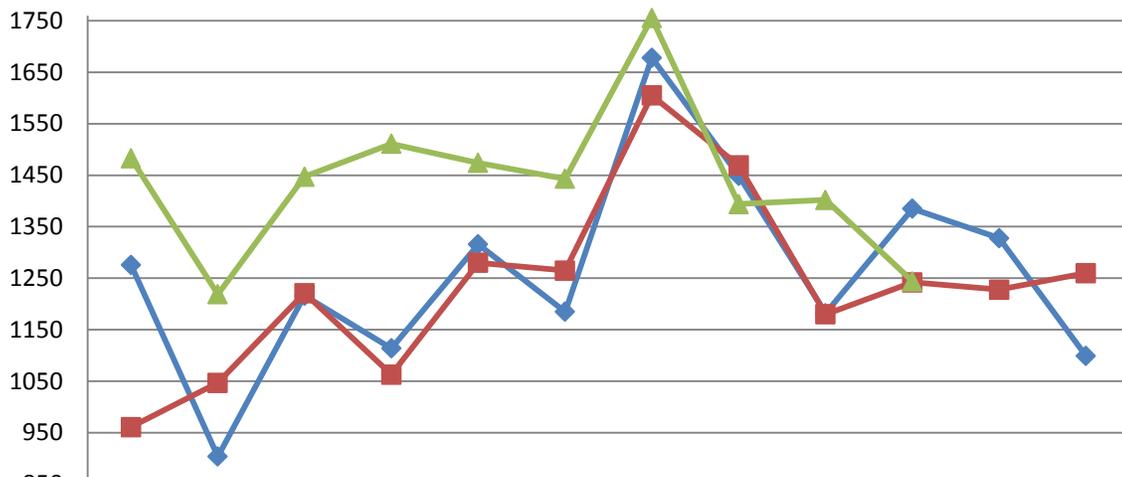
	2011	2012	2013	2014	2015
TOTAL	11,690	18,375	24,456	26,428	22,344

Quarterly PFC Report



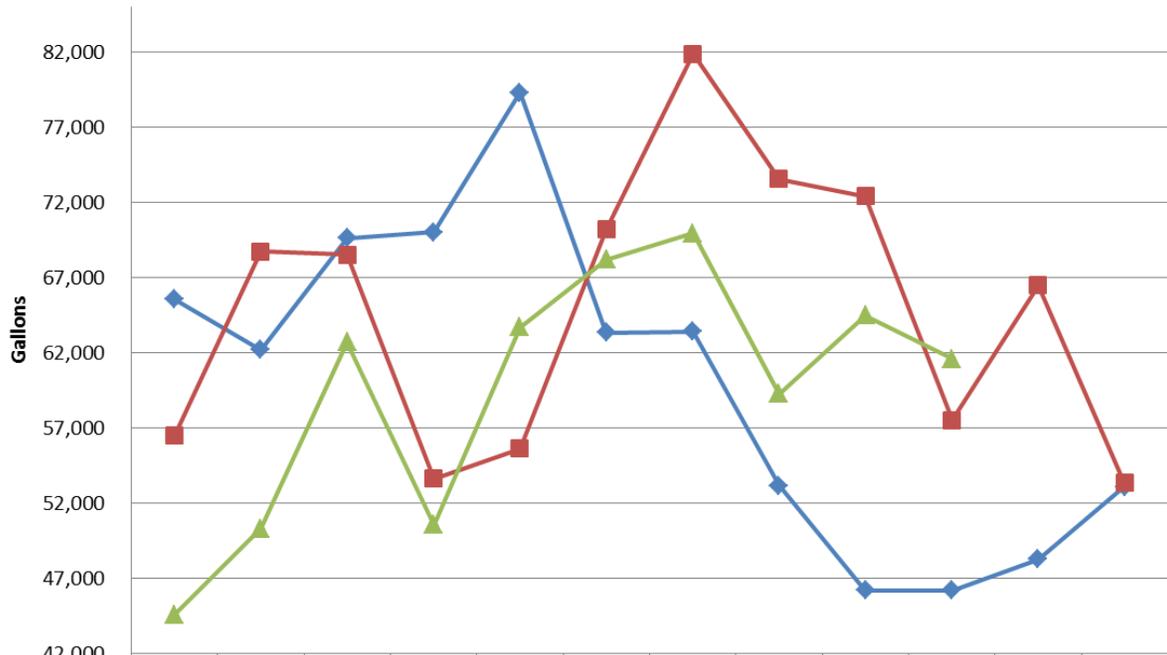
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2013				\$25,928.09
2014	\$29,545.10	\$27,675.39	\$27,916.81	\$28,203.09
2015	\$31,523.17	\$29,288.62	\$29,846.40	

Monthly Operations Comparison



	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2013	1276	904	1216	1114	1316	1185	1678	1449	1182	1385	1328	1099
2014	961	1047	1221	1063	1280	1265	1605	1469	1180	1242	1228	1260
2015	1483	1219	1447	1511	1474	1443	1755	1394	1402	1244		

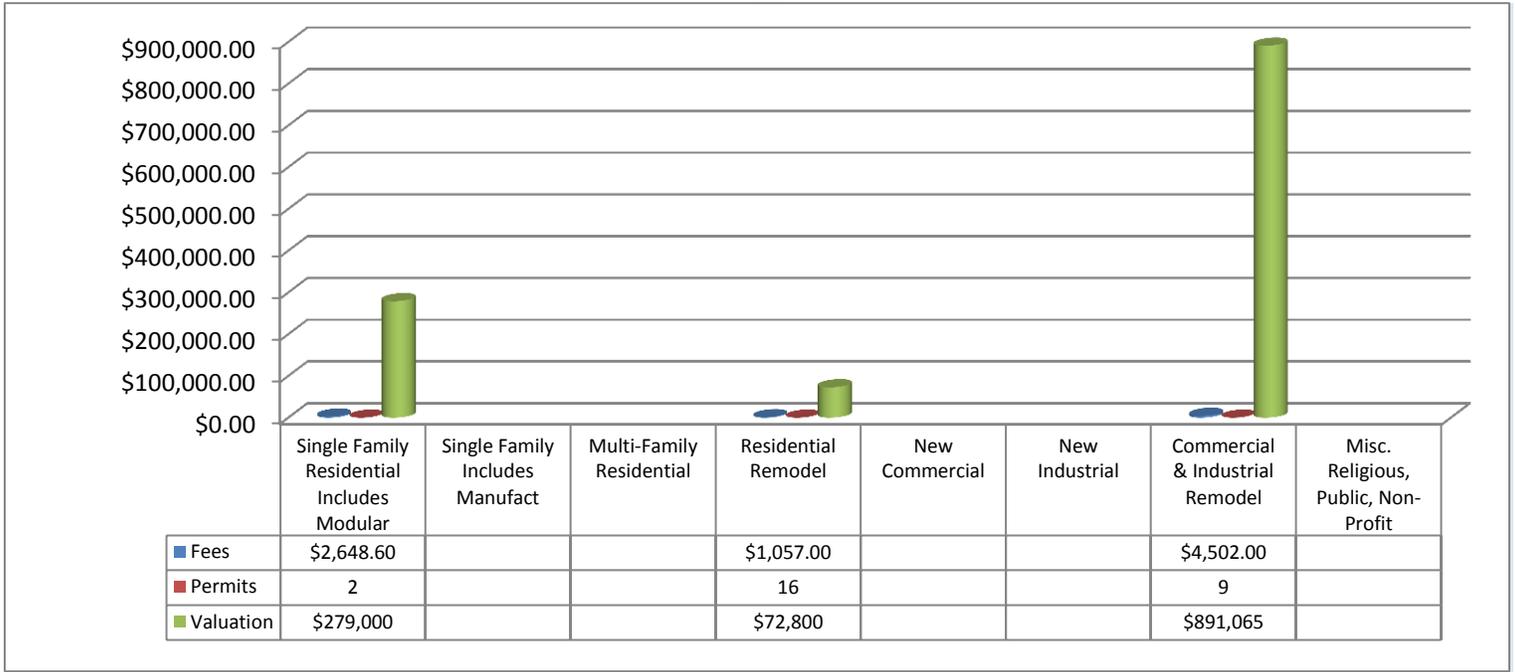
Fuel Sale Comparison



	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2013	65,588	62,233	69,633	70,033	79,310	63,357	63,412	53,200	46,228	46,228	48,283	53,098
2014	56,530	68,751	68,546	53,644	55,653	70,217	81,890	73,572	72,412	57,550	66,486	53,354
2015	44,612	50,324	62,730	50,590	63,698	68,212	69,973	59,283	64,515	61,617		

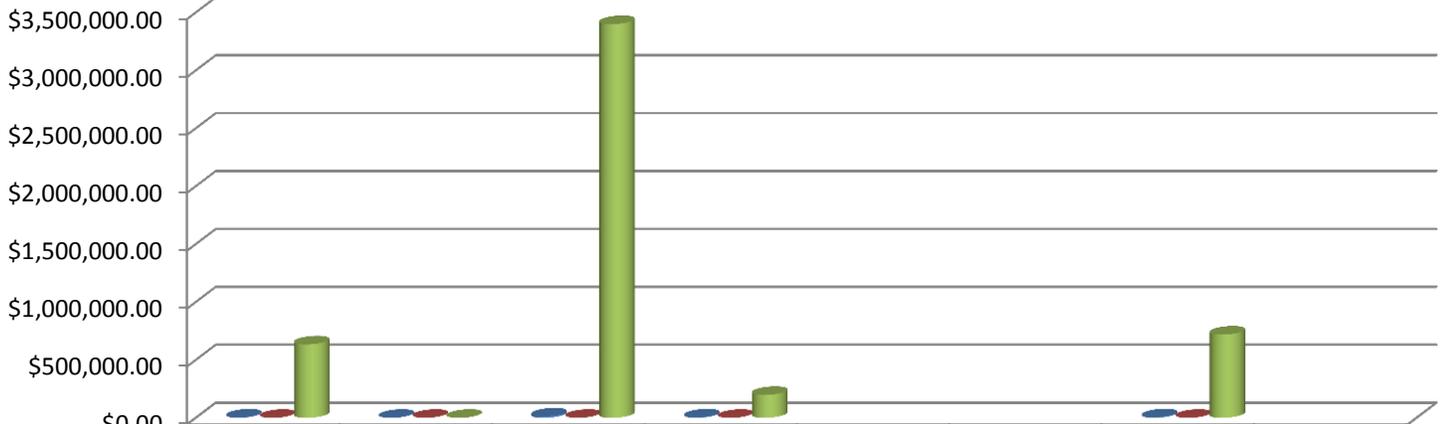
Planning & Community Development Building Report OCTOBER 2015





Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Finney County	BUILDING PERMIT	6085 North SIXTEEN MILE	150	1500	Building	Residential Remodel	GARAGE
Finney County	BUILDING PERMIT	201 CHELSEY	56	5000	Building	Residential Remodel	SWIMMING POOL EQUIPMENT ROOM
Finney County	BUILDING PERMIT	6090 MANSFIELD	105	7500	Building	Residential Remodel	GARAGE NEW BUILDING
Finney County	BUILDING PERMIT	3740 C & S	29	3000	Building	Residential Remodel	REPLACE ROOF
Finney County	BUILDING PERMIT	7630 West HWY 50	233	2800	Building	Commercial/Industrial Remodel	ADDING 3 ANTENNA AND OTHER TOWER RELATED EQUIPMENT TO EXISTING FACILITY
Finney County	BUILDING PERMIT	120 West ANNIE SCHEER	56	5000	Building	Residential Remodel	REMODEL SIDING PLUMBING SHEETROOCK SIDEWALK DRIVEWAY
Finney County	BUILDING PERMIT	1804 OXFORD	1445	0	Building	SF Residential Includes Modular	NEW SINGLE FAMILY HOME RESIDENCE - FINISHED BASEMENT
Finney County	BUILDING PERMIT	2215 GRANDVIEW EAST	56	4000	Building	Residential Remodel	CEDAR FENCE 6FT - 4 FT
Finney County	BUILDING PERMIT	1285 ACRAWAY	3865	875000	Building	Commercial/Industrial Remodel	ADDITION AND REMODEL
Finney County	BUILDING PERMIT	595 GINGER	68	3000	Building	Residential Remodel	FINISH BASEMENT
Finney County	BUILDING PERMIT	4095 BELGIAN	239	37550	Building	Residential Remodel	40 x 60 BUILDING VEHICLES STORAGE
Finney County	BUILDING PERMIT	5850 KOEHN	1203.6	279000	Building	SF Residential Includes Modular	NEW SINGLE FAMILY RESIDENTIAL HOME - UNFINISHED BASEMENT

Finney County	DEMO PERMIT	2912 East SPRUCE	30	0	Demo	Residential Remodel	DEMOLISH HOUSE
Finney County	ELECTRICAL	802 BURNSIDE	29	500	Electrical	Residential Remodel	CHANGE 30 SERVICE TO 10 200 AMP SERVICE
Finney County	ELECTRICAL	2508 West HWY 50	32	350	Electrical	Commercial/Industrial Remodel	INSTALL NEW SERVICE ON POLE (2006)
Finney County	ELECTRICAL	710 North VFW	45	2000	Electrical	Commercial/Industrial Remodel	FEED NEW FUEL PUMP WIRE CONDUIT BREAKER STARTER
Finney County	ELECTRICAL	11370 North HWY 83	45	2000	Electrical	Commercial/Industrial Remodel	NEW ELECTRIC PANEL AND CONDUIT WIRE FOR AIR CRAFT HANGER- JUST REPLACING 100AMP SINGLE PHASE
Finney County	ELECTRICAL	355 AIRLINKS	32	2200	Electrical	Commercial/Industrial Remodel	REPLACE MAIN SERVICE DISCONNECT FOR BUILDING
Finney County	GAS	5735 OLD POST	42	400	Gas Permit	Residential Remodel	PRESSURE TEST ON GAS LINE
Finney County	GAS	950 North JENNIE BARKER #4	29	600	Gas Permit	Residential Remodel	GAS PRESSURE TEST
Finney County	GAS	901 West MARY FRONTAGE	32	600	Gas Permit	Commercial/Industrial Remodel	REPIPE TO METER AND PRESSURE TEST
Finney County	MECHANICAL	3390 West JONES	143	6115	Mechanical	Commercial/Industrial Remodel	INSTALL TUBE HEATER
Finney County	PLUMBING	105 DRURY	42	900	Plumbing	Residential Remodel	INSTALL 50 GALLON NG WATER HEATER
Finney County	PLUMBING	90 East SIX MILE	42	1500	Plumbing	Residential Remodel	REPLACING PROPANE WATER HEATER AND INSTALLING GAS WATER HEATER
Finney County	PLUMBING	111 DIAMOND HILL	42	850	Plumbing	Residential Remodel	INSTALL NEW 40 GALLON NG WATER HEATER
Finney County	PLUMBING	150 East SIX MILE	42	1500	Plumbing	Residential Remodel	CONVERTING PROPANE WATER HEATER AND INSTALLING GAS WATER HEATER
Finney County	SIGN PERMIT	3520 West JONES	75	0	Pole Sign	Commercial/Industrial Remodel	6 x 15 POLE



	Single Family Residential Includes Modular	Single Family Includes Manufact	Multi-Family Residential	Residential Remodel	New Commercial	New Industrial	Commercial & Industrial Remodel	Misc. Religious, Public, Non-Profit
■ Fees	\$2,552.40	\$29.00	\$11,860.00	\$3,209.00			\$4,262.50	
■ Permits	3	1	2	73			28	
■ Valuation	\$634,000	\$1,000	\$3,400,000	\$197,644			\$718,796	

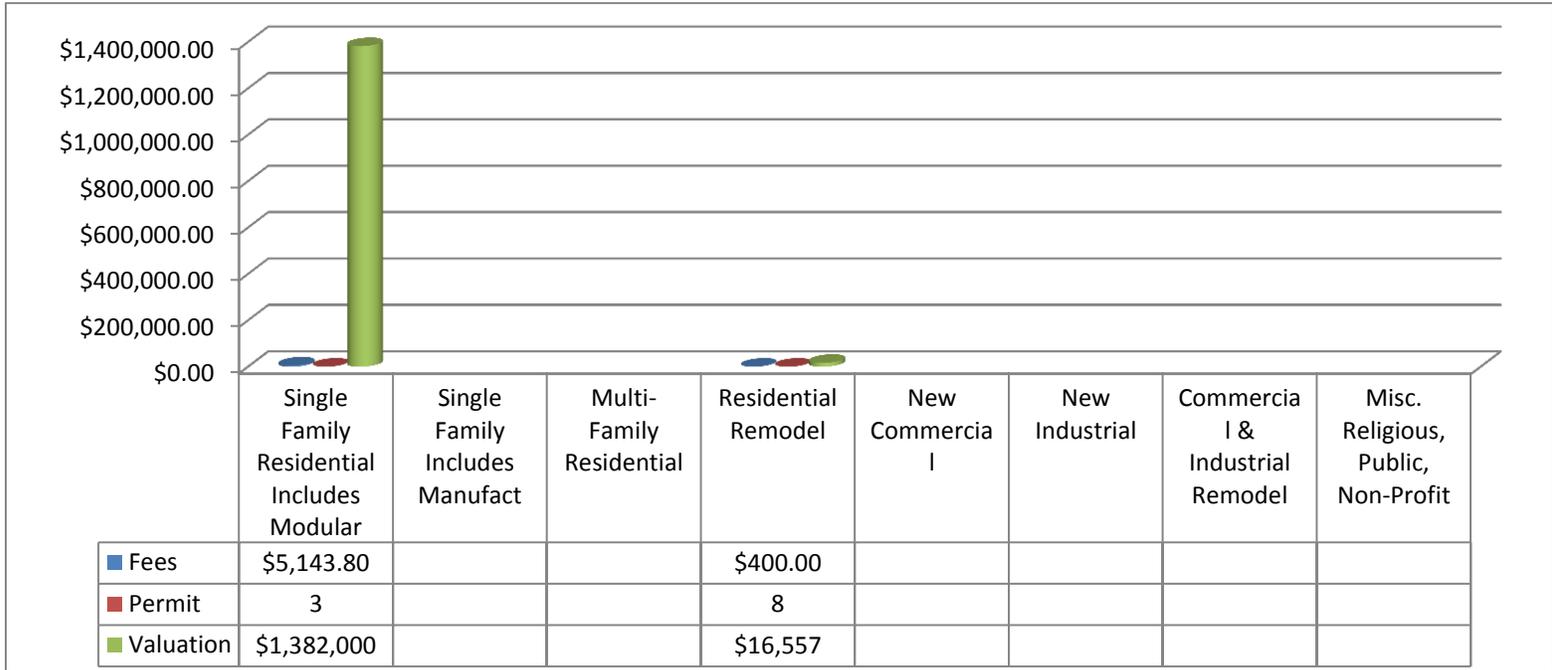
Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Garden City	BUILDING PERMIT	308 West MAPLE	56	3800	Building	Residential Remodel	RE- ROOF - 3 DOING COMPLETE TEAROFF COMP
Garden City	BUILDING PERMIT	310 West MAPLE	56	3500	Building	Residential Remodel	RE-ROOF - 2 LAYER - TOTAL TEAROFF
Garden City	BUILDING PERMIT	402 EVANS	56	3500	Building	Residential Remodel	WOOD FENCE - on corner from Evans 3ft fence 25ft from property line, 3ft in front of building line, everywhere else 6ft
Garden City	BUILDING PERMIT	2708 KOSTER	29	700	Building	Residential Remodel	REMOVE AND REPLACE CONCRETE
Garden City	BUILDING PERMIT	2713 North ELEVENTH	557	96000	Building	Commercial/Industrial Remodel	MILL AND OVERLAY ASPHALT PARKING LOT - not putting milling
Garden City	BUILDING PERMIT	1301 North MAIN	56	6000	Building	Residential Remodel	REPLACING SIDING - STUCCO
Garden City	BUILDING PERMIT	3201 CAMPUS BLDG E	5930	1700000	Building	Multi-Family	NEW 16 UNIT 2 STORY APARTMENT BUILDING
Garden City	BUILDING PERMIT	3201 CAMPUS BLDG F	5930	1700000	Building	Multi-Family	NEW 16 UNIT 2 STORY APARTMENT BUILDING
Garden City	BUILDING PERMIT	2360 GLENWOOD	1049.8	272000	Building	SF Residential Includes Modular	NEW FAMILY HOME - FINISHED BASEMENT
Garden City	BUILDING PERMIT	1611 LABRADOR	29	1600	Building	Residential Remodel	STORAGE 16' x 12'

Garden City	BUILDING PERMIT	1608 BENTON	29	3000	Building	Residential Remodel	TEAR OFF AND RE-ROOF
Garden City	BUILDING PERMIT	810 BANCROFT	29	800	Building	Residential Remodel	PRIVACY WOOD FENCE 6FT
Garden City	BUILDING PERMIT	1714 SUMMERWOOD	29	500	Building	Residential Remodel	POURING 8' x 23' CONCRETE SLAB
Garden City	BUILDING PERMIT	811 East JOHNSON	56	4000	Building	Residential Remodel	6' CEDAR FENCE
Garden City	BUILDING PERMIT	2005 North NINTH	56	3500	Building	Residential Remodel	REPLACE AND ADDING DRIVEWAY - adding pavement in sidewalk city
Garden City	BUILDING PERMIT	408 West CHESTNUT	29	500	Building	Residential Remodel	REMOVE AND INSTALL SIDEWALK 60' x 4' 5"
Garden City	BUILDING PERMIT	3101 PARKVIEW Drive	739.4	195000	Building	SF Residential Includes Modular	NEW SINGLE FAMILY UNFINISHED BASEMENT - is in proposed flood plain
Garden City	BUILDING PERMIT	2306 A	29	910	Building	Residential Remodel	CAR PORT
Garden City	BUILDING PERMIT	624 North THIRTEENTH	29	500	Building	Residential Remodel	WOOD FENCE 6FT
Garden City	BUILDING PERMIT	1202 East FULTON	32	250	Building	Commercial/Industrial Remodel	METAL PIPE FENCE 3FT
Garden City	BUILDING PERMIT	2710 North TENTH	29	1000	Building	SF Manufactured (HUD Standards)	MOVE MOBILE TRAILER HOME (16 x 60)
Garden City	BUILDING PERMIT	1203 West CAMPBELL	220	41350	Building	Commercial/Industrial Remodel	CEMENT PARKING
Garden City	BUILDING PERMIT	2512 LEE	29	3000	Building	Residential Remodel	CONCRETE AND PORCH COVER
Garden City	BUILDING PERMIT	401 EVANS	29	1100	Building	Residential Remodel	REPLACING ROOF
Garden City	BUILDING PERMIT	804 East JOHNSON	29	3000	Building	Residential Remodel	6FT CEDAR FENCE
Garden City	BUILDING PERMIT	2013 PINECREST	29	1600	Building	Residential Remodel	REMOVE A 10" x 20"
Garden City	BUILDING PERMIT	1102 East HAMLIN	29	2500	Building	Residential Remodel	PORCH FRONT FENCE MOVE BACK FENCE CONCRETE PAD IN FRONT TO BE EXTENDED DRIVEWAY - FENCE IN FRONT YARD MUST BE 3FT OR 70% VISIBILITY, REAR YARD PARKING AREA MUST BE PAVED TO MEET PARKING REQUIREMENTS
Garden City	BUILDING PERMIT	2507 LAMPLIGHTER	56	5000	Building	Residential Remodel	REMOVE AND REPLACE DRIVEWAY
Garden City	BUILDING PERMIT	706 West FAIR	56	5000	Building	Residential Remodel	REMODEL
Garden City	BUILDING PERMIT	1313 East KANSAS	62	4500	Building	Commercial/Industrial Remodel	INSTALLING 19' 6" BUILDING AND 6' FENCE 3 GATES
Garden City	BUILDING PERMIT	606 MAGNOLIA	56	3500	Building	Residential Remodel	ADD ON A SUN SCREENING PORCH COVER
Garden City	BUILDING PERMIT	1660 LAREU STE F	1162.5	220000	Building	Commercial/Industrial Remodel	UPFITS - NEW RESTROOMS, WALLS AND FLOOR COVERING IN RESTROOMS (LANDLORD WORK ONLY)
Garden City	BUILDING PERMIT	430 SUSAN	763.2	167000	Building	SF Residential Includes Modular	NEW FAMILY SINGLE HOME- UNFINISHED BASEMENT
Garden City	BUILDING PERMIT	1627 SUMMIT	29	750	Building	Residential Remodel	REPLACING FENCE 6FT WOOD
Garden City	BUILDING PERMIT	116 East LAUREL	1475.0	300,000	Building	Commercial/Industrial Remodel	INTERIOR REMODEL OFFICE -PERMIT PREVIOUSLY ISSUED UNDER B15-460 THAT WAS CANCELED AT REQUEST OF CONTRACTOR WITH A VALUATION OF \$300,000

Garden City	BUILDING PERMIT	1111 West MARY	29	1500	Building	Commercial/Industrial Remodel	ROOF OVER THE COOLER- FOUNDATION ONLY
Garden City	BUILDING PERMIT	301 HUDSON	29	2000	Building	Residential Remodel	WOOD FENCE 3' IN FRONT AND 6' IN BACK
Garden City	BUILDING PERMIT	2008 SIOUX	56	4000	Building	Residential Remodel	CEADR WITH METAL POST 6"
Garden City	BUILDING PERMIT	2600 North TENTH	105	8800	Building	Residential Remodel	INTERIOR REMODEL - ROUND TOP BUILDING
Garden City	BUILDING PERMIT	1613 SAFFORD	105	10000	Building	Residential Remodel	BUILD ADDITION FOR DINNING AREA
Garden City	BUILDING PERMIT	325 South JENNIE BARKER	0	29990	Building	Commercial/Industrial Remodel	NEW CONSTRUCTION WAREHOUSE
Garden City	BUILDING PERMIT	1721 OLD MANOR	29	3000	Building	Residential Remodel	6 FT CADER FENCE
Garden City	BUILDING PERMIT	1523 North TWELFTH	29	1000	Building	Residential Remodel	RE-ROOF (10 2/3 SQUARES)
Garden City	BUILDING PERMIT	209 South TENTH	29	1500	Building	Residential Remodel	RENEWAL B09-001406
Garden City	BUILDING PERMIT	814 J C	105	6800	Building	Residential Remodel	ADD ONTO DRIVE ON NORTH SIDEWALK ALONG STREET
Garden City	BUILDING PERMIT	604 North THIRD	210	0	Building	Residential Remodel	REPAIR REPLACE ROOF
Garden City	BUILDING PERMIT	1011 North SIXTH	29	800	Building	Residential Remodel	375 FT AREA CONCRETE SLAB
Garden City	BUILDING PERMIT	945 MIMOSA	29	2500	Building	Residential Remodel	REMOVE/REPLACE ROOF - 1,980 SQ. FT
Garden City	BUILDING PERMIT	707 HARDING	29	500	Building	Residential Remodel	SIDEWALK AROUND THE HOUSE 2FT
Garden City	CURB CUT	620 TWELFTH	0	0	Curb Cut	Residential Remodel	REPLACE DRIVEWAY APPROACH AND SIDEWALK
Garden City	CURB CUT	2321 North THIRD	0	0	Curb Cut	Residential Remodel	REPLACE EXISTING SIDEWALK - City Sidewalk Program
Garden City	CURB CUT	325 South JENNIE BARKER	0	0	Curb Cut	Commercial/Industrial Remodel	DRIVE APRON GOING TO SUB STATION #101
Garden City	DEMO PERMIT	214 South MAIN	30	0	Demo	Commercial/Industrial Remodel	DEMO BUILDING
Garden City	DEMO PERMIT	418 North MAIN	0	0	Demo	Commercial/Industrial Remodel	ENVIRONMENTAL REMEDIATION (ASBESTOS CLEARING) 418-422 N MAIN ST
Garden City	DEMO PERMIT	212 South MAIN	0	0	Demo	Commercial/Industrial Remodel	DEMO BUILDING
Garden City	ELECTRICAL	1313 East KANSAS	32	750	Electrical	Commercial/Industrial Remodel	ADDING LIGHTS ON CANOPY
Garden City	ELECTRICAL	817 EVANS	29	2800	Electrical	Residential Remodel	REPLACE WIRING IN THE HOUSE AND 100 AMP SERVICE
Garden City	ELECTRICAL	403 North SECOND	56	4000	Electrical	Residential Remodel	REPLACE CENTRAL A/C AIR CONDITIONER
Garden City	ELECTRICAL	811 North SEVENTH	29	500	Electrical	Residential Remodel	SERVICE REWORK 200 AMP
Garden City	ELECTRICAL	2319 BELMONT	29	1000	Electrical	Residential Remodel	EMERGENCY REWORK OF ELECTRICAL SERVICE
Garden City	ELECTRICAL	703 IDA	29	700	Electrical	Residential Remodel	REWORK EXISTING SERVICE MAST IT IS COVERED BY SOPHET

Garden City	EXCAVATION	2970 North ANDERSON	30	0	Excavation	Commercial/Industrial Remodel	DIGGING TRENCH TO INSTALL WIRING FOR 200 AMP- PERMIT GOOT TO DIG TRENCH ONLY. ELECTRICAL NEEDS TO COME PULL PERMIT FOR WIRING
Garden City	GAS	2016 OLD MANOR	29	400	Gas Permit	Residential Remodel	NEED TO ADD NEW GAS PIPE AND APPLY PRESSURE TEST
Garden City	GAS	711 East FULTON	29	350	Gas Permit	Commercial/Industrial Remodel	PRESSURE TEST GAS LINE
Garden City	GAS	210 North TENTH	29	200	Gas Permit	Residential Remodel	GAS TEST
Garden City	GAS	308 MAPLE	29	500	Gas Permit	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	2005 North TAYLOR	29	1000	Gas Permit	Commercial/Industrial Remodel	GAS LINE PRESSURE TEST
Garden City	GAS	1112 HARDING	29	1000	Gas Permit		GAS TEST
Garden City	GAS	207 CAMPUS	32	200	Gas Permit	Commercial/Industrial Remodel	TEST GAS LINE
Garden City	GAS	1346 HINEMAN	29	500	Gas Permit	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	3920 North THIRD	29	500	Gas Permit	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	607 North TWELFTH	29	1800	Gas Permit	Residential Remodel	GAS PRESURE TEST
Garden City	GAS	201 CHELSEY	29	600	Gas Permit	Residential Remodel	RUN NEW GAS LINE TO POOL EQUIPMENT
Garden City	MECHANICAL	109 WINCHESTER	105	7350	Mechanical	Residential Remodel	TRANE 60000 BTU GAS FURNACE , TRANE 3 TON AIR CONDITIONER TRANE 3 TON EVAPORATOR COIL
Garden City	MECHANICAL	1706 LABRADOR	105	8218	Mechanical	Residential Remodel	REPLACE FURNACE AND AIR CONDITIONER
Garden City	MECHANICAL	1515 HATTIE	56	4500	Mechanical	Residential Remodel	CHANGE OUT 75K 80% FURNACE AND 2 1/2 TON A/C
Garden City	MECHANICAL	1402 West CAMPBELL	56	5000	Mechanical	Residential Remodel	REPLACE 60,000 BTU FURNACE AND 2/5 TON EVAPORATOR COIL
Garden City	MECHANICAL	906 HOWERTON	56	5494	Mechanical	Residential Remodel	REPLACE FURNACE & EVAPORATOR COIL
Garden City	MECHANICAL	706 CONKLING	105	11437	Mechanical	Residential Remodel	INSTALL FURNACE & AC-416123
Garden City	MECHANICAL	1706 JULIE	29	1100	Mechanical	Residential Remodel	INSTALL FIREPLACE AND STOVE PIPE
Garden City	MECHANICAL	1110 East CHESTNUT	56	3875	Mechanical	Residential Remodel	REPLACE FURNACE
Garden City	MECHANICAL	2016 BELMONT	56	6000	Mechanical	Residential Remodel	REPLACE 60,000 BTU FURNACE AND 2 1/2 TON COIL
Garden City	MECHANICAL	1603 SAFFORD	56	4000	Mechanical	Residential Remodel	CHANGE OUT 2 1/2 TON A/C AND 50K 92% FURNACE
Garden City	MECHANICAL	601 East KANSAS	130	17500	Mechanical	Commercial/Industrial Remodel	INSTALL IN A WATER COOLER - foundation other permit
Garden City	MECHANICAL	2710 North TAYLOR	32	830	Mechanical	Commercial/Industrial Remodel	REPLACE A 50 GALLON NAT GAS WATER HEATER
Garden City	MECHANICAL	701 North SEVENTH	56	5600	Mechanical	Residential Remodel	REPLACE FURNACE AND EVAPORATOR COIL
Garden City	PLUMBING	2802 North MAIN	29	1000	Plumbing	Residential Remodel	INSTALL YARD SPRINKLER

Garden City	PLUMBING	1704 North EIGHTH	29	350	Plumbing	Residential Remodel	INSTALL NEW 400 GALLAN NG WATER HEATER
Garden City	PLUMBING	1101 MOCKINGBIRD	29	2500	Plumbing	Residential Remodel	REPAIR TO WATER LINE
Garden City	PLUMBING	209 North TAYLOR	29	500	Plumbing	Residential Remodel	REPLACE WATER PIPE
Garden City	PLUMBING	701 East HAMLIN	29	900	Plumbing	Residential Remodel	REPLACE LEAKING WATER HEATER IN BASEMENT THAT WAS FLOODED
Garden City	PLUMBING	904 ANDERSON	29	2850	Plumbing	Residential Remodel	REPAIR WATER SERVICE LINE
Garden City	PLUMBING	1106 CAMPUS	62	3626	Plumbing	Commercial/Industrial Remodel	REMOVE BT199 WITH W/IT AND REPLACE WITH A BT80 W/IT
Garden City	PLUMBING	2203 ARAPAHO	29	350	Plumbing	Residential Remodel	INSTALL 40 GALLON WATER HEATER
Garden City	PLUMBING	308 West MAPLE	29	900	Plumbing	Residential Remodel	INSTALL NEW WATER HEATER
Garden City	PLUMBING	2708 North TENTH	56	4560	Plumbing	Residential Remodel	REPLACE FURNACE AND EVAPORATOR COIL
Garden City	PLUMBING	3316 PRIMROSE	29	3000	Plumbing	Residential Remodel	REMOVE AND INSTAL WATER HEATER
Garden City	PLUMBING	714 SUMMIT	29	1700	Plumbing	Residential Remodel	REPLACING MAIN WATER LINE FROM WATER METER TO HOUSE
Garden City	PLUMBING	2001 COMMANCHE	29	2500	Plumbing	Residential Remodel	INSTALLING UNDERGROUND IRRIGATION SYSTEM
Garden City	PLUMBING	401 East SPRUCE Street	29	950	Plumbing	Commercial/Industrial Remodel	INSTALL 40 GALLON ELECTRI WATER HEATER
Garden City	PLUMBING	3312 YELLOWSTAR	29	1300	Plumbing	Residential Remodel	INSTALL A 75 GALLON NATURAL GAS WATER HEATER
Garden City	SIGN PERMIT	1109 East KANSAS	75	0	Wall Sign	Commercial/Industrial Remodel	ALUMILITE SIGN
Garden City	SIGN PERMIT	116 East CHESTNUT	75	0	Wall Sign	Commercial/Industrial Remodel	ECONOLITE SIGN 1 SIGN FACE - to be the same size as hangers sign next door
Garden City	SIGN PERMIT	1117 FLEMING	35	0	Temporary Sign	Commercial/Industrial Remodel	BLOW UP SHEEP 10 x10 SIGN FACE 3 - TEMPORARY
Garden City	SIGN PERMIT	102 North ELEVENTH	35	0	Temporary Sign	Commercial/Industrial Remodel	BANNER SIGN - TEMPORARY
Garden City	SIGN PERMIT	1540 LAREU	35	0	Temporary Sign	Commercial/Industrial Remodel	PROMO BANNER
Garden City	SIGN PERMIT	1208 East FULTON	0	0	Pole Sign	Commercial/Industrial Remodel	20' POLE SIGN
Garden City	SIGN PERMIT	1540 LAREU	35	0	Temporary Sign	Commercial/Industrial Remodel	DICK'S SPORTING GOODS - TEMPORARY SERVICES



Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Holcomb	BUILDING PERMIT	105 SANTA FE	42	2000	Building	Residential Remodel	SHED
Holcomb	BUILDING PERMIT	601 HAELI	1966.2	518000	Building	SF Residential Includes Modular	NEW RESIDENTIAL HOUSING - FINISHED BASEMENT
Holcomb	BUILDING PERMIT	602 HAELI	1553.8	382000	Building	SF Residential Includes Modular	NEW RESIDENTIAL HOUSING- FINISHED BASEMENT- verify measurements are from property line no CO until infrastructure
Holcomb	BUILDING PERMIT	6830 JOSS	42	1000	Building	Residential Remodel	6' PIPE & WOOD PRIVACY FENCE
Holcomb	BUILDING PERMIT	207 JEREMY	42	1600	Building	Residential Remodel	WOOD FENCE 6FT
Holcomb	BUILDING PERMIT	600 HAELI	1893.8	482000	Building	SF Residential Includes Modular	NEW SINGLE FAMLIY HOUSE - FINISHED BASEMENT
Holcomb	EXCAVATION	605 West TAYLOR JONES	30	0	Excavation	Residential Remodel	TRENCH
Holcomb	GAS	200 South HENDERSON	42	200	Gas Permit	Residential Remodel	GAS TEST
Holcomb	MECHANICAL	202 North WEST	42	2000	Mechanical	Residential Remodel	REPLACE EXISTING FURNACE AND COIL
Holcomb	MECHANICAL	600 PAPPAS	118	6757	Mechanical	Residential Remodel	REPLACE FURNACE AND AIRE CONDITIONER
Holcomb	MECHANICAL	904 West TAYLOR JONES	42	3000	Mechanical	Residential Remodel	REPLACE WALL FURNACE

City Manager / Cemetery Report

OCTOBER 2015

Cemetery	# of Burials	# of Spaces Sold	# of Spaces Reserved	Revenue Generated			
				Spaces Sold	Spaces Resvd	Opening/Closing of Graves	Other Fees VVC/SMG
VVC	9	3	0	\$ 1,150.00	\$ 75.00	\$ 2,050.00	\$ 850.00
SMG	1	2	0	\$ 900.00	\$ 400.00	\$ 175.00	

Total Revenue	\$ 5,600.00
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Spaces Sold: Revenue collected from spaces purchased at time of need or pre-need

Spaces Reserved: Payments collected from reserved spaces

OTHER FEES: Monument Layouts
 Weekend/Holiday Service Fees
 Tree Removal
 Chair Rental
 Administrative Fees

2008 - 2015 Revenue Generated

	2008	2009	2010	2011	2012	2013	2014	2015
January	\$ 9,140.00	\$ 9,365.00	\$ 5,750.00	\$ 8,845.00	\$ 10,590.00	\$ 16,900.00	\$ 11,655.00	\$ 11,535.00
February	\$ 7,575.00	\$ 7,025.00	\$ 9,850.00	\$ 10,375.00	\$ 10,825.00	\$ 5,675.00	\$ 4,790.00	\$ 10,025.00
March	\$ 8,000.00	\$ 6,405.00	\$ 13,810.00	\$ 5,447.00	\$ 7,180.00	\$ 6,335.00	\$ 6,975.00	\$ 5,560.00
April	\$ 5,665.00	\$ 5,145.00	\$ 8,110.00	\$ 7,132.00	\$ 16,800.00	\$ 10,300.00	\$ 10,820.00	\$ 8,325.00
May	\$ 7,265.00	\$ 13,665.00	\$ 9,360.00	\$ 7,500.00	\$ 12,190.00	\$ 16,195.00	\$ 17,330.00	\$ 15,785.00
June	\$ 11,515.00	\$ 6,550.00	\$ 5,575.00	\$ 13,850.00	\$ 7,275.00	\$ 8,000.00	\$ 12,130.00	\$ 12,775.00
July	\$ 8,479.00	\$ 9,570.00	\$ 7,425.00	\$ 13,850.00	\$ 8,895.00	\$ 18,070.00	\$ 10,500.00	\$ 6,200.00
August	\$ 7,530.00	\$ 11,750.00	\$ 12,865.00	\$ 8,500.00	\$ 9,935.00	\$ 7,600.00	\$ 6,375.00	\$ 10,375.00
September	\$ 9,670.00	\$ 9,775.00	\$ 9,575.00	\$ 12,450.00	\$ 13,075.00	\$ 7,170.00	\$ 16,285.00	\$ 10,125.00
October	\$ 7,585.00	\$ 9,575.00	\$ 12,675.00	\$ 7,050.00	\$ 8,575.00	\$ 10,685.00	\$ 8,460.00	\$ 5,600.00
November	\$ 9,575.00	\$ 5,970.00	\$ 12,175.00	\$ 10,275.00	\$ 11,005.00	\$ 8,290.00	\$ 10,125.00	
December	\$ 7,035.00	\$ 7,615.00	\$ 8,175.00	\$ 6,225.00	\$ 10,100.00	\$ 4,375.00	\$ 5,925.00	
TOTAL	\$ 99,034.00	\$ 102,410.00	\$ 115,345.00	\$ 111,499.00	\$ 126,445.00	\$ 119,595.00	\$ 121,370.00	\$ 96,305.00



City of Garden City
Monthly Financial Report FY 2015
For the Ten Months Ended October 31, 2015
 Unaudited--Intended for Management Purposes Only

The following is a summary of the City's financial results for the General Funds and Utility Funds. The subsequent pages provide some narrative, comparison cash balances, line item analysis, and graphic display of revenue trends for the City's General and Utility Funds. This report is intended to assist the City Commission and the City's Administrative team in managing the operational budget. This information is summarized from unaudited financial statements for the monthly period that ended October 31, 2015.

GENERAL FUND AT A GLANCE

Category	Revised 2015 Budget	2015 YTD Actual	2014 YTD Actual
Revenues	21,550,239	18,793,502	16,185,044
Expenditures	22,633,350	17,159,079	16,818,219
Revenues Over(Under)	(1,083,111)	1,634,422	(633,176)

UTILITY FUND REVENUES AT A GLANCE

Category	Revised 2015 Budget	2015 YTD Actual	2014 YTD Actual
Electric	32,395,213	26,553,671	26,496,871
Solid Waste	3,431,330	2,977,984	2,518,972
Drainage Utility	207,766	172,879	172,949
Water and Sewage	8,219,797	6,547,217	6,289,756
TOTAL	44,254,106	36,251,752	35,478,549

Category	Revised 2015 Budget	2015 YTD Actual	2014 YTD Actual
City Sales Tax	6,200,000	5,357,931	5,142,652
County Sales Tax	3,654,000	3,149,549	3,050,794
Franchise Tax			
Gas Utility	460,000	459,601	478,663
Telephone	60,000	51,113	54,336
CATV	232,000	176,479	175,127
Building Permits	251,663	368,570	223,476
Municipal Court Fines	900,000	680,953	788,142



**City of Garden City
 Monthly Financial Report FY 2015
 For the Ten Months Ended
 October 31, 2015**

General Fund

General Fund Revenues collected through October were \$18,793,502. The October revenues represent 87.21% of the total revenues expected in the General Fund. Property tax distribution was 97.45% for the fifth of five payments in 2015.

General Fund Expenses are at 75.81% of the total expenditures expected in the General Fund.

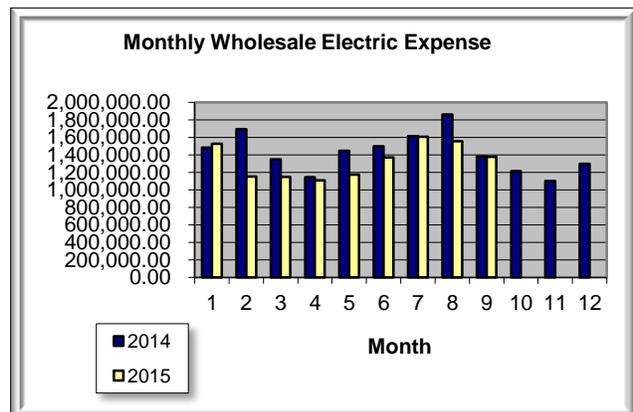
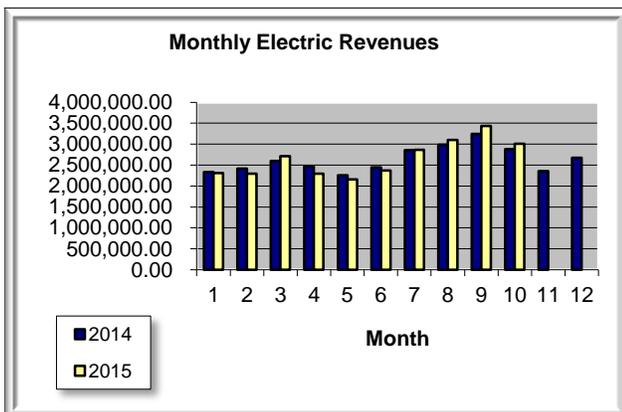
Selected Revenues

- City Sales Tax—Ahead by \$215,279 compared to October 2014 year to date collections, 4.19% ahead of 2014 for the ten months ended.
- County Sales Tax— Collections for the ten months ended are ahead of 2014 by \$98,755 or 3.24%.
- Franchise Tax—Budget estimates for 2015 remain approximately the same as 2014. Franchise fees are slightly lower than 2014 with the exception of the CATV.
- Building Permits—Budget estimates for 2015 are based on 2014 revenues. Receipts are higher than this period in 2014.
- Municipal Court Fines—Budget estimates were based on 2014 actual and collections through October were behind 2014.

Utility Funds

A summary of Utility Fund revenue performance is outlined below:

- Electric revenues – revised budget at \$32,395,213 for 2015 were \$26,553,672 through ten months or 81.97% of budget.

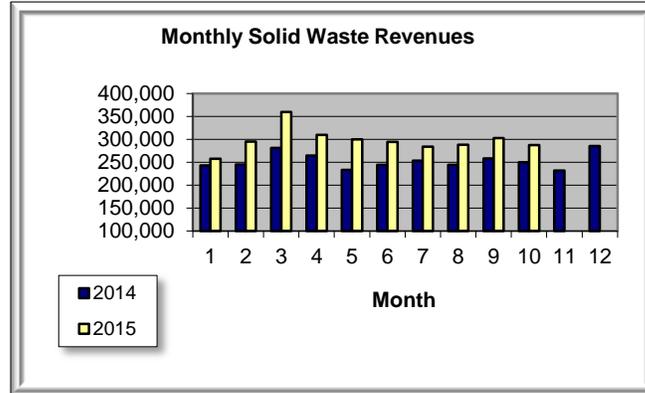


A main expense is Wholesale Electric in the Utility Fund. The 2015 revised budget for wholesale electric is \$17,350,000. The wholesale electric expense for October was not available at this printing.

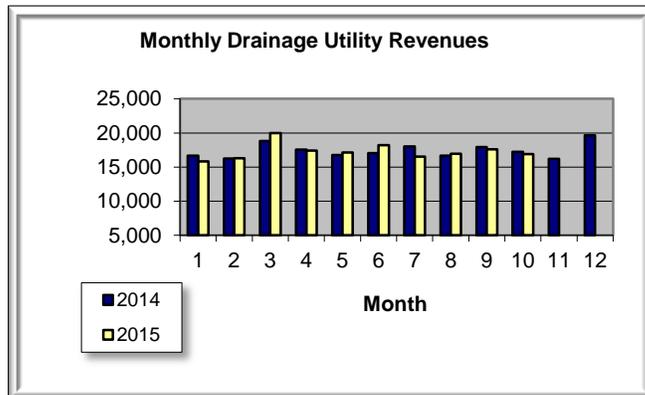


**City of Garden City
 Monthly Financial Report FY 2015
 For the Ten Months Ended
 October 31, 2015**

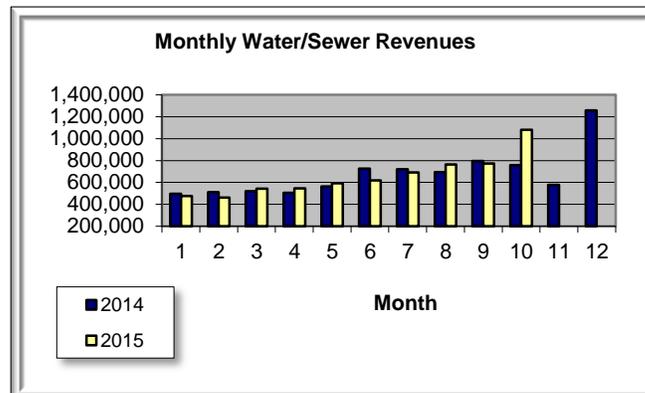
■ Solid Waste revenues – revised budget at \$3,431,330 for 2015 were \$2,977,984 through ten months or 86.79% of budget.



■ Drainage Utility revenues – revised budget at \$207,766 for 2015 were \$172,879 through ten months or 83.21%.



■ Water and Sewage revenues - revised budget at \$8,219,797 for 2015 were \$6,547,217 through ten months or 79.65% of budget.





CITY OF GARDEN CITY, KANSAS
 Comparison of Cash Balances with Encumbrances and Composition of Cash
 For the Ten Months Ended October 31, 2015

Fund	Unencumbered Cash Balance 1/1/2015	Receipts and Transfers	Expenditures and Transfers	Unencumbered Cash Balance 10/31/2015	Add Payables and Encumbrances	Treasurer's Cash 10/31/2015
<u>Operating</u>						
1 General	5,499,874.19	18,793,501.62	17,159,079.28	7,134,296.53	0.00	7,134,296.53
<u>Debt Service Fund</u>						
40 Bond and Interest	521,036.83	2,416,232.47	2,232,705.87	704,563.43	0.00	704,563.43
<u>Special Revenue Funds</u>						
4 TIF	566,068.41	761,609.97	623,323.46	704,354.92	0.00	704,354.92
5 Capital Improvement	940,431.34	10,254.20	72,378.40	878,307.14	0.00	878,307.14
6 Community Development Loan	15,251.69	4,367.88	3,255.30	16,364.27	0.00	16,364.27
7 Cemetery Endowment	30,369.43	4,861.45	1,098.87	34,132.01	0.00	34,132.01
8 Community Trust	1,650,502.33	114,040.65	516,937.79	1,247,605.19	0.00	1,247,605.19
10 DEA Forfeiture	18,078.62	11,338.94	-7,027.36	36,444.92	0.00	36,444.92
11 Drug Enforcement	70,498.18	24,325.05	1,300.00	93,523.23	0.00	93,523.23
15 Enhanced Wireless 911	359,727.98	148,240.41	116,549.23	391,419.16	0.00	391,419.16
18 Finnup Trust	89,955.66	104,000.00	54,004.11	139,951.55	0.00	139,951.55
19 JAG Grant	0.00	11,942.00	0.00	11,942.00	0.00	11,942.00
25 Recreation	0.00	978,467.36	978,467.36	0.00	0.00	0.00
26 Special Improvements	-16,899.02	43,301.29	42,884.86	-16,482.59	0.00	-16,482.59
27 Special Liability	161,338.38	0.00	200,452.78	-39,114.40	0.00	-39,114.40
29 Special Alcohol Programs	55,144.05	82,575.63	63,750.00	73,969.68	0.00	73,969.68
30 Special Recreation and Parks	113,692.92	94,130.63	69,028.23	138,795.32	16,998.00	155,793.32
32 Special Trafficway	975,114.66	726,813.99	590,126.15	1,111,802.50	0.00	1,111,802.50
50 Community Development Grant	0.00	0.00	0.00	0.00	0.00	0.00
52 Economic Development	386,767.58	22,230.67	4,417.47	404,580.78	0.00	404,580.78
53 Project Development	250,000.00	2,343.73	19,471.26	232,872.47	0.00	232,872.47
Total Special Revenue	5,666,042.21	3,144,843.85	3,350,417.91	5,460,468.15	16,998.00	5,477,466.15
<u>Capital Projects Funds</u>						
41 2013-GO Bond Projects	179,119.48	0.00	0.00	179,119.48	0.00	179,119.48
42 2014-GO Bond Projects	2,407,443.25	0.00	1,646,786.83	760,656.42	0.00	760,656.42
43 2015-GO Bond Projects	0.00	494,734.00	0.00	494,734.00	0.00	494,734.00
48 Tiger Grant	0.00	3,000,000.00	0.00	3,000,000.00	0.00	3,000,000.00
49 2013-Temp Notes Schulman Cross	1,295,415.45	9,478,040.60	10,336,957.70	436,498.35	0.00	436,498.35
Total Capital Projects	3,881,978.18	12,972,774.60	11,983,744.53	4,871,008.25	0.00	4,871,008.25
<u>Enterprise Funds</u>						
Electric Utility:						
67 Capital Reserve	750,000.00	625,000.00	0.00	1,375,000.00	0.00	1,375,000.00
68 General	4,780,787.17	26,553,670.91	23,138,665.21	8,195,792.87	116,040.80	8,311,833.67
69 Security Deposits	467,473.29	278,940.00	255,762.95	490,650.34	0.00	490,650.34
Total Electric Utility	5,998,260.46	27,457,610.91	23,394,428.16	10,061,443.21	116,040.80	10,177,484.01
Water and Sewer Utility:						
80 General	2,947,952.73	6,547,217.12	6,440,086.48	3,055,083.37	0.00	3,055,083.37
81 Wastewater Repair and Replacem	317,765.83	109,690.16	0.00	427,455.99	0.00	427,455.99
82 Water and Sewage Maintenance F	372,046.29	189,236.84	0.00	561,283.13	0.00	561,283.13
Total Water and Sewer Utility	3,637,764.85	6,846,144.12	6,440,086.48	4,043,822.49	0.00	4,043,822.49
Airport:						
60 General	521,676.76	1,407,624.78	658,126.85	1,271,174.69	0.00	1,271,174.69
61 Airport Improvement	98,758.68	582,026.85	590,816.81	89,968.72	0.00	89,968.72
Total Airport	620,435.44	1,989,651.63	1,248,943.66	1,361,143.41	0.00	1,361,143.41
Solid Waste Utility:						
75 General	1,395,919.80	2,977,984.16	2,575,242.47	1,798,661.49	140,097.00	1,938,758.49
Recreation Area:						
70 General Golf Course	50,162.64	818,849.61	829,739.21	39,273.04	0.00	39,273.04
71 Golf Course Building	6,957.48	3,088.00	0.00	10,045.48	0.00	10,045.48
Total Recreation Area	57,120.12	821,937.61	829,739.21	49,318.52	0.00	49,318.52
Drainage Utility:						
79 General	399,384.41	172,879.45	148,857.05	423,406.81	0.00	423,406.81
<u>Internal Service Funds</u>						
55 Health Insurance	324,738.40	2,807,322.08	2,929,993.57	202,066.91	0.00	202,066.91
56 Health Insurance Reserve	880,488.91	0.00	0.00	880,488.91	0.00	880,488.91
35 Workers Compensation	196,190.43	440,250.00	202,187.19	434,253.24	0.00	434,253.24
36 Workers Compensation Reserve	480,585.22	90.14	22,426.29	458,249.07	0.00	458,249.07
Total Internal Service	1,882,002.96	3,247,662.22	3,154,607.05	1,975,058.13	0.00	1,975,058.13
Total All Funds	29,559,819.45	80,841,222.64	72,517,851.67	37,883,190.42	273,135.80	38,156,326.22



City of Garden City
Statement of Revenues and Expenditures-General Fund Revenues
From 10/1/2015 Through 10/31/2015

001 - GENERAL FUND

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
3022	CONNECTING LINKS	18,834.55	74,724.02	75,000.00	(275.98)
3023	CONSUMER USE TAX	81,172.69	718,822.31	860,000.00	(141,177.69)
3028	LIQUOR CONSUMPTION TAX	0.00	82,575.62	90,000.00	(7,424.38)
3035	STATE REVENUE STAMP	0.00	(325.00)	0.00	(325.00)
3040	AD VALOREM TAX	0.00	3,042,067.06	3,130,000.00	(87,932.94)
3041	AD VALOREM BACK TAX	6,590.21	134,886.40	130,000.00	4,886.40
3044	CITY SALES TAX	517,874.01	5,357,931.27	6,200,000.00	(842,068.73)
3046	COUNTY SALES TAX	301,428.62	3,149,548.57	3,654,000.00	(504,451.43)
3055	MOTOR VEHICLE TAX	50,397.01	492,798.66	370,000.00	122,798.66
3056	RECREATIONAL VEHICLE TAX	572.75	5,645.87	3,000.00	2,645.87
3057	HEAVY DUTY VEHICLE TAX	19.75	2,087.01	3,700.00	(1,612.99)
3058	COMMERCIAL VEHICLE TAX	1,708.88	26,839.29	20,000.00	6,839.29
3065	CATV FRANCHISE	0.00	176,478.71	232,000.00	(55,521.29)
3066	GAS UTILITY FRANCHISE	55,439.20	459,601.07	460,000.00	(398.93)
3067	TELEPHONE FRANCHISE	5,090.67	51,112.98	60,000.00	(8,887.02)
3115	CEMETERY SPACES	2,675.00	32,450.00	48,000.00	(15,550.00)
3301.01	ANIMAL BOARDING	1,335.10	10,369.35	1,300.00	9,069.35
3301.02	CAR STORAGE & TOWING	561.00	14,558.65	18,000.00	(3,441.35)
3301.05	FEES-FALSE ALARM	0.00	2,825.00	3,000.00	(175.00)
3301.07	FEES-GATE RECEIPTS	1,510.00	22,860.00	23,000.00	(140.00)
3301.08	FEES-GRAVE OPENINGS	3,625.00	54,075.00	65,000.00	(10,925.00)
3301.09	FEES-MONUMENT SETTING	225.00	2,150.00	3,000.00	(850.00)
3301.10	FEES-PLAT FILING	65.00	1,485.00	2,000.00	(515.00)
3301.11	FEES-REZONING	250.00	3,320.00	2,500.00	820.00
3301.12	FEES-RURAL FIRE CONTRACTS	0.00	(900.00)	190,000.00	(190,900.00)
3301.13	FEES-WAIVER FILING	0.00	3,900.00	3,000.00	900.00
3301.16	FINES-MUNICIPAL COURT	45,743.04	680,953.13	900,000.00	(219,046.87)
3301.17	FEES-STATE JUDGE	74.11	1,019.15	1,750.00	(730.85)
3301.18	FEES-STATE LAW ENFORCEMENT	2,810.95	38,670.38	50,000.00	(11,329.62)
3301.19	FEES-REINSTATEMENT	26.66	3,494.64	10,000.00	(6,505.36)
3301.20	FEES-RESTITUTION	(299.28)	(3,108.69)	0.00	(3,108.69)
3301.21	LEGAL COPIES	291.75	3,072.75	2,500.00	572.75
3301.22	PROBATION SCREENING	0.00	0.00	250.00	(250.00)
3301.23	FEES-CRIME STOPPER INFRACTION	585.20	16,043.76	10,000.00	6,043.76
3301.24	FEES-CRIME STOPPER MAJOR	0.61	189.88	500.00	(310.12)
3350.01	LICENSE-AMUSEMENT	0.00	0.00	1,000.00	(1,000.00)
3350.02	LICENSE-ARBORIST	700.00	1,200.00	500.00	700.00
3350.03	LICENSE-CEREAL MALT BEVERAGE	225.00	1,050.00	2,500.00	(1,450.00)
3350.04	LICENSE-CONTRACTOR	5,800.00	23,040.00	30,000.00	(6,960.00)
3350.06	LICENSE-ELECTRICIAN	580.00	6,089.00	6,000.00	89.00
3350.08	LICENSE-ITINERANT MERCHANT	900.00	6,450.00	8,000.00	(1,550.00)
3350.09	LICENSE-LIQUOR	3,000.00	13,550.00	15,000.00	(1,450.00)
3350.10	LICENSE-MECHANICAL	200.00	4,820.00	4,000.00	820.00
3350.12	LICENSE-PAWN SHOP	0.00	75.00	100.00	(25.00)
3350.13	LICENSE-PLUMBER	100.00	3,320.00	3,000.00	320.00
3350.15	LICENSE-TAXI	0.00	105.00	100.00	5.00
3350.16	TAGS-DOG & CAT	188.33	2,294.73	2,250.00	44.73
3400.01	PERMITS-BUILDING	55,240.20	315,443.35	204,013.00	111,430.35



City of Garden City
Statement of Revenues and Expenditures-General Fund Revenues
From 10/1/2015 Through 10/31/2015

3400.02	PERMITS-CURB CUT	30.00	1,096.00	500.00	596.00
3400.03	PERMITS-ELECTRIC	582.00	5,522.75	8,000.00	(2,477.25)
3400.04	PERMITS-EXCAVATION	390.00	3,060.00	2,500.00	560.00
3400.05	PERMITS-GAS	422.00	2,404.00	3,000.00	(596.00)
3400.06	PERMITS-HOUSE MOVING	0.00	80.00	150.00	(70.00)
3400.08	PERMITS-MECHANICAL	1,196.00	20,068.75	12,000.00	8,068.75
3400.09	PERMITS-PLUMBING	416.00	15,365.00	14,000.00	1,365.00
3400.11	PERMITS-TV & SIGN	180.00	5,530.00	7,500.00	(1,970.00)
3435	INTEREST INCOME	4,834.84	28,382.42	40,000.00	(11,617.58)
3437	FINANCE CHARGE INCOME	(7,502.91)	(41,720.66)	30,000.00	(71,720.66)
3440.02	RENTAL-CITY FACILITIES	976.03	30,827.12	50,000.00	(19,172.88)
3440.03	RENTAL-DEPOT	100.00	1,000.00	1,200.00	(200.00)
3447	ROYALTIES-GAS WELLS	938.75	12,148.85	30,000.00	(17,851.15)
3450	SALE OF PROPERTY-AUCTION	(2,873.70)	9,219.10	18,000.00	(8,780.90)
3454	SALE OF PROPERTY-LAND	0.00	10,000.00	10,000.00	0.00
3456	SALE OF PROPERTY-POLICE CARS	0.00	9,500.00	0.00	9,500.00
3470.01	REIMBURSE-ADMINISTRATIVE COSTS	0.00	1,000.00	1,000.00	0.00
3470.04	REIMBURSE-POLICE SERVICES	0.00	125,442.31	225,000.00	(99,557.69)
3470.07	UTILITY FUNDS REIMBURSEMENT	330,175.00	3,301,750.00	3,992,000.00	(690,250.00)
3470.08	REIMBURSE-COUNTY	7,747.49	163,139.15	160,000.00	3,139.15
3470.09	REIMBURSE-HOLCOMB	0.00	42,000.00	42,000.00	0.00
3515	FUEL TAX REFUND	0.00	6,509.52	0.00	6,509.52
3600.01	MISCELLANEOUS-ADMINISTRATION	0.00	1,008.10	1,000.00	8.10
3600.02	MISCELLANEOUS-CEMETERY	0.00	2,864.75	4,000.00	(1,135.25)
3600.04	MISCELLANEOUS-INSPECTION	0.00	(191.00)	426.00	(617.00)
3600.07	MISCELLANEOUS-POLICE	10.00	(2,163.46)	0.00	(2,163.46)
Total Income		<u>1,503,162.51</u>	<u>18,793,501.62</u>	<u>21,550,239.00</u>	<u>(2,756,737.38)</u>



City of Garden City
Statement of Revenues and Expenditures-General Fund Expenses
From 10/1/2015 Through 10/31/2015

001 - GENERAL FUND

		Curr Month			
		Expenses	YTD Expenses	Revised Budget	Budget Remaining
Expenses					
Expenses					
111	CITY COMMISSION	4,424.58	63,170.73	109,320.00	46,149.27
112	CITY MANAGER	31,136.41	426,263.85	521,150.00	94,886.15
113	SERVICE AND FINANCE	44,922.62	598,475.89	757,250.00	158,774.11
114	LEGAL SERVICES	16,987.04	133,129.67	137,000.00	3,870.33
115	MUNICIPAL COURT	49,309.02	419,245.00	570,800.00	151,555.00
116	HUMAN RESOURCES	15,178.97	185,366.10	231,500.00	46,133.90
117	INFORMATION TECH	32,175.03	295,014.16	440,000.00	144,985.84
118	CITY PROSECUTION	<u>23,947.46</u>	<u>288,808.00</u>	<u>348,250.00</u>	<u>59,442.00</u>
	Total Administration	218,081.13	2,409,473.40	3,115,270.00	705,796.60
121	POLICE-ADMINISTRATIVE	46,750.26	1,412,146.92	1,824,750.00	412,603.08
122	POLICE-INVESTIGATIONS	62,480.84	738,516.32	908,500.00	169,983.68
123	POLICE-PATROL	228,780.18	2,895,400.42	3,586,300.00	690,899.58
124	POLICE-SUPPORT SERVICES	73,076.81	991,093.41	1,376,000.00	384,906.59
125	POLICE-ANIMAL CONTROL	<u>15,416.37</u>	<u>203,979.68</u>	<u>253,950.00</u>	<u>49,970.32</u>
	Total Police	426,504.46	6,241,136.75	7,949,500.00	1,708,363.25
131	PUBLIC WORKS-PLANNING,COMM	25,889.35	315,259.35	400,500.00	85,240.65
132	PUBLIC WORKS-ENGINEERING	15,451.28	207,898.13	250,100.00	42,201.87
133	PUBLIC WORKS-STREET MAINT	75,754.72	1,276,301.72	1,539,500.00	263,198.28
134	PUBLIC WORKS-INSPECTIONS	33,022.16	378,214.72	465,500.00	87,285.28
135	PUBLIC WORKS-PARKS	<u>52,798.33</u>	<u>693,951.07</u>	<u>991,250.00</u>	<u>297,298.93</u>
	Total Public Works	202,915.84	2,871,624.99	3,646,850.00	775,225.01
141	ZOO-ADMINISTRATIVE	25,511.32	373,747.37	476,750.00	103,002.63
142	ZOO-MAINTENANCE DIVISION	20,039.21	288,831.77	380,250.00	91,418.23
144	ZOO-ANIMAL DIVISION	<u>69,660.99</u>	<u>857,567.85</u>	<u>1,143,250.00</u>	<u>285,682.15</u>
	Total Zoo	115,211.52	1,520,146.99	2,000,250.00	480,103.01
151	FIRE-ADMINISTRATIVE	24,919.36	284,543.06	407,000.00	122,456.94
152	FIRE-OPERATIONS	163,616.12	2,165,581.73	2,625,000.00	459,418.27
153	FIRE-VOLUNTEERS	0.00	5,095.81	21,830.00	16,734.19
154	FIRE-ARFF STATION	<u>958.42</u>	<u>20,221.88</u>	<u>96,650.00</u>	<u>76,428.12</u>
	Total Fire	189,493.90	2,475,442.48	3,150,480.00	675,037.52
161	CEMETERY-OPERATIONS	27,861.06	357,620.64	505,500.00	147,879.36
171	CAPITAL IMPROVEMENT	(3,150.00)	983,634.03	1,965,500.00	981,865.97
181	EMPLOYEE BENEFITS	<u>0.00</u>	<u>300,000.00</u>	<u>300,000.00</u>	<u>0.00</u>
	Total Expenses	<u>1,176,917.91</u>	<u>17,159,079.28</u>	<u>22,633,350.00</u>	<u>5,474,270.72</u>



City of Garden City
Statement of Revenues and Expenditures-Utility Fund Revenues
From 10/1/2015 Through 10/31/2015

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
068	ELECTRIC				
3101	COLLECTIONS-ELECTRIC	2,756,478.93	25,275,447.24	31,040,750.00	(5,765,302.76)
3110.01	COLLECTIONS-COIN BOX	441.79	85.82	250.00	(164.18)
3118	CONNECT FEES	8,295.00	85,246.23	98,250.00	(13,003.77)
3150	IDENTIFIED LONG/SHORT	122.02	(2,585.16)	0.00	(2,585.16)
3151	UNIDENTIFIED LONG/SHORT	(78.11)	48.28	0.00	48.28
3154	INSUFFICIENT FUNDS CHECKS	(265.20)	(2,573.60)	0.00	(2,573.60)
3155	RETURNED CHECK CHARGE	450.00	4,000.00	5,000.00	(1,000.00)
3185	PENALTIES	0.00	94,163.69	75,500.00	18,663.69
3201	REIMBURSE-DEVELOPER	145,780.00	180,530.00	41,000.00	139,530.00
3435	INTEREST INCOME	21.23	187.69	2,000.00	(1,812.31)
3492	SALES TAX	96,223.71	907,059.33	1,127,500.00	(220,440.67)
3600	MISCELLANEOUS	<u>1,200.34</u>	<u>12,061.39</u>	<u>4,963.00</u>	<u>7,098.39</u>
	Total Electric	3,008,669.71	26,553,670.91	32,395,213.00	(5,841,542.09)
075	SOLID WASTE-GENERAL				
3111	COLLECTIONS-SOLID WASTE	282,835.78	2,850,404.78	3,300,000.00	(449,595.22)
3185	PENALTIES	0.00	83,437.38	80,000.00	3,437.38
3195	RECYCLING SALES	4,299.33	39,938.80	50,000.00	(10,061.20)
3435	INTEREST INCOME	101.92	1,167.13	1,330.00	(162.87)
3515	FUEL TAX REFUND	0.00	2,960.47	0.00	2,960.47
3600	MISCELLANEOUS	<u>75.60</u>	<u>75.60</u>	<u>0.00</u>	<u>75.60</u>
	Total Solid Waste	287,312.63	2,977,984.16	3,431,330.00	(453,345.84)
079	DRAINAGE UTILITY				
3104.01	DRAINAGE FEE	16,901.88	173,179.14	207,500.00	(34,320.86)
3435	INTEREST INCOME	0.00	250.31	266.00	(15.69)
3440.02	RENTAL-CITY FACILITIES	<u>0.00</u>	(550.00)	<u>0.00</u>	(550.00)
	Total Drainage Utility	16,901.88	172,879.45	207,766.00	(34,886.55)
080	WATER AND SEWAGE				
3102.01	COLLECTIONS-SEWER	207,928.53	2,094,702.12	2,660,000.00	(565,297.88)
3103	COLLECTIONS-WATER	535,899.83	3,654,863.38	4,500,000.00	(845,136.62)
3118	CONNECT FEES	1,530.00	14,055.00	18,000.00	(3,945.00)
3120	COUNTY SEWER FEES	19,534.72	99,295.28	112,000.00	(12,704.72)
3130	FIRE LEG FEES	0.00	16,409.50	15,047.00	1,362.50
3185	PENALTIES	29,707.34	59,291.90	105,000.00	(45,708.10)
3201	REIMBURSE-DEVELOPER	259,550.00	284,184.84	30,000.00	254,184.84
3225	SALE OF MATERIAL	0.00	5,294.66	15,000.00	(9,705.34)
3228	SEWER MAINTENANCE FEES	326.00	3,180.44	4,500.00	(1,319.56)
3229	SEWER TANK FEES	13,574.20	149,945.44	135,000.00	14,945.44
3257	WATER TANK SALES	2,865.77	31,032.74	55,000.00	(23,967.26)
3260	WATER TAP FEES	1,994.92	82,045.18	65,000.00	17,045.18
3494	TAX-WATER CONSUMPTION	6,328.70	44,816.12	65,000.00	(20,183.88)
3515	FUEL TAX REFUND	0.00	879.66	250.00	629.66
3600	MISCELLANEOUS	670.00	7,220.86	15,000.00	(7,779.14)
4010.20	TRANSFER-WTR SYS MAINT RESV	0.00	0.00	150,000.00	(150,000.00)
4010.21	TRANSFER-WASTEWTR R&R RESV	<u>0.00</u>	<u>0.00</u>	<u>275,000.00</u>	<u>(275,000.00)</u>
	Total Water and Sewer	<u>1,079,910.01</u>	<u>6,547,217.12</u>	<u>8,219,797.00</u>	<u>(1,672,579.88)</u>
Total Income		<u>4,392,794.23</u>	<u>36,251,751.64</u>	<u>44,254,106.00</u>	<u>(8,002,354.36)</u>

Garden City Fire Department

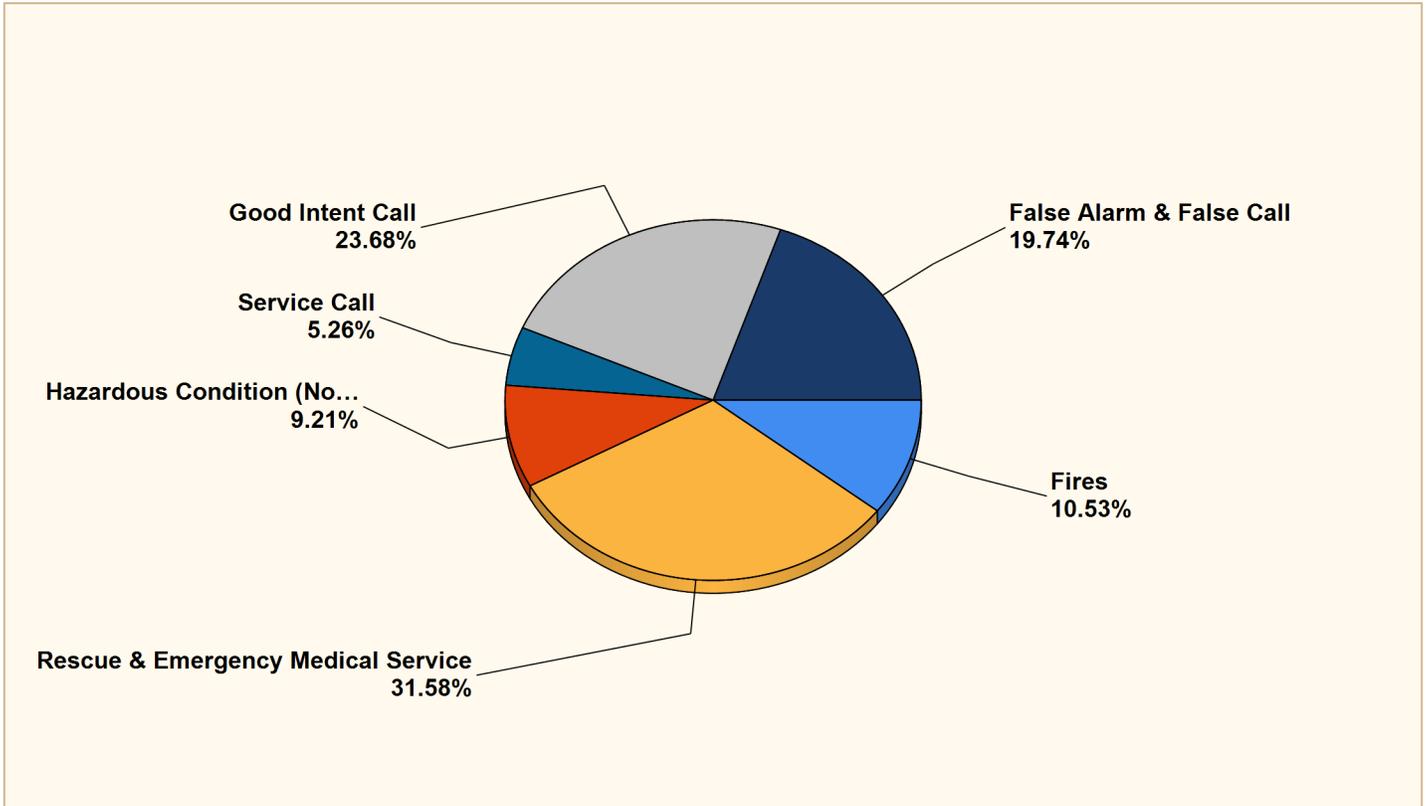
Garden City, KS

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 10/01/2015 | End Date: 10/31/2015



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	8	10.53%
Rescue & Emergency Medical Service	24	31.58%
Hazardous Condition (No Fire)	7	9.21%
Service Call	4	5.26%
Good Intent Call	18	23.68%
False Alarm & False Call	15	19.74%
TOTAL	76	100.00%

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

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	1.32%
131 - Passenger vehicle fire	1	1.32%
138 - Off-road vehicle or heavy equipment fire	1	1.32%
143 - Grass fire	2	2.63%
154 - Dumpster or other outside trash receptacle fire	1	1.32%
171 - Cultivated grain or crop fire	2	2.63%
311 - Medical assist, assist EMS crew	2	2.63%
322 - Motor vehicle accident with injuries	7	9.21%
324 - Motor vehicle accident with no injuries.	13	17.11%
352 - Extrication of victim(s) from vehicle	1	1.32%
353 - Removal of victim(s) from stalled elevator	1	1.32%
412 - Gas leak (natural gas or LPG)	4	5.26%
424 - Carbon monoxide incident	1	1.32%
440 - Electrical wiring/equipment problem, other	1	1.32%
462 - Aircraft standby	1	1.32%
551 - Assist police or other governmental agency	3	3.95%
561 - Unauthorized burning	1	1.32%
600 - Good intent call, other	6	7.89%
611 - Dispatched & cancelled en route	7	9.21%
622 - No incident found on arrival at dispatch address	3	3.95%
631 - Authorized controlled burning	1	1.32%
651 - Smoke scare, odor of smoke	1	1.32%
700 - False alarm or false call, other	11	14.47%
733 - Smoke detector activation due to malfunction	1	1.32%
743 - Smoke detector activation, no fire - unintentional	2	2.63%
745 - Alarm system activation, no fire - unintentional	1	1.32%
TOTAL INCIDENTS:	76	100.00%

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

Garden City Fire Department

Garden City, KS

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Incident Statistics

Start Date: 10/01/2015 | End Date: 10/31/2015

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		24	
FIRE		52	
TOTAL		76	
TOTAL TRANSPORTS			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$30,000.00		\$30,000.00	
CO CHECKS			
424 - Carbon monoxide incident		1	
TOTAL		1	
MUTUAL AID			
Aid Type		Total	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
12		15.79	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Both Stations		0:12:00	
Station 1	0:04:16	0:10:33	
Station 2	0:08:25	0:06:14	
AVERAGE FOR ALL CALLS		0:08:26	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Both Stations		0:00:30	
Station 1	0:01:00	0:01:58	
Station 2	0:01:13	0:01:39	
AVERAGE FOR ALL CALLS		0:01:36	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Garden City Fire Department		28:36	

Only Reviewed Incidents included. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = # of PCR with disposition "Treated, Transported by EMS". # Patient Contacts = # of PCR contacted by apparatus.

Garden City Fire Department

Garden City, KS

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StartDate: 10/01/2015 | EndDate: 10/31/2015

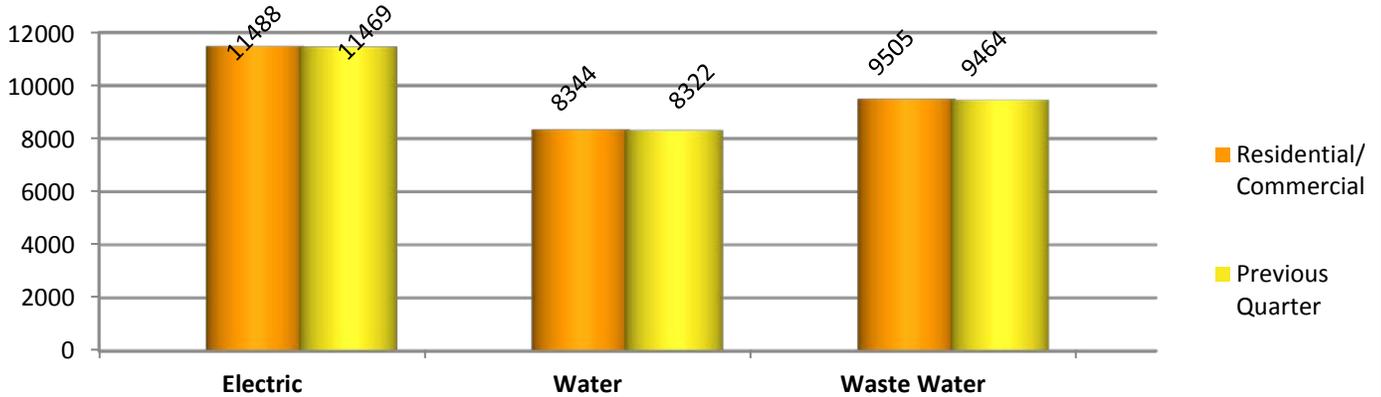
OCCUPANCY	COUNT
INSPECTION TYPE: Alarm System Test	
Mercantile	1
Restaurant	1
INSPECTION TYPE: CMB & Liquor License	
Fraternal Club	2
Restaurant	1
INSPECTION TYPE: Company	
Assembly	3
Auto Sales and Maintenance	1
Business Office	16
Church/Places of Worship	1
Laundry/Cleaners	2
Medical/Dental Office	1
Mercantile	3
Restaurant	2
INSPECTION TYPE: Construction	
Assembly	1
Restaurant	2
INSPECTION TYPE: Fire Protection System Inspection	
Mercantile	1
Restaurant	1
INSPECTION TYPE: Hood and Duct Inspection	
Mercantile	1
Restaurant	2
INSPECTION TYPE: Inspection	
Assembly	1

Locked inspections only.

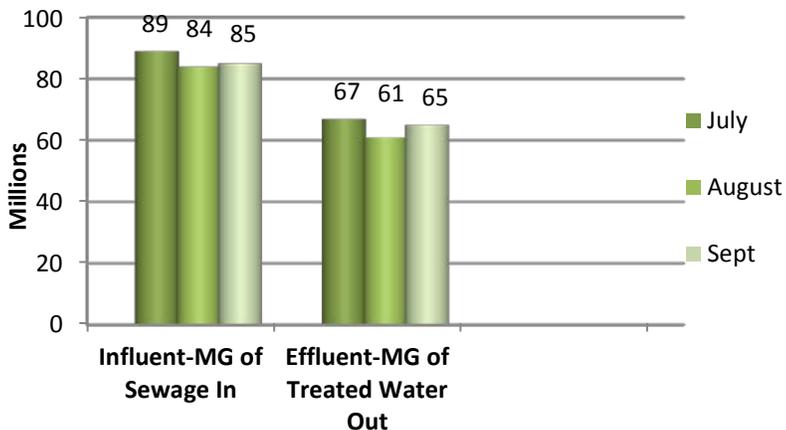
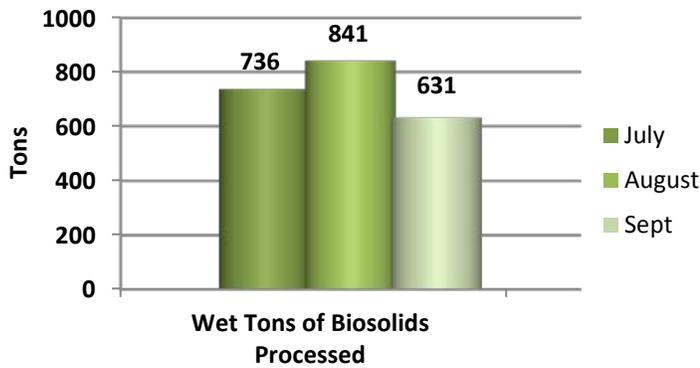
JULY-SEPTEMBER 2015

Service • Community • Performance

ACTIVE ACCOUNTS BY CLASS (Quarterly Average)



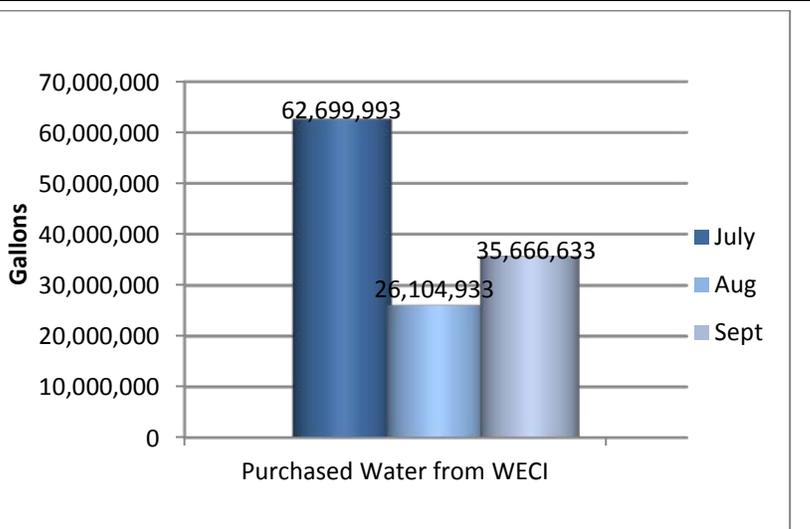
WASTE WATER



Major Project Updates

- ☞ Mayer Specialties finished the manhole rehabilitation contract and started cleaning the City sewer mains.
- ☞ The Campus and Harding lift station upgrade was completed.
- ☞ Larry Paulsen retired from the Wastewater Treatment Facility.

WATER



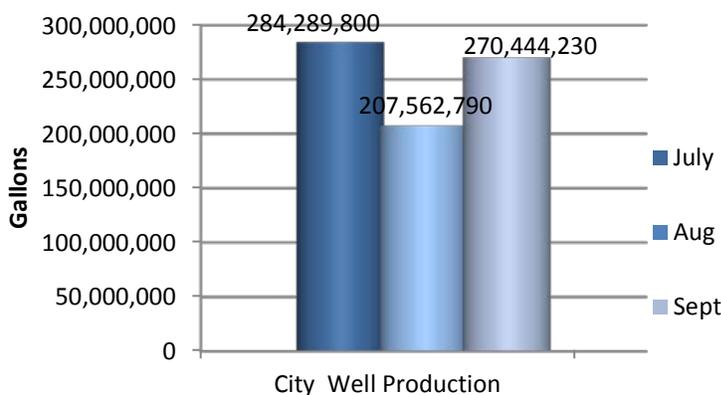
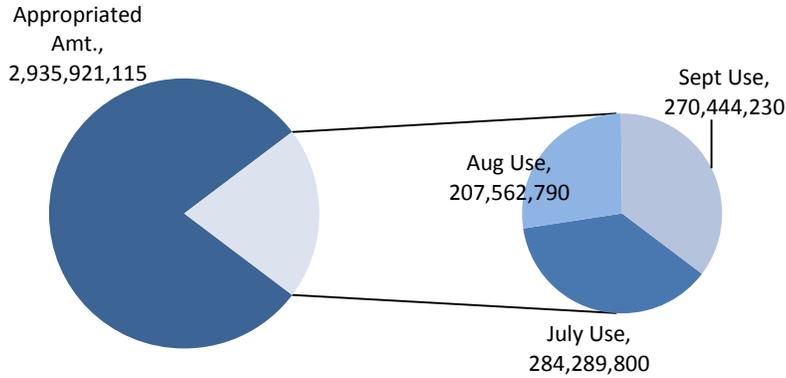
Month	AVG Gallons / Day
July	2,022,580
Aug	842,095
Sept	1,188,888

Month	Leak Detection	Main Repairs
July	39	4
Aug	30	4
Sept	19	1

Pump Station #2



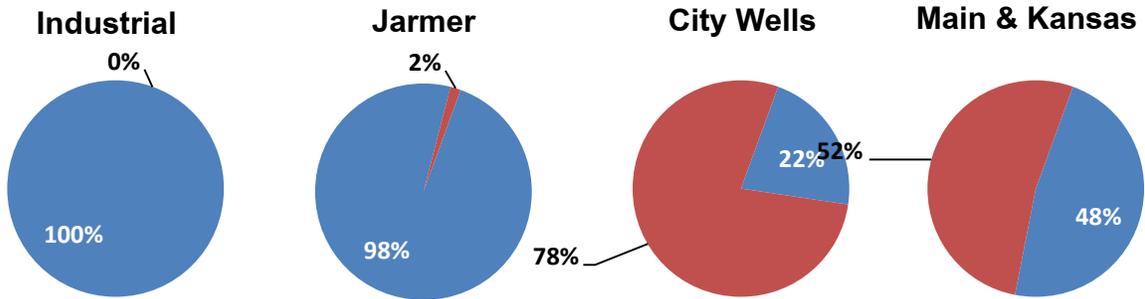
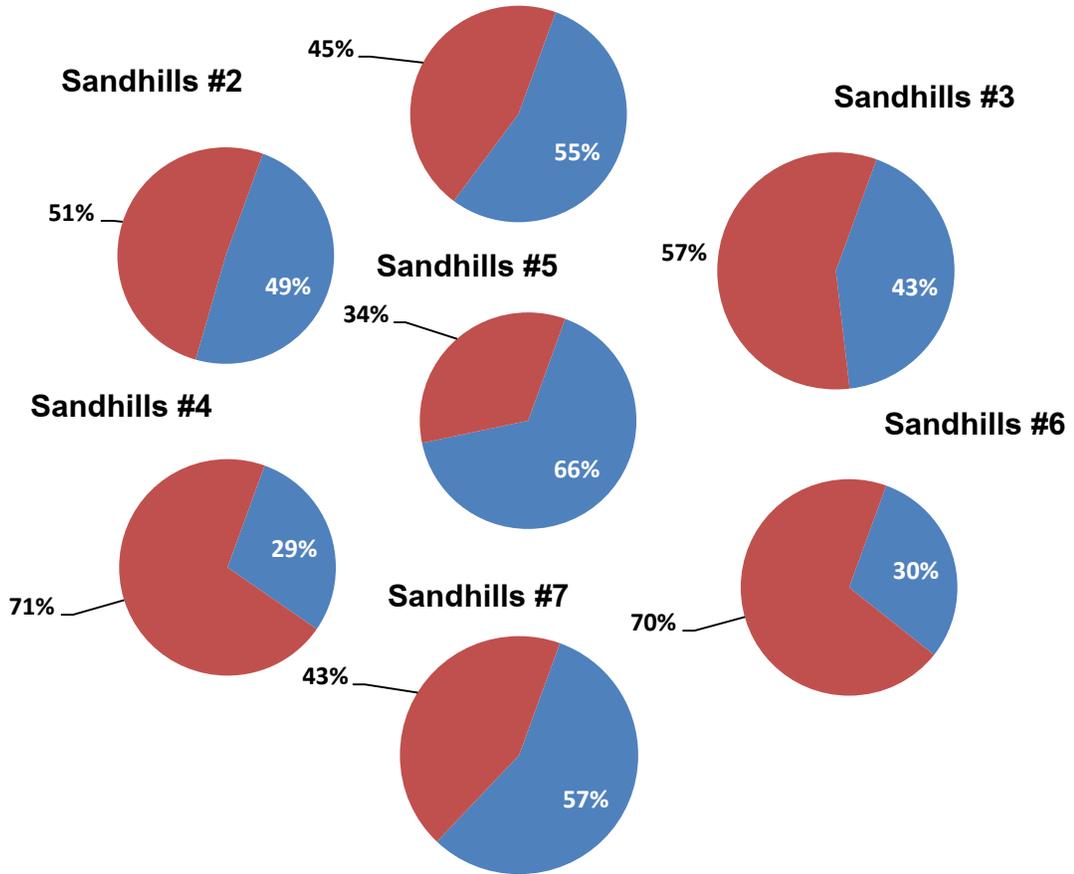
Water Produced Relative to Total Appropriation (gallons)



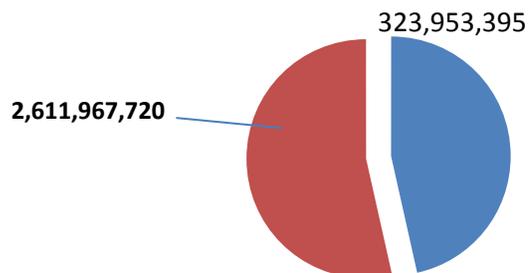
Major Project Updates

- Water services for Wal-Mart are completed. We also replaced the fire hydrant main north of the new development.
- Crews continue to install water services at Chappel Heights Addition & at the East Cambridge Phase 2 Addition.

Sandhills #1



TOTAL APPROPRIATION REMAINING

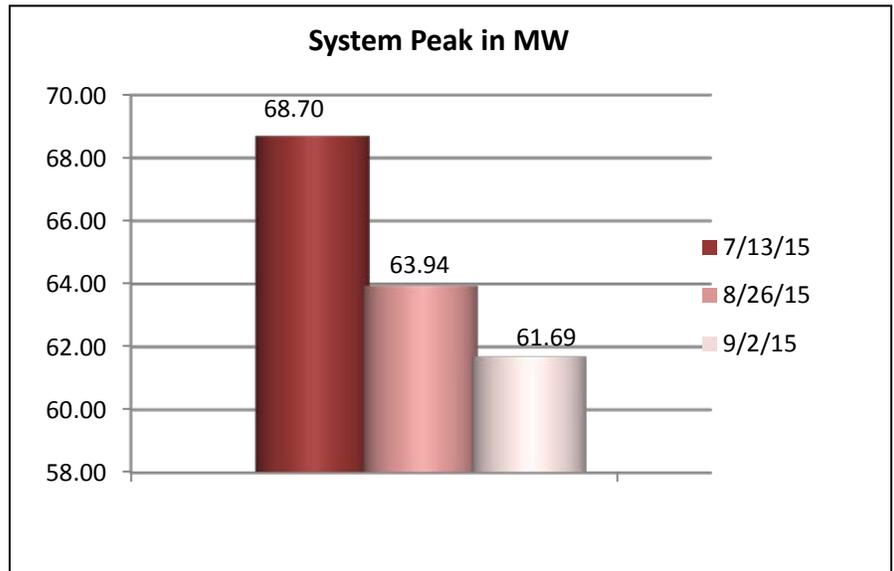


ELECTRIC

Major Project Updates

- 💡 The transformers for Wal-Mart Neighborhood Market, GCCC Welding Lab and Rib Crib are now energized.
- 💡 Work continues on the new pole line on the south side of Santa Fe for Community Corrections addition.
- 💡 The underground primary wire and transformer has been installed for Sparq's compressed natural gas station at 156 N. Campus Dr.
- 💡 The Jennie Barker Rd overhead to underground project is now complete.
- 💡 The temporary transformers for Garden City Dialysis Center and Love's Country Store have been installed.
- 💡 Installed stub poles for the sewer manhole markers, for the DFA project.

Month	Assisted Contractors	Assisted Customers	Street Light repairs
July	14	41	18
August	2	31	19
September	9	23	12



Splice Vault installation at Jennie Barker & Schulman



Month	Utilities Located
July	269
August	199
September	288

Outage Data
💡 On July 29 th , breaker 503 operated affecting approximately 113 meters.
💡 On August 7 th , breaker 207 operated twice affecting approximately 342 meters.
💡 On August 16 th , breaker 203 operated multiple times affecting approximately 485 meters.

CITY OF GARDEN CITY

Report on Irrigation Water Use by Parks, Zoo, and GCRC 2013 - 2015

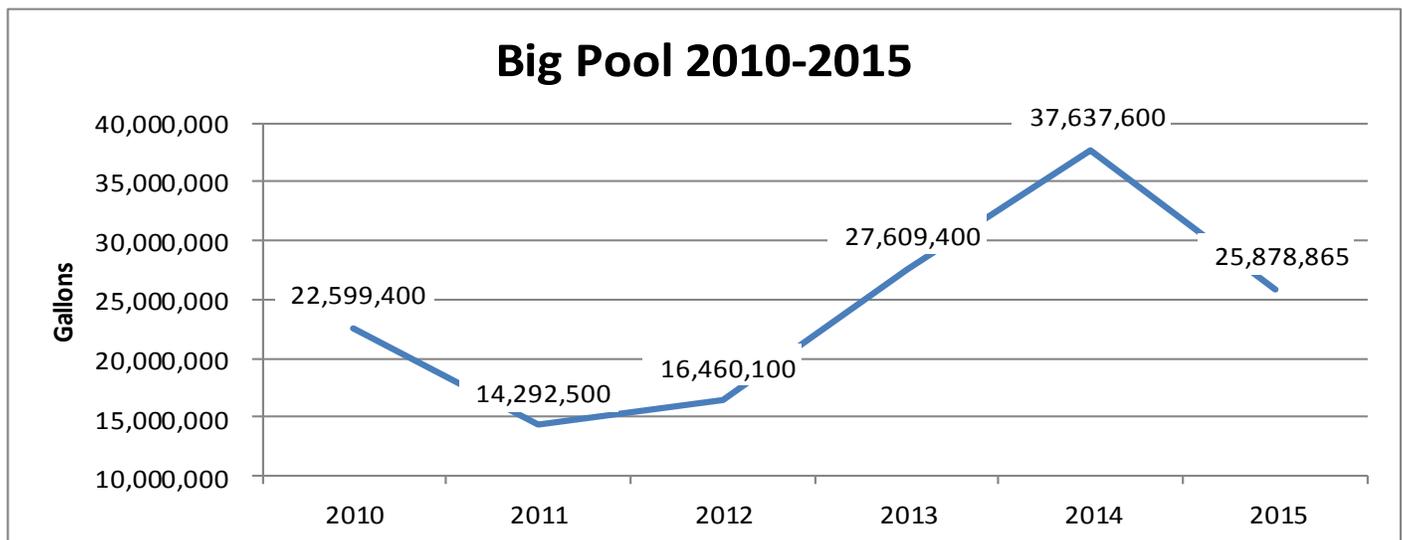


Background

There are 219 meters that serve the City of Garden City buildings and facilities. This also includes facilities that are operated by the Garden City Recreation Commission. This page gives information on the total usage of water from our largest water consuming departments in the years 2013—2015.

Big Pool Water Usage

2015 Big Pool water usage has decreased 31% from our high water mark in 2014. We anticipate the further repairs that have been identified will have additional positive impact on Big Pool water usage.



The table below shows the water usage per meter over the past 5 years. The history for the spray ground is not as extensive due to its recent installation. The bathhouse meter operates continuously to keep the pool level adjusted. Repair activities are underway to reduce water loss from the scum gutter system, this will reduce the water required from this meter.

Meter	2010	2011	2012	2013	2014	2015
West Fill Pipe	3,480,000	2,653,000	6,771,800	5,981,400	14,533,200	12,201,910
Spray ground	-	-	-	1,271,200	514,800	948,242
Bathhouse	19,199,400	11,639,500	9,688,300	20,356,800	22,589,600	12,728,713
Total Usage	22,599,400	14,292,500	16,460,100	27,609,400	37,637,600	25,878,865
+/- Prior Yr		-37%	15%	68%	36%	-31%

Big Pool (continued)

I also looked into the relationship of water use at the spray ground to other water use at the Big Pool. Looking at the surface area we can see the water requirement relationship between the different features of the Big Pool. The current metering arrangement allows us. The information shows that there is some correlation to water savings for the spray ground. The spray ground facility uses about 30% less water per ft².

	Area (ft ²)	gal. used per ft ²
Big Pool	52,013	498
Pool Only	49,513	504
Spray ground	2,500	379

The average daily attendance over the past three years is approximately 330 people per day. If the daily average of 330 people were in the pool at the exact same time, which is unlikely, each swimmer would have 144 ft² to themselves which consumes 72,576 gallons of water over the course of swim season.

Finding ways to improve the facility and patron experience that minimize the per patron water requirement through adjustments in pool volume or water features will provide significant water savings. A realistic consideration of patron volume at the Big Pool will be essential to making the best policy choices in the future.

GCRC

GCRC has 27 Meters in use, water use during the irrigation months increased 18% from 2014. Compared to 2013 GCRC water usage in 2015 was 19% lower. There are some areas that have made large reductions that have been sustained for the last two years.

- Peebles Field reduced water usage by 2.2 million compared to 2014 for a 34% reduction, and 3.8 million gallons less than 2013.
- Dean Wiley Park used 1.2 million gallons less than in 2014 for a 30% reduction and 2.1 million gallons less than the same period in 2013.
- Ben Grimsley Tennis Complex has reduced water usage by 50% from 2014 for 700,000 gallon savings. Additionally, their water usage compared to 2013 is 1.3 million gallons less! This is nearly 2/3 reduction in water.

There have been some large increases in usage as well. Water use at Tangeman Complex is attributed to GCRC for our purposes of tracking non revenue water, however GCRC does not maintain this irrigation system, it is maintained by GCCC. Of the four meters that serve Tangeman there has been an increase of approximately 2 million gallons over last year. Our goal will be to focus on this system and work with GCCC with the goal of improving water conservation in the future.

GCRC (minus Big Pool)	2013	2014	2015
Apr	5,294,000	7,261,000	4,803,100
May	9,229,800	5,403,500	1,903,200
Jun	13,752,300	4,808,200	6,567,100
Jul	7,350,400	9,039,800	9,906,900
Aug	9,018,200	5,429,600	7,503,200
Sep	6,559,700	3,579,200	11,240,100
Total	51,204,400	35,521,300	41,923,600

Lee Richardson Zoo

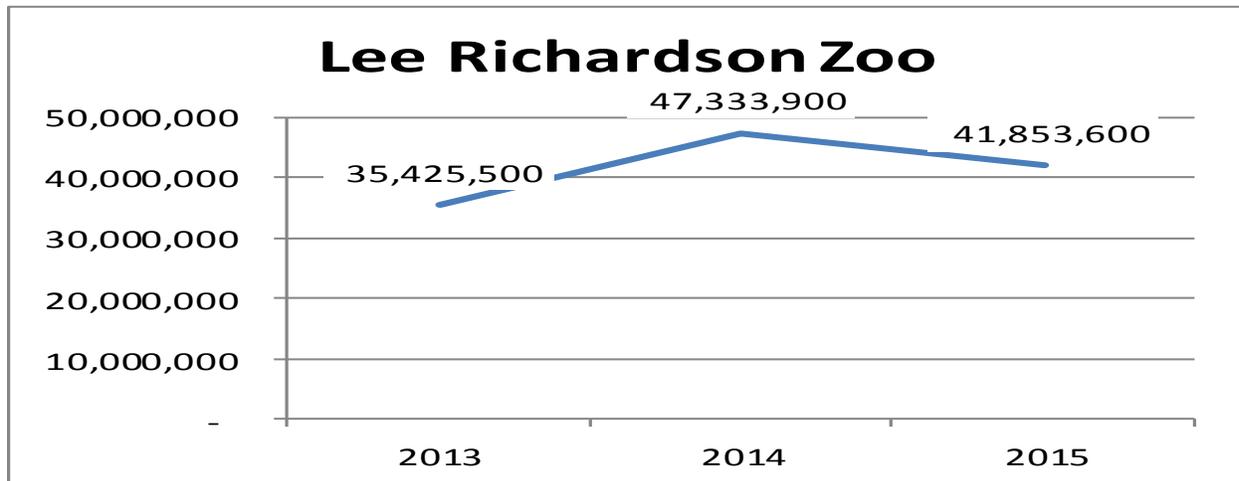
The following tables list the usage by Lee Richardson Zoo. The Zoo has 33 meters that serve the Zoo animal enclosures. The Zoo's water usage is 11% lower than last year. The 2013 water usage number is somewhat deceptive because a new meter was added to supply water to the zoo that was previously supplied from a well not connected to the City water supply.

For the sake of identifying meters within facilities such as Lee Richardson Zoo staff assigns them names, especially at the Zoo the names might give the impression that they are solely for the use of that exhibit. Many times water is also used for irrigation of the landscape surrounding the exhibit and the area irrigated often varies.

- Water consumption from that new meter was 49% less in 2015 as compared to 2014, a savings of 3 million gallons.
- Consumption at the aviary meter was reduced by 2 million gallons.
- Consumption at the meter that serves the duck ponds was reduced by 50% over last year saving 700,000 gallons.
- A meter in the southeast part of the Zoo reduced by 67% saving 500,000 gallons.

The majority of the Zoo meters registered lower water consumption in 2015. The primary exception to this was the elephant pond meter (which serves several areas of the Zoo in addition to the elephant exhibit) which used nearly 4 million gallons more than in 2014. We will work with Zoo staff to investigate usage at this meter.

We have worked with Zoo maintenance staff to get a better understanding of water usage and we believe we will have continued success reducing overall water usage.

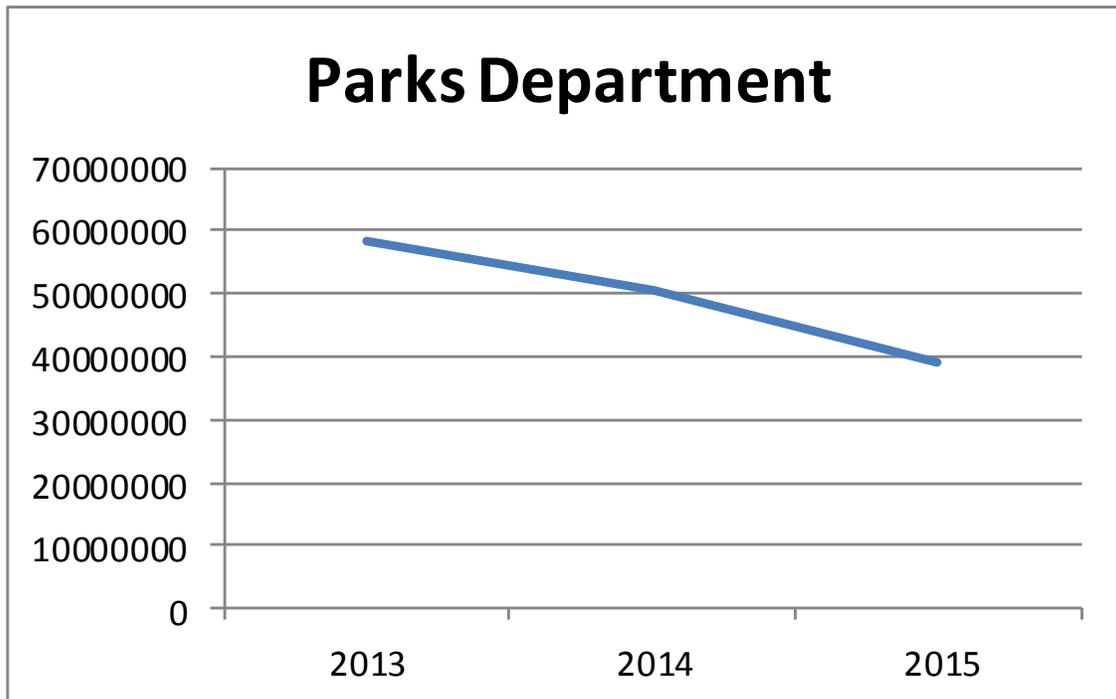


Zoo (Summer)	2013	2014	2015
Apr	5,681,600	10,144,000	5,018,900
May	7,202,200	6,591,000	6,148,500
Jun	9,001,900	9,332,400	7,360,300
Jul	3,942,900	8,921,100	8,293,300
Aug	6,896,600	8,193,800	6,792,600
Sep	2,700,300	4,151,600	8,240,000
Total	35,425,500	47,333,900	41,853,600

Garden City Parks Department

The Parks Department has 105 meters throughout the community. The top 20 meters for water consumption saved an average of 14% per meter compared to last year. This reduction accounts for approximately 6 million gallons of water. The primary reason for the water reductions was the cool wet spring and a reduced number of 100° days this summer. Parks staff work to ensure sprinkler systems are well maintained and this also helps promote conservation. 17 meters in this department recorded increases in consumption in the past year. This negatively impacted savings by approximately 1.8 million gallons. The largest of these was a 650,000 gallon increase at the Soccer Field at 1702 E. Mary, this system is operated by GCRC and we are working with them to get a report on what is impacting the usage at this location. We are also working with the Parks Department to identify additional opportunities for water savings.

Parks Irrigation	2013	2014	2015
Apr	6,080,500	10,304,600	3,390,400
May	12,175,600	8,304,600	2,517,900
Jun	13,922,400	10,642,300	7,013,270
Jul	5,034,700	9,476,400	8,598,500
Aug	13,440,800	8,898,600	6,734,900
Sep	7,744,200	3,005,400	10,602,800
Total	58,398,200	50,631,900	38,857,770



**CONSIDERATION OF
APPROPRIATION ORDINANCE**

Ordinances & Resolutions

STAFF REPORT
GC2015-69: Rezoning from “C-1” Neighborhood Shopping District to “R-2” Single Family Residential District,
504 N. Evans St., Garden City, KS

GENERAL INFORMATION

Date:	October 19, 2015	Jurisdiction:	Garden City
Owner:	Frankie Petersen		
Applicant:	Brent Petersen		
Requested Action:	Rezoning from “C-1” Neighborhood Shopping District to “R-2” Single Family Residential District		
Purpose:	Rezone property for residential use		
Location address:	504 N. Evans St., Garden City		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan		
Sites Existing Zoning:	“C-1” Neighborhood Shopping District		
Surrounding Zoning:	North “R-2” Single Family Residential District South “C-1” Neighborhood Shopping District East “R-2” Single Family Residential District West “C-1” Neighborhood Shopping District		
Land Area:	Contains 3.12 acres +/-		
Notice Date:	This project was published and noticed by mail as required by code.		

COMMENTS & REQUIRED IMPROVEMENTS

1. The applicant is requesting to rezone this parcel from the “C-1”, Neighborhood Shopping District to the “R-2”, Single Family Residential District.
2. The owner would like to sell the property for residential use, and cannot sell the property for a residential use until the property is rezoned.

RECOMMENDATION

Staff recommends approval of the rezoning.

PLANNING COMMISSION RECOMMENDATION:

Members Present- 8
 Yea vote- 8
 Nay vote- 0

Please see the attached minutes from the October 15th Planning Commission Meeting:

GC2015-69 Rezone 504 N. Evans St. from “C-1” to “R-2”, Brent Petersen

Staff Kentner reads staff report.

Secretary Kentner explains case.

Chairman Lopez – I think you brought up a good point already. I grew up in that area of town and there used to be several businesses there, a body shop, other convenience stores. That area has changed considerably over the years. I think this makes good sense at this time.

Member Germann – So the lot is already separated from the business? We don’t have to have any additional action to split it?

Secretary Kentner – Yes, the lots are separated and our understanding is that no part of the printing business is stored or housed on the lot with the home. Selling the lot will help with the expense of her care.

Member Germann – The picture of the house looks really close to the business.

Secretary Kentner – There is actually a driveway in between the house and the business. It would meet the spacing requirements.

Member Schneider – There is nothing about this that would affect the business negatively?

Secretary Kentner – No. The business would still be zoned as C-1 and would continue to operate normally. This action is just for the lot with the house on it.

MEMBER GERMANN MAKES MOTION TO APPROVE THE REZONE REQUEST.

MEMBER LAW SECONDS MOTION.

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

Germann	Hitz	Gigot	Howard	Law	Lopez	Schneider	Schwindt
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.



Case Number: GCBZA2015-69
 Applicant: Brent Peterson
 Address: 504 Evans St., Garden City
 Request: Rezone from "C1" to "R2"





Figure 1. View of property looking east.



Figure 2. View of property looking east.



Figure 3. View of south adjacent property.



Figure 4. View of Evans St. looking southeast.



Figure 5. View of property looking east.



Figure 6. View of the west side of Evans St.



Figure 7. View of property looking east.



Figure 8. View of property looking west.



Figure 9. View of property looking southwest.



Figure 10. View of property looking west.

(Published in the Garden City Telegram on the _____ day of November, 2015)

ORDINANCE NO. _____-2015

AN ORDINANCE APPROVING THE REZONING OF LAND FROM "C-1" NEIGHBORHOOD SHOPPING DISTRICT TO "R-2" SINGLE 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 to rezone the below described real property from "C-1" Neighborhood Shopping District to "R-2" Single Family Residential District:

The North Half (N/2) of the West Half (W/2) of Block "B", of Holmes First Addition to Garden City, Kansas.

SECTION 2. The District Zoning Map referred to in the Zoning Regulations, Section 3.020, of the City of Garden, 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, Zoning Regulations, 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 17th day of November, 2015.

JANET A. DOLL, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

RANDALL D. GRISELL, City Counselor



CITY COMMISSION

JANET A. DOLL,

Mayor

ROY CESSNA

MELVIN L. DALE

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
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GARDEN CITY, KS
67846-0998
620.276.1130
FAX 620.276.1137
www.garden-city.org

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 10 November 2015

RE: CENTRAL FIRE STATION ADDITION – TEMPORARY
FINANCING

ISSUE

The Governing Body is asked to consider and approve an Ordinance authorizing the Central Fire Station Addition and the use of temporary financing.

BACKGROUND

Bond Counsel Mary Carson has prepared the attached ordinance authorizing the Central Fire Station Addition which also provides for the use of temporary financing in advance of a future General Obligation Bond issue.

The Ordinance authorizes a maximum expense of \$2,250,000.00. The current estimate for the fire station addition is \$1,591,100 and the estimated cost of the watermain relocation is \$265,400; the \$2,250,000 maximum provides a contingency of \$393,500 for either the building or watermain. We will purchase the temporary notes with idle City funds.

ALTERNATIVES

- 1) The Governing Body may adopt the Ordinance.
- 2) The Governing Body may defer action until a later date.

RECOMMENDATION

Staff recommends Governing Body adopt the Ordinance.

FISCAL

Depending upon when permanent GO bonds are issued to retire the temporary financing, the first Bond payment would likely not occur until 2017.

(Published in the *Garden City Telegram* on November ____, 2015)

ORDINANCE NO. ____-2015

AN ORDINANCE OF THE CITY OF GARDEN CITY, KANSAS, AUTHORIZING THE CITY TO MAKE CERTAIN PUBLIC BUILDING IMPROVEMENTS AND AUTHORIZING THE CITY TO ISSUE GENERAL OBLIGATION BONDS IN AN APPROXIMATE PRINCIPAL AMOUNT OF \$2,250,000 TO PAY COSTS OF THE IMPROVEMENTS.

WHEREAS, K.S.A. 12-1736 *et seq.*, as amended (the “Public Building Act”), authorizes the governing body of the City of Garden City, Kansas (“City”) to acquire and construct, make repairs, reconstruct, remodel, replace, make additions to, furnish or equip any public building and to issue general obligation bonds of the City for such purposes; and

WHEREAS, the governing body of the City has determined it is necessary to authorize improvements described in Section 1 of this Ordinance (the “Public Building Project”),

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

Section 1. Authorization of Project. Under the authority of the Public Building Act the City authorizes the construction of an addition to the Central Fire Station at 212 N. 9th St. and all thing necessary and related thereto, including the relocation of a water transmission main, all at an estimated cost of \$2,250,000.00 (including costs of issuing notes and bonds).

Section 2. Payment of Project Costs. The costs of the Public Building Project are authorized to be paid by the city-at-large through issuing general obligation bonds of the City in the amount of \$2,250,000.00, as provided by the Public Building Act. Temporary Notes may be issued to pay the costs of the Public Building Project until the general obligation bonds authorized by this Ordinance are issued.

Section 3. Reimbursement. The obligations authorized by this Ordinance are authorized to reimburse expenditures made by the City 60 days before the date of this Ordinance and thereafter, as provided in United States Treasury Regulation § 1.150-2.

Section 4. Effective Date. This Ordinance shall be in force and take effect from and after its passage and approval by the governing body of the City and publication one time in the official City newspaper.

[Remainder of Page Intentionally Left Blank]

PASSED AND APPROVED by the governing body of the City of Garden City, Kansas on November 17, 2015.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Janet A. Doll, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

Old Business



MEMORANDUM

TO: City Commission
FROM: Matt Allen, City Manager
DATE: November 16, 2015
RE: Consideration of the purchase agreement for the Con-Agra plant owned by JBS/Swift

CITY COMMISSION

JANET DOLL,

Mayor

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue

The City Commission is asked to consider and approve (subject to minor changes or additions made by counsel) a purchase agreement for the former Con-Agra plant currently owned by JBS Swift.

Background

This property is adjacent to City limits. It is the former site of the ConAgra beef packing facility which burned in 2000 and never restored operation. There are 336 acres and associated property rights. City representatives negotiated the terms of the purchase with JBS for \$2.4 million. At the September 2, 2015 regular meeting the City Commission approved, generally, the terms and directed the City Attorney to move forward with preparing a purchase agreement. This has been done. In addition, the City has begun due diligence work on the water and the environmental requirements. The City Attorney has asked for the flexibility to make minor changes to the agreement based any elements confronted at closing related to the uniqueness of this property.

As a reminder of the facts concerning this property, there are approximately 1,900 acre feet of water right associated with this property. It will undoubtedly require treatment for municipal use, but is a quantity equal to nearly 25% of the City's total existing resources. The property is adjacent the corporate limits of the City. Adjacent to US50/400, near US83, near all City services and adjacent to BNSF rail line. If cleaned up, its highest land use would be as industrial area.

Alternatives

1. Approve the purchase agreement.
2. Do not approve the purchase agreement.

Recommendation

Staff recommends Alternative 1.

Fiscal Note

The initial \$2,400,000 purchase would be financed through temporary notes. Long-term strategies likely require 10-year bond financing. Debt service would be proportionately divided between the Water Utility and Bond & Interest.

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REAL ESTATE PURCHASE AGREEMENT

This REAL ESTATE PURCHASE AGREEMENT (“Agreement”) is entered into by and between the City of Garden, Kansas, a Kansas municipal corporation (the “City”) and Swift Beef Company, a Delaware for-profit corporation authorized to do business in Kansas (“Swift”).

Recitals:

- A. The City is in need of additional land and additional water for current and future municipal use.
- B. Swift is the owner of the real property described in Appendix A.
- C. Swift currently owns the following Water Rights designed as Kansas State Department of Agriculture, Division of Water Resources (“DWR”) Files No.: FI78; 13,341; 21,747; 36,956; and 38,437 (the “Water Rights”).
- D. Swift believes the Water Rights are in good standing with the DWR and with the Southwest Kansas Groundwater Management District No. 3 (“GMD”).
- E. Swift believes that the Water Rights are appurtenant to the Property and not to any other real estate.
- F. After purchase, the City intends to file applications with DWR to change the authorized beneficial use, the authorized place of use, and the authorized points of diversion for each of the Water Rights to permit the City’s use of the water for municipal purposes.

In consideration of the purchase price and the terms and conditions set out below, the parties agree as follows:

- 1. **Effective Date.** This Agreement is effective on the last date this Agreement is signed by all the parties (“Effective Date”) as shown on the signature page of this Agreement.
- 2. **Property.** The City agrees to purchase and Swift agrees to sell the real estate described above, including the improvements and fixtures thereon or attached thereto, together with all easements and other rights and appurtenances, and including all mineral rights owned by Swift and the Water Rights (the “Property”).
- 3. **Purchase Price.** The purchase price is Two Million Four Hundred Thousand Dollars (\$2,400,000) (the “Purchase Price”). The City agrees to deposit earnest money in the amount of Five Thousand Dollars (\$5,000) (the “Deposit”) with the Title Company within five (5) business days after the Effective Date. The Deposit will be applied to the Purchase Price at Closing. The City agrees to pay the balance of the purchase price and any additional sums due at Closing.
- 4. **Representations and Warranties by Swift.** Swift represents and warrants to the City:

a. Swift is a for profit corporation duly organized, validly existing and in good standing under the laws of Delaware and Kansas, with full corporate power and authority to conduct its business as it is now being conducted, to own and use the Property, and to perform all its obligations under this Agreement.

b. This Agreement constitutes Swifts' legal, valid, and binding obligation and is enforceable against Swift in accordance with its terms. Swift has the unrestricted right, power, authority and legal capacity to execute and deliver this Agreement and to perform its obligations under this Agreement.

c. Swift will have good and marketable title to the Property at Closing, subject only to liens, easements, encumbrances, restrictions, and reservations of record.

d. Swift is not in default on any of its obligations or liabilities relating to the Property nor is there any state of facts, circumstances, conditions, or events that after notice or lapse of time or both, would constitute or result in any default by Swift.

e. There are no adverse or other parties in possession of the Property or any part thereof.

f. Swift has not retained any broker or agreed to pay, any brokerage or finder's fee or commission for, or on account of, this Agreement.

g. Except as disclosed in Appendix B:

- i. Swift has not disposed of any Hazardous Substance at, on, or under the Property.
- ii. Swift complied with any and all applicable Environmental Laws.
- iii. All of the wastewater and animal waste, including animal carcasses, generated on the Property have been disposed in a manner consistent with all Environmental Laws.
- iv. Swift has not received oral or written notice of, nor does it have any reason to believe that there are any existing, pending, or threatened citations, claims, complaints, or violations, nor is there any basis for any claim, action, or proceeding because of a material violation of any Environmental Law; any Environmental Condition; or the presence of any Hazardous Material at, on, or under the Property.
- v. Swift owns the entire authorized place of use for each of the Water Rights.
- vi. All Water Rights are in good standing DWR.
- vii. Swift has not used water in excess of the authorized quantity from any of the Water Rights at any time.

- viii. Swift has filed timely and accurate water use reports with DWR for all Water Rights.
- ix. Swift has not received any notices of noncompliance or any enforcement documents from DWR at any time.
- x. The warranties and representations set forth above will be true, complete, and correct in all material respects as of and at Closing.

5. Representations and Warranties by the City. The City represents and warrants to Swift:

- a. The execution and delivery of this Agreement and each of the other documents and instruments contemplated herein and the performance by the City of all of the transactions contemplated by this Agreement have been duly authorized.
- b. City has not retained any broker or agreed to pay, any brokerage or finder's fee or commission in connection with this Agreement or the transactions proposed or contemplated in this Agreement.
- c. The warranties and representations set forth above will be true and correct in all material respects as of and at Closing.

6. Swift's Retained Liabilities.

- a. The City does not assume, and Swift retains and remains fully responsible for the following liabilities ("Swift's Retained Liabilities"), if any.
 - i. All third party financial losses, bodily injury, or property damage that occurred prior to Closing, or is the result of actions or events that occurred prior to Closing, whether accrued or unaccrued, known or unknown, disclosed or undisclosed, and whether the same existed on the Closing Date, or are contingent upon future circumstances or events.
 - ii. Any and all known and unknown Environmental Conditions at, on, or under the Property as of Closing; violations of any Environmental Law prior to closing; and any "Hazardous Material" on the Property as of Closing, whether or not any such Environmental Condition, violation, or Hazardous Material are described in Appendix B.
- b. "Environmental Condition" means any condition or status of the Property that requires or may require investigation, monitoring, removal, remediation, modification, or other environmental compliance actions under applicable Environmental Laws, including but not limited to the presence, release, or disposal of any Hazardous Material at, on, or under the Property as of Closing.

c. "Environmental Laws" means all federal, state, and local laws or regulations relating to the environment (including, but not limited to, surface water, groundwater, drinking water, soil, sediments, surface or subsurface strata, media, or air), pollution control, environmental investigations, environmental remediation, product registration, Hazardous Materials, hazardous substances, toxic substances, wastes, and environmental health and safety statutes or regulations including, but not limited to, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response Compensation and Liability Act, the Superfund Amendments and Reauthorization Act, the Toxic Substances Control Act, the Safe Drinking Water Act, the Federal Water Pollution Control Act (Clean Water Act), the Clean Air Act, the Power Plant and Industrial Fuel Use Act of 1978, the National Environmental Policy Act, or other anti-pollution, waste control and disposal, and environmental "clean-up" provisions of any such Laws and including each of their state or local counterparts.

d. "Hazardous Material" means, without limitation, any chemical, material, or substance presently listed, defined, designated, classified or otherwise determined to be a "hazardous substance," "hazardous waste," "hazardous material," "toxic substance," "pollutant," "contaminant," "toxic chemical," "hazardous chemical," "pesticide," or related material in any Environmental Law, including, without limitation, chloride, asbestos, asbestos-containing materials, PCBs, PCB-containing equipment, petroleum, and petroleum-derived substances or wastes.

7. The City's Due Diligence.

a. Swift authorizes the City to enter onto the Property to conduct its investigations, inspections, and surveys, and authorizes the City to drill test holes or test wells on the Property without further approval from Swift. The City will plug all test holes and test wells as required by applicable regulatory standards to prevent contamination of groundwater supplies and will restore the surface of the Property to original contours.

b. The City will have until 60 days after the Effective Date ("Inspection Period") in which to inspect the Property, obtain an ALTA or boundary survey, and otherwise conduct due diligence to verify whether the City desires to acquire the Property. All such inspections and testing will be conducted at the City's sole cost and expense.

c. If any inspections or testing disclose, in the City's sole opinion, any material issues or concerns regarding the Property, the City will have the right to terminate this Agreement by delivering to Swift written notice of the termination on or before the expiration of the Inspection Period and the City shall receive a prompt return of the Deposit.

8. Additional Contingencies.

a. The City's duty to close and purchase the Property is also contingent on the City reasonably concluding that:

- i. The Water Rights are valid and in good standing with DWR and the GMD;
 - ii. Water can be diverted from the Water Rights from points of diversion on the Property;
 - iii. Water quality from the proposed points of diversion is satisfactory for municipal use without the need for significant treatment;
 - iv. The City will be able to convert the Water Rights to municipal use in a quantity of at least ____ acre-feet per year;
 - v. The City concludes that Swift holds good and merchantable title to the Property and the Water Rights as provided in this Agreement; and
 - vi. Swift's representations and warranties are true, complete, and correct in all material respects.
- b. Swift's duty to close is contingent on its good faith determination, based on its review of the due diligence documents provided to it by the City, that its potential future liability for any Environmental Conditions identified in those due diligence documents, or otherwise already known by Swift, and that will continue to exist on the Property as of Closing, is not likely to exceed the present value of \$200,000.00.

9. **Evidence of Title.** Swift will provide City with a title insurance commitment (together with all exception documents) from the Title Company ("Title Commitment") for an ALTA extended coverage form owner's policy committing to insure marketable fee simple title in the Property upon the recording of the deed in the amount of the Purchase Price.

a. Swift agrees to satisfy all of Swift's requirements in Schedule B-1 of the Title Commitment.

b. If the City's review of the title to the Property, the Water Rights, or the Survey discloses exceptions that render the title unmerchantable, the City must notify Swift in writing of such defects within thirty days after receipt of the title insurance commitment.

c. Swift agrees to use its best efforts to address any title defects.

d. Swift has a reasonable time, not to exceed ninety (90) days, after the City notifies Swift of title or survey objections to have the title defects removed or to obtain a commitment from the Title Company to insure against loss or damage that may be occasioned by the title defects. The time of closing will be extended until the title defects are cured or the time to cure expires, whichever first occurs.

e. If, after reasonable efforts, Swift is unable to cure or remove the title defects or, in the alternative, to obtain a commitment from the Title Company to insure against loss or damage that may be occasioned by the title defects, the City may

- i. Extend the time to cure;
- ii. Terminate this Agreement upon written notice to Swift and the Deposit will be returned to City;
- iii. Waive the objections (in writing only) and proceed to Closing; or
- iv. Elect to pursue such other legal or equitable remedies available to the City under applicable law.

f. Upon Closing, the Title Company will issue an "Owner's Title Policy," which will provide affirmative title insurance coverages with only the title and survey exceptions waived by the City. The Owners Title Policy must reflect Swift's cure of any title or survey objections and the satisfaction of all of Swift's requirements in Schedule B-1 of the Title Commitment.

10. Closing.

a. The parties designate First American Title Company of Garden City, Kansas, ("Title Company") as the escrow-closing agent.

b. This transaction will close (the "Closing") on or before 5 days after the end of the Inspection Period (the "Closing Date"). At Closing, Swift agrees to execute and deliver to the Title Company:

- i. A General Warranty Deed conveying the Property and the Water Rights to the City, subject only to matters of record shown in the Title Commitment to which the City did not object or to which the City waived its objection;
 - ii. All other documents reasonably necessary to complete the Closing as required by the Title Company or the City; and
 - iii. All documents necessary to cure any title or survey objections that Swift committed in writing to cure by Closing.
- c. The City will be entitled to possession immediately after Closing.
- d. At Closing, the City agrees to deliver to the Title Company:
- i. Immediately available funds sufficient to satisfy its obligations under this Agreement; and
 - ii. All other documents necessary to complete the Closing as required by the Title Company.

e. Swift and the City will share equally all costs and charges of the Title Company associated with the Closing, the Title Commitment, and the Owner's Title Policy premium.

f. The City will pay all costs to record the General Warranty Deed.

g. Swift will pay all costs to record:

- i. Releases of existing liens, if any;
- ii. Documents needed to address all Title Company requirements; and
- iii. All other documents needed to cure any title or survey objections.

h. At or before Closing, Swift will pay all taxes, assessments, utility, and other charges that accrue prior to and including the date of Closing. The City will be responsible for paying all taxes, assessments, utility, and other charges allocable to the Property from and after the Closing Date. The parties agree to use good faith in negotiating the prorations and allocations on the closing statement.

11. **Default and Remedies.** If Swift defaults and such default continues more than five days after the City delivers written notice to Swift of such default, the City may:

- i. Sue to specifically enforce this Agreement; or
- ii. Terminate this Agreement by written notice to Swift and promptly receive its Deposit back. If the City defaults and such default continues more than five days after Swift delivers written notice to the City of such default, Swift may terminate this Agreement by written notice to the City and retain the Deposit as liquidated damages as Swift's sole remedy. The terms of this Section will survive Closing or termination of this Agreement.

12. **Miscellaneous.** The parties acknowledge and agree that the following terms and conditions are a material part of this Agreement:

a. All notices shall be served either personally, by recognized public or private express mail service, or by depositing the same in a United States Post Office, certified or registered mail, return receipt requested, postage prepaid, and properly addressed as follows:

If to Swift: _____

Phone: _____
Fax: _____
Email: _____

If to the City: Matt Allen, City Manager

301 N. 8th St.
Garden City, KS 67846
Phone: 620-276-1160
Fax: 620-276-1169
Email: matt.allen@gardencityks.us

with copies to: Randall D. Grisell, City Attorney
Doering & Grisell, P.A.
124 Grant Avenue
Garden City, Kansas 67846
Phone: 620-275-8084
Fax: 620-275-5076
Email: randyg@gcnet.com

and

David M. Traster
Foulston Siefkin LLP
1551 N. Waterfront Parkway, Suite 100
Wichita, Kansas 67206-4466
Phone: 316-291-9725
Fax: 866-347-3138
Email: dtraster@foulston.com

b. Notice shall be deemed to have been given when personally delivered, one day after depositing the notice with a next day delivery service, or three days after depositing the notice in the United States mail.

c. The parties acknowledge that they have not used a realtor in this transaction. Neither of the parties believe that they owe a real estate commission to any party as a result of this Agreement. In the event a real estate commission becomes due and owing by virtue of any contract any of the parties have or had with a real estate broker or agent, such commission shall be the sole responsibility of the party entering into the contract. The provisions in this paragraph shall survive the closing or other termination of this Agreement.

d. Promises and warranties made herein will survive closing.

e. Time is of the essence.

f. Each party is separately liable for the fees of that party's attorney in connection with the preparation of this Agreement, examination of title, correction of title defects, and drafting of other documents.

g. This Agreement may be assigned without the written consent of either party.

h. This Agreement may be executed in several counterparts, each of which shall be deemed an original but which together shall constitute one and the same instrument.

i. Signatures transmitted by facsimile or that are scanned and transmitted by electronic mail shall be acceptable and bind the parties but the parties agree that original signatures shall be obtained and exchanged within 30 days after execution of this Agreement.

j. There are no representations, warranties, inducements, promises, or agreements, oral or otherwise, between the parties pertaining to the subject matter hereof that are not fully set out in this Agreement. This Agreement, together with the attachments thereto, constitutes the parties' full and final agreement and supersedes all prior written and oral negotiations, contracts, understandings, memoranda, letters of intent, and agreements that pertain to the subject matter hereof.

k. This Agreement may be amended or supplemented in whole or in part when such amendments are approved in writing and fully executed by both parties.

l. Neither any failure by a party to enforce or insist on compliance with any right, term, condition, or provision of this Agreement, nor any consent by a party to any departure from any right, term, condition, or provision of this Agreement, is a waiver of such right, term, condition, or provision. A party waives only those rights, terms, conditions, or provisions that are specifically waived in writing and signed by the party waiving its rights, and any waiver or consent will only be effective for the specific instance for which it is given.

m. This Agreement will be construed and enforced in accordance with the laws of the State of Kansas without regard to the choice of law provisions thereof.

n. The invalidation of any term, condition, or provision of this Agreement by law, judgment, or court order will not affect any other provision, which unaffected provisions will remain in full force and effect.

o. The parties have entered into this Agreement because it is fair to both parties. The parties therefore agree that this Agreement must be construed as if all parties were equally responsible for drafting each and all of its provisions.

p. The recitals are a part of this Agreement and are incorporated herein.

q. For purposes of this Agreement, the term "Swift" includes any officer, executor, administrator, representative, successor, or assign.

IT IS SO AGREED.

SWIFT BEEF COMPANY

CITY OF GARDEN CITY, KANSAS

By: _____

By: _____

Name: _____
Title: _____
Date: _____

Name: _____
Title: _____
Date: _____

Appendix A Description of the Property

Parcels of land located in Sections 22, 23 and 26, all in Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 1, of the Parcel Plat of Ponderosa Addition, thence North $01^{\circ}31'05''$ East 234.8 feet; thence southeasterly, at an interior angle of $55^{\circ}03'$, along a line parallel with the Northerly right-of-way line of said B.N.S.F. Railroad, 1,739.5 feet to the West right-of-way line of Farmland Road; thence East 50 feet to the East line of Farmland Road; thence North along said East right-of-way line, to the intersection with a line a line 60 feet south of as measured perpendicular to and parallel with the East-West Half Section line; thence North $89^{\circ}51'30''$ East 1,250 feet more or less, along said parallel line, to a point which is 60 feet south of and 1,028.38 feet west the intersection of the Half Section Line and the centerline of the Second Drainage District Ditch; thence North $0^{\circ}14'$ East 60 feet to the East-West Half Section Line of Section 23; thence North $89^{\circ}51'30''$ East 1,028.38 feet along said Half Section Line to the centerline of the Second Drainage District Ditch; thence along said centerline North $2^{\circ}43'00''$ West 108.40 feet to a point of curvature; thence along a curve to the left a distance of 25 feet; thence North $89^{\circ}51'30''$ East 348 feet to a point on the North-South Half Section Line of Section 23; thence South $0^{\circ}18'30''$ East 130.0 feet along said Half Section line to the Center Corner of Section 23; thence East along said Half Section Line, 574.90 feet to the Northwest Corner of Towns Riverview Subdivision; thence Southeasterly along the Westerly boundary of said subdivision; thence East, 287.5 feet, along the South boundary of said subdivision to the Northeast corner of Tract E; thence South along the West line of said Tract E to the South line of said subdivision; thence West along the South line of said Section 23, to the West line of the Second Drainage District Ditch; thence North and Southeasterly along said West line, to the northerly right-of-way line of the B.N.S.F. Railroad; thence North $55^{\circ}12'20''$ West along said right-of-way to the East Line of Lot 3; thence North $0^{\circ}02'13''$ East 1,286.33 feet; thence North $01^{\circ}49'21''$ West 955.38 feet to the North line of Section 26; thence North $90^{\circ}0'$ West along said North line to a point which is 1,350.62 feet West of the Northeast corner of said Section 26; thence South $00^{\circ}13'$ West 1373.53 feet to the North line of said railroad; thence North $55^{\circ}03'$ West along said railroad a distance of 2416.0 feet to the South line of said Section 23; thence continuing North $55^{\circ}03'$ West along said right-of-way 893.25 feet to the East Line of Section 22; thence continuing Northwesterly along said right-of-way 1,770.0 feet to Southeast corner of Lot 1, Block 1, of the Parcel Plat of Ponderosa Addition; thence North $01^{\circ}31'05''$ East 48.20 to the Point of Beginning. Said tract contains 343 acres, more or less.

Appendix B
Swift's Environmental Disclosures



To: City Commission
Date: November 11, 2015
From: Melinda Hitz, Finance Director
RE: **Garden City Big Pool Funding**

CITY COMMISSION

JANET A. DOLL,
Mayor

ROY CESSNA

MELVIN L. DALE

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:

Garden City Big Pool Funding.

Background:

At the pre-meeting on November 3, 2015, the City was provided information on the Recreation Commission programs provided by their organization. One of those programs is the operation of the Garden City Big Pool. At budget time, the City receives a request from the Recreation Commission for the amount of funding needed from the City in order to open the pool for the season. The amount requested for 2015 was \$160,000 which was paid to the Recreation at the start of the swim season. Now that the season has ended and all revenue and expense has been accounted for, the Recreation Commission is showing a loss on this operation of approximately \$43,000. City staff has met with the Recreation Commission staff and made some adjustments to routine maintenance expenses. The City has received a request from the Recreation Commission for \$41,500 to be paid in 2015. If approved, this funding will come from the City's General Fund. For your information, the City budgeted \$170,000 for 2016.

Alternatives:

1. Provide the funding, \$ 41,500, to the Recreation Commission for 2015 operations.
2. Provide a lesser amount (to be determined by the City Commission) for 2015 operations.

Recommendation:

City staff recommends Alternative 1.

Fiscal Note:

The amount will be paid from the City's General Fund.



Garden City Recreation

310 N. 6th, Garden City, Kansas 67846 – Phone: 620-276-1200 Fax: 620-276-1203 – email: grec@garden-city.org

Memorandum

To: Matt Allen, Melinda Hitz
Date: November 11, 2015
From: Garden City Recreation Commission
RE: Big Pool Funds

Issue

As of October 7, 2015 income and expense report has indicated that the pool ended in a short fall in the amount of \$42,994.33 (This includes employee taxes). It is the Recreation Boards recommendation for consideration that the City of Garden City balance the Big Pool Fund. With consideration the Recreation Board has ask that expense items listed as BP Pre-season prep in the amount of \$1,424.02 be removed from the request. Expenditure amount requested (\$41,570.31)

Background

In 2001 - 2003 discussions of an agreement between the City of Garden City and the Garden City Recreation Commission concerning management of the City Pool being. This would require removing management from Lee Richardson Zoo Department. The City Manager was directed to discuss with GCRC if we would consider taking over the responsibility of the city pool. The City Commission thought it would be a better fit if it was managed by the Recreation Commission.

Alternatives

1. City of Garden City Balance the GCRC pool fund in the amount of \$41,570.31
2. No Action Taken.

Recommendation

The Garden City Recreation Commission recommends that the Governing Body approve the payment to the Garden City Recreation Commission in the amount of \$41,500.

John H. Washington
Superintendent of Recreation



GARDEN CITY

BIG POOL

THREE YEAR FINANCIAL COMPARISON

Income and Expense comparisons from the 2013-2015 seasons, including Profit/Loss Margins

Supplies/Repairs

	2015	2014	2013
BP Pump/Filter Repairs:	\$9,489.94	\$3,890.79	\$307.01
Chemicals:	\$64,757.09	\$39,629.19	\$50,876.33
Paint/Supplies:	\$4,009.94	\$649.48	\$665.75
BP Pre-season prep:	-\$1,424.02	\$1,491.30	\$605.56
Spray Park Repairs:	\$2,481.77	\$5,315.96	\$0.00
Waterline Repairs:	\$2,906.91	\$0.00	\$0.00
Staff Uniforms:	\$1,871.30	\$1,464.55	\$2,899.06
BP Cleaning Supplies:	\$645.31	\$570.18	\$413.32
Bathhouse Repairs:	\$428.53	\$2,231.36	\$828.35
Office Supplies:	\$729.29	\$689.84	\$71.11
BP Coupon Books:	\$515.00	\$726.28	\$779.50
Misc. Supplies:	\$1,593.33	\$3,725.79	\$4,694.78
Utilities/Black Hills:	\$255.09	\$301.95	\$328.01
Dry Ice Project:	\$3,581.71		
Scum Gutter Project:	\$162.32		
Pool Vac Repair:	\$6,538.92		
PA/Speakers:	\$1,135.23		
Lounge Chairs:	\$4,697.79		
Walkie Talkies:	\$1,494.00	\$251.81	\$59.87
Asphalt Entrance:	\$1,176.30		
Stainless Steps:	\$1,515.06		
Chemical Spreader		\$809.00	
Slide Repairs		\$1,503.00	\$4,432.13
Backboard		\$928.79	
Lifeguard Chair		\$704.00	
Boat		\$1,146.00	
Diving Board			\$2,144.00
Locker Repairs			\$1,112.35
Elephant Slide Landing Pad			\$1,505.00
Floor Cleaning Machine			\$3,903.21
Shade Structure			\$1,830.68
Elephant Pool Float Feature			\$1,760.00
Spray Park Signs			\$770.00
Spray Park Equipment/Structure			\$4,568.85
SUB TOTAL:	\$111,408.85	\$66,029.27	\$84,554.87

Labor

	2015	2014	2013
BP Pre-Season Prep:	\$2,317.92	N/A	N/A
LG Hourly:	\$76,331.60	\$85,911.73	\$81,529.78
LG Rental:	\$2,769.40	\$2,386.87	\$1,369.44
Gate/Slide:	\$8,291.52	\$8,624.13	\$14,216.50
Pool Maintenance:	\$21,168.67	\$7,730.60	\$7,675.62
Aquatics Director (Mar 1-Aug 31):	\$19,296.80	\$16,964.64	\$0.00
Payroll Taxes:	\$21,497.15	\$14,786.76	\$9,433.07
SUB TOTAL:	\$151,673.06	\$136,404.73	\$114,224.41

TOTAL EXPENSES:

\$261,657.31	\$202,434.00	\$198,779.28
---------------------	---------------------	---------------------

	2015	2014	2013
<u>City Allowance</u>			
	\$160,000.00	\$150,000.00	\$140,000.00
<u>Admissions</u>			
Gate:	\$46,088.36	\$47,109.96	\$50,646.58
Coupons:	\$1,898.00	\$2,553.00	\$3,930.00
<u>Rentals</u>			
Tyson:	\$5,000.00	\$5,000.00	\$5,000.00
Private/After Hours:	\$1,925.00	\$640.00	\$1,156.25
Swim Meets:	\$2,690.00	\$0.00	\$0.00
Shelter #7:	\$75.00	\$25.00	N/A
Tubes:	\$1,961.05	\$1,906.91	\$1,677.75
Lockers:	\$285.17	\$350.72	\$410.16
Party Packages:	\$165.00	\$160.00	N/A
TOTAL INCOME:	\$220,087.58	\$207,745.59	\$202,820.74

	2015	2014	2013
TOTAL INCOME:	\$220,087.58	\$207,745.59	\$202,820.74
TOTAL EXPENSES:	\$263,081.91	\$202,434.00	\$198,779.28
PROFIT/LOSS:	-\$42,994.33	\$5,311.59	\$4,041.46

Cost Analysis Summary

2013

Labor costs do not reflect an amount for BP pre-season prep; those costs were not separated out of the Maintenance department. They do not reflect an Aquatics Director salary; duties were absorbed by the Assistant Superintendent and Fitness Coordinator.

Supplies and Repairs were difficult to categorize; purchase orders and visa receipt forms were very vague in description.

2014

Labor costs do not reflect an amount for BP pre-season prep; those costs were not separated out of the Maintenance department.

Supplies and Repairs are categorized more accurately this year. Reviewing the purchase history in the chemical line item revealed that muriatic acid wasn't purchased as often, which would indicate that it was not used to control pH as often as it should have been.

Gate Admission was lower than the previous year; the weather was unseasonably cool, with 9 days of pool closures.

2015

Labor costs reflect the hours that staff put in for pre-season preparations at the Big Pool. With the repairs to the recirculation lines and construction of the new west wall, cleanup was extensive and time consuming. Rubber tire marks left behind by the heavy equipment were extremely difficult to remove. High Pressure Power Washers were required to remove most of the marks, stains and debris.

Pool Maintenance labor costs are significantly higher than previous years. We staffed four full time seasonal pool maintenance employees; past seasons reflected 2-3 part time staff. The cleanliness of the pool was significantly noticeable. This summer was the first in a long line of summers without an algae outbreak. While this can be contributed to the repairs to the recirculation lines, I also attribute it to the four staff members who worked seven days a week cleaning the pool. They were meticulous, scrubbed vigorously to maintain the cleanliness of the pool, and took great pride in their work. When the morning shift ended, two staff members returned during the afternoon hours to continue their work. Both pump houses were painted on the outside, and cleaned and organized on the inside. The chemical shed was cleaned, organized, and old equipment was hauled away. Having extra pool maintenance staff allowed for projects that have been put off for years to be completed with great attention to detail.

Supplies and Repairs are categorized accordingly. The increase in chemical expenses can be attributed to the larger recirculation lines and increased flow achieved from the spring construction project. Muriatic acid was purchased, and used to control the pH of the water. In mid-June, we lost a Stenner pH pump and struggled to maintain pH balance, which resulted in cloudy water. We were forced to hand feed acid until the new pump arrived. We purchased a backup pump to have on hand, which we needed a few weeks later. In total, three pumps were purchased. Our investigation revealed an increase in back pressure on the filters, causing the pH pumps to have to work overtime to deliver the acid into the line.

Unexpected expenses included the Dry Ice Blaster and materials used to try and remove algae from the previous summer, and tire marks throughout the deep end of the pool.

Both pool vacuums required extensive repairs midway through the summer. The electrical panels on the units were no longer viable, and parts were no longer available. Both units had to receive new panels and upgrades.

In conclusion, although 2015 reflects an increase in expenses, the outcome speaks for itself:

- The public took notice. We received numerous compliments throughout the summer on the appearance of the pool, facility and water clarity.
- The patrons were much appreciative of the new lounge chairs that were added to the deck this summer.
- We achieved and maintained a clarity and cleanliness to the pool that has been absent for years.
- In previous years, staff shortages required areas of the pool to be closed throughout the day, and sections closed off during the last week of season. This year, we were fully staffed at all times, all the way through to the last day. This provided our patrons with a safe and enjoyable experience while visiting our pool. Our lifeguard staff received recognition in The Telegram with a letter to the editor.

With support, we can continue to provide the community with a safe, clean, friendly and enjoyable facility.

New Business



Memo

To: City Commission
From: Kaleb Kentner
CC: Matt Allen, City Manager
Date: 11/11/2015
Re: Use of Neighborhood Revitalization Program (NRP) with the new Downtown Development Fund (DDF)

ISSUE: Use of Neighborhood Revitalization Program (NRP) with the new Downtown Development Fund (DDF)

BACKGROUND: With the recent adoption of the Downtown Development Fund Program (DDF), staff is seeking clarification to see if the City Commission would allow that program to be used in conjunction with the Neighborhood Revitalization Program (NRP). If the programs were both to be used for the same project, it could be a lucrative opportunity for property owners. This would also be a significant tool for the revitalization of the downtown district. Using just one of the programs is very beneficial to property owners alone. The drawback to allowing participation in the NRP with the DDF together would be that they would have a major impact on replenishing the General Fund to provide for these programs.

ALTERNATIVES:

1. Allow participation in both programs.
2. Allow participation in either the NRP or the DDF, but not both.

RECOMMENDATION: Staff recommends Alternative number 2.

FISCAL NOTE: The NRP allows properties a refund on property taxes for 10 years, in the downtown district. Applicants are refunded a percentage of the increase of property taxes based on the valuation of the property. 75% refund for commercial projects and 95% for residential and projects on registered historical properties. The increase in value could be significant based on the improvements and potential dollars from the DDF. Each project would be different and would be difficult to project without knowing the exact details of the project.

NEIGHBORHOOD &
DEVELOPMENT
SERVICES

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

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GARDEN CITY, KS
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MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 10 November 2015

RE: HIGHWAY & ACCESS DESIGN – MEADOWLARK DAIRY NUTRITION LLC DEVELOPMENT

CITY COMMISSION

JANET A. DOLL,

Mayor

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

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ISSUE

Governing Body consideration and approval of Supplemental Agreement No. 1 with Wilson & Company, Salina, for designing the highway and access improvements for the Meadowlark Dairy Nutrition LLC dairy processing plant.

BACKGROUND

On August 18th, the City Commission selected Wilson & Company, Salina, as the consultant for the Traffic Impact Study (TIS) and highway design related to the milk processing plant. The original TIS and Surveying contract included provisions for a supplemental agreement for the engineering design services for the US-83 and access road improvements after KDOT has approved the TIS and we know what improvements will be required.

The TIS was submitted to KDOT for review and approval on October 23rd. We anticipate about four weeks for KDOT review.

Wilson & Company has prepared the attached Supplemental Agreement No. 1 for consideration and approval. The proposed fee of \$90,700.00 is quite reasonable, at 8.25% of the estimated construction cost. While the TIS is currently under KDOT review, we need to begin basic plan preparation in order to keep to our schedule for an early 2016 bid letting.

A second supplemental agreement will be negotiated construction inspection after the plans and specifications have been approved by KDOT.

ALTERNATIVES

- 1) The Governing Body may approve the Supplemental Agreement No. 1 with Wilson & Company, and authorize execution of the agreement.
- 2) The Governing Body may defer action until a later date.

RECOMMENDATION

Staff recommends acceptance of the Supplemental Agreement No. 1 with Wilson & Company, in an amount not to exceed \$90,700.00, and authorize for the Mayor and City Clerk to execute the agreement.



FISCAL

Engineering costs for the project will be paid from the Project Development Fund, City Capital Project line item No 053-17-000-6171.02, which has a balance of \$272,448.00.

CITY COMMISSION

JANET A. DOLL,
Mayor

A handwritten signature in black ink that reads "Steve Cothrell".

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

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Alaska
Arizona
California
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Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

30 October 2015

Steve Cottrell
301 N. 8th Street
P.O. Box 998
Garden City, KS 67846

Subject: Letter of Supplemental Agreement No. 1– Final Design for Proposed Powdered Milk Industrial Site on US-83, Garden City, Kansas

Dear Steve Cottrell:

Letter of Supplemental Agreement No. 1 to the Letter of Agreement – Traffic Impact Study and Surveying for Proposed Powdered Milk Industrial Site on US-83, Garden City, Kansas dated 11 August 2015. Specifically, the final design will be performed to provide access to a proposed powdered milk industrial site on the east side of US-83 located at the existing gravel driveway approximately 1,200 feet south of BNSF railroad. The proposed access will be located at the same point as an existing gravel plant located off the west side of US-83.

The scope of services provided in this agreement is based on the intersection design configuration included in the Traffic Impact Study Submitted on 10/23/15. Should any changes to the intersection configuration result in additional work a supplemental fee shall be negotiated.

The following outlines our scope of work/services, compensation, timeline, and billing terms:

Scope of Services:

The scope listed below defines the work necessary to prepare the completed construction plans. The plans will be developed in stages for submittal of Field Check, Office Check, and Final Plans.

1. Develop one set of combined grading and surfacing construction plans. The completed construction plans will be for the addition of a SB left turn lane and intersection improvements at the US-83 & Access Road intersection 0.2 miles north of the Arkansas River Bridge.
2. Design and detail drainage based on the Design Manual, Volume 1, (Part C) “Elements of Drainage & Culvert Design”
3. Develop construction sequencing plans and details, as needed, to maintain traffic during construction

4. Develop temporary traffic control plans, including temporary pavement markings for mainline traffic
5. Develop plans for temporary work zone protection
6. Develop permanent pavement marking and signing plans
7. Provide cost estimate at each submittal
8. Develop plans for temporary and permanent erosion control
9. Prepare application for NPDES permit and DWR permit for floodway fringe fill. No other permits are anticipated
10. Prepare a SWPPP to be submitted with NPDES permit. City to provide SWPPP template
11. Design coordination with powdered milk industrial site design engineer
12. Prepare Contract Documents and Specifications

Items not included in the scope of work:

- Bridge guardrail modification
- Lighting design
- Soils/geology information and surfacing recommendations and pavement designs
- Utility coordination
- Establishment of existing right-of-way (all work is anticipated to be inside of the right-of-way)

It is anticipated that the City will furnish and/or complete the following items:

- Easement and/or Right-of-way acquisition if necessary
- Furnish city utility information including size and locations
- Utility coordination
- Public coordination
- Submit all permit applications

Compensation:

Total compensation for completion of the above scope of services is a lump sum fee of **\$90,700.00**.

Timeline for Completion of Project:

The Engineer shall commence its Services within five (5) working days of written Notice to Proceed from the Owner and if such Services are interrupted for any reason, the Engineer shall resume such Services within five (5) working days from the Owner's notice to do so.

The Engineer shall perform Basic and Additional Services as expeditiously as is consistent with professional skill and care and the orderly progress of the Work. Upon request of the Owner, the Engineer shall submit, for the Owner's approval, a schedule for the performance of the Engineer's services which shall be adjusted as required as the Project proceeds, and which shall include

allowances for periods of time required for the Owner's and the Owner's review and approval of submissions and for approvals of authorities having jurisdiction over the Project.

The Engineer will exercise due diligence in the performance of its professional services, but due to the nature of the work, the Engineer cannot guarantee a specific timetable for completion of the Contractor's Work. The Owner waives any right to make any claims against the Engineer for any damages or expenses claims as a result of delays in the progress of the Work so long as due diligence has been exercised by the Engineer.

Tentative Project Timeline:

- Field check plans will be delivered within 6 weeks of receipt of notice to proceed.
- Office check plans will be delivered within 6 weeks of receipt of field check comments and completion of field check meeting.
- Final check plans will be delivered within 2 weeks of receipt of office check comments.
- Plans Complete will be delivered with 1 week of receipt of final check comments.

Billing Terms:

Applications for progress payments shall be submitted every 4 weeks to Owner in writing and shall state the amount of the Engineer's Services that has been performed and expenses incurred during the applicable pay period.

Payments to the Engineer shall be made within seven (7) days after receipt by the Owner of the Application for Payment. Amounts due and not paid shall bear interest at the rate of 1.5% per month or the highest legal rate, whichever is less. Engineer shall be entitled to its attorney's fees and costs in any action to recover amounts due and unpaid.



If you agree upon the terms and conditions in this letter please sign and return it by email.

Please give me a call at (785) 820-2660 if you have any questions.

Sincerely,

WILSON & COMPANY

A handwritten signature in blue ink that reads "L. Tyler Glissman". The signature is fluid and cursive.

L. Tyler Glissman, PE
Principal

I agree to the terms and conditions outlined above and have reviewed the enclosed Standard Terms & Conditions document.

City of Garden City, Kansas

Signature

By: _____

Title: _____

Date: _____



MEMORANDUM

TO: Governing Body
FROM: Ashley Freburg, Communications Specialist
DATE: November 17, 2014
RE: Legislative Policy

CITY COMMISSION

JANET A. DOLL,
Mayor

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue

The Governing Body is asked to consider and approve the 2016 Southwest Kansas Coalition Legislative Policy.

Background

Presented for your approval is the Southwest Kansas Coalition's 2016 Legislative Policy. The Legislative Policy outlines the policies and initiatives the SKC will ask elected representatives on the State and Federal levels to champion on its behalf.

The 2016 Legislative Policy was discussed at the Southwest Kansas Coalition meeting in Garden City October 15. Changes to the document are highlighted in orange text. A notable addition to this year's legislative policy is a section on the tax/spending lid that was passed as part of Senate Sub for House Bill 2109 during the last legislative session. This language reflects the same language that was added to the 2016 Southwest Kansas Coalition Legislative Policy.

Alternatives

1. Approve the 2016 SKC Legislative Policy documents as presented.
2. Modify the 2016 SKC Legislative Policy documents for approval of each member-city of the Southwest Kansas Coalition
3. Do not approve the 2016 SKC Legislative Policy documents and provide staff alternative direction.

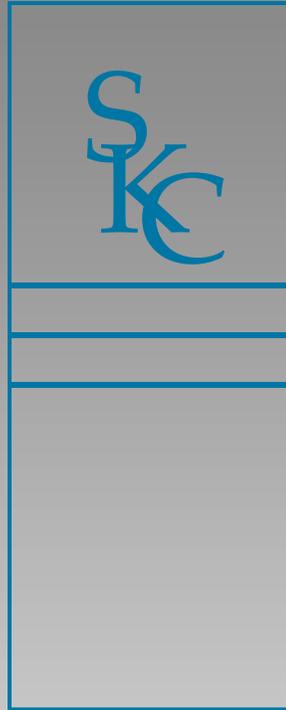
Recommendation

Staff recommends that the Governing Body approve the 2016 Southwest Kansas Coalition Legislative Policy documents as presented.

Fiscal Note

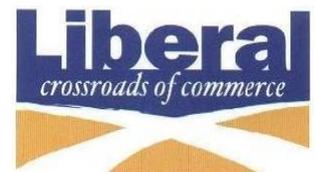
None

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Southwest Kansas Coalition

2016 Legislative Agenda



Southwest Kansas Coalition (SKC) Defined

The Southwest Kansas Coalition (SKC, or “the Coalition”) originally consisted of representatives from three southwest Kansas cities; the City of Dodge City, the City of Garden City and the City of Liberal. The City of Hays has now joined the Coalition as an Associate Member. These cities are united as a means to collectively and actively participate in issues impacting the region.

SKC was formed to collectively advocate for the idea that southwest Kansas should be consistently and thoughtfully considered in state- and federal-level decisions, particularly when such decisions regard issues of importance to region residents.

SKC is profoundly dedicated to the principle of self-determination and is unfeigned in its infinite pursuit of this ideal. In this pursuit, the Coalition believes in rigorous discussion and collective agreement, insofar as such discussion and agreement continually result in a workable and attainable core agenda.

SKC is dedicated to a public policy agenda reflecting these concepts, and has employed the service of representation in Topeka for assistance in meeting the Coalition’s policy goals.

SKC Core Principles

ANNEXATION

The ability of cities to grow is inherent to the ultimate success of annexation powers as they are currently established in state statute. The current statutory framework was amended in 2011 to balance the interests of cities and those in areas to be annexed. Further amendment would shift this balance in a way that would impede orderly growth. Therefore, SKC opposes any change which limits the authority of cities to grow through annexation.

ECONOMIC DEVELOPMENT

Southwest Kansas communities rely on state and federal programs to remain competitive in efforts to attract and retain businesses and qualified labor. Unfortunately, many government programs are designed for either urban or rural communities, of which SKC member-cities are neither, due to the region’s micropolitan statistical area (μSA) geographical designation. In other words, SKC member-cities are too big for rural-oriented programs, and too small for urban-oriented programs. Therefore, SKC is dedicated to the design and implementation of economic development programs for the growing segment of Kansas communities which, like SKC member-cities, are ineligible for many programs. **Restrictions on use of these programs should not hinder practical application.**

EDUCATION

An adequate and stable workforce is essential to maintaining and growing the economy of southwest Kansas. Therefore, SKC believes in establishing educational opportunities for region residents. Such opportunities include, but are not limited to, specialized training programs and educational degree programs. To meet these educational goals, the Coalition wishes to maintain adequate funding to allow for growth and advancement of educational programs in K-12, community colleges, and vocational training programs. Additionally, SKC supports adequate funding for all Kansas Board of Regents institutions.

SKC Core Principles Continued

EMINENT DOMAIN

Eminent domain is a fundamental municipal power. The authority to acquire property through condemnation proceedings is critical for public improvement projects. Further, the use of eminent domain for economic development has long been recognized as a public use of this authority. SKC supports increased flexibility for local governments to use eminent domain for economic development purposes, including blight remediation, without seeking legislative approval.

ENHANCED RAIL SERVICE

SKC supports enhanced passenger and freight rail service in Kansas. In particular, the Coalition strongly supports the continuation of Amtrak passenger rail service along the Southwest Chief line, which operates between Chicago and Los Angeles. SKC encourages State and Federal funding to preserve this needed transportation link to access the southwestern region of the State. Passenger ridership along this section of the Southwest Chief steadily increases as more Kansans take advantage of the convenience of passenger rail transportation.

HOME RULE

SKC supports the longstanding constitutional home rule authority of Kansas cities approved by voters in 1960. Self-governance by locally elected officials must be preserved in order to ensure that local issues and problems are handled at the level of government closest to the citizens that they represent.

HOUSING

While housing needs in southwest Kansas continue to rise, new construction lags behind expectations and demand. SKC believes new housing construction and continued rehabilitation of existing housing stock is the best way to meet its housing demand. SKC recommends additional administrative staff to support USDA programs in Southwest Kansas communities.

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

IMMIGRATION

Immigrant and refugee labor is vital to the southwest Kansas economy. Concurrently, SKC believes in legal immigration. Therefore, SKC believes the Kansas Legislature and the United States Congress should approach the immigration issue in a sensible way. For SKC, a sensible approach is an approach built on three essential foundations: 1) all immigration legislation is tempered with an understanding of such legislation's economic impact for companies employing immigrants; 2) a recognition that immigrants living in SKC member-cities require a reduction in time and distance barriers between the individual and his or her pursuance of legal residency; and 3) a recognition that SKC member-cities require additional resources to integrate immigrants into the community.

KANSAS TAX SYSTEM

Cities are important partners in creating jobs, reviving the economy, delivering vital services, and providing quality of life. The Governor and Kansas Legislature should include city leaders in discus-

SKC Core Principles Continued

sions about restructuring the Kansas tax system and any changes must avoid shifting additional financial burdens to local governments.

HISTORIC PRESERVATION

The Historic Tax Credit program and Historic Preservation Grants should be maintained and enhanced. Such programs assist communities in maintaining and/or restoring their historic buildings and serve as a critical resource for economic development and job creation. Without such, gap assistance many if not all redevelopment plans would be impossible to fulfill. These credits and grants provide valuable private investments that preserve history and heritage not only for today but for future generations.

PROPERTY TAX EXEMPTIONS

SKC believes that the existing property tax base should be protected, and therefore, encourage the Legislature to resist any proposal to further exempt any specific property classification from taxation. The machinery and equipment exemption should not be expanded. The Legislature should actively review existing exemptions in order to determine whether the exemptions are still appropriate or should be repealed.

STAR BONDS

SKC supports the ability of cities to utilize STAR bonds in order to promote economic development in their communities.

TAX SPENDING LID

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

TRANSPORTATION

Transportation infrastructure is critical to the safety of region residents and travelers. Transportation infrastructure is also vital to the regional economy's maintenance and growth. Therefore, SKC believes in the continued advocacy and funding for transportation infrastructure and maintenance in southwest Kansas.

WATER

In 2015, SKC is dedicated to thoughtful water policy that enables member-cities to safely and effectively meet water needs while also protecting resources. SKC believes increased local involvement is critical to the successful implementation of the current Kansas Water Plan and the Vision for the Future of Water in Kansas plan which is intended to coordinate the management, conservation and development of the water resources across the state for the next 50 years. SKC also strongly encourages the development of new and sustainable water supplies.

ZONING

Zoning is a fundamental municipal responsibility and is best controlled by local governments to ensure that acceptable and compatible uses of property are in place to retain and preserve the character of a community. This regulatory process is an activity best suited to the locally elected municipal bodies when considerations of health, safety and welfare of the community are to be determined. SKC opposes any change which would limit authority of cities.

Air Transportation

POSITION

Continue federal funding for passenger air service to southwest Kansas.

~~Support enhanced state funding for the Kansas Affordable Airfares program.~~

BACKGROUND

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

SKC supports the enhancement of both funding mechanisms for the region in order to provide sustainable and reliable air service.

Airport Improvement Program (AIP) Funding

POSITION

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

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

BACKGROUND

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

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

Housing

POSITION

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

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

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

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

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

SKC also encourages the retention and simplification of programs such as Rural Housing Incentive Districts and Neighborhood Revitalization programs that are currently permitted by statute in qualifying communities. The legislature should continue to grant affordable housing tax credits. The tax credit program continues to be a gap financing necessity which is imperative for developers to create affordable housing facilities.

BACKGROUND

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

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

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

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

Immigration

POSITION

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

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

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

BACKGROUND

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

Therefore, immigration policy must be sensible, considering the many aspects of a complicated issue.

With specific respect to the Coalition, Congress should consider providing assistance to under-served rural areas with large immigrant populations with the services provided by Federal Immigration Offices.

The establishment of such services would signify a sustained effort by the Federal Government to remove time and distance barriers between an immigrant and his or her pursuit of citizenship.

Rail Transportation

POSITION

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

BACKGROUND

Preserving cross-country rail service through southwest Kansas is important to rural regions, as such regions must offer alternative modes of transportation. In addition, the Coalition believes freight and passenger rail service is one way to maintain and grow the economy of southwest Kansas. Such service includes, but is not limited to, southwest Kansas Amtrak service. The Coalition believes Amtrak should continue to be adequately funded at the federal level and that necessary upgrades to rail infrastructure be provided through a joint effort involving federal, states, Amtrak and BNSF.

Transportation

POSITION

Continue funding for highway maintenance and infrastructure investment.

BACKGROUND

Transportation infrastructure is critical not only to the safety of region residents and travelers but also to the maintenance and growth of the regional economy.

SKC supports increased transportation safety including continued funding for highway maintenance and infrastructure investment and efforts to promote traveler safety through driver's training and licensing programs

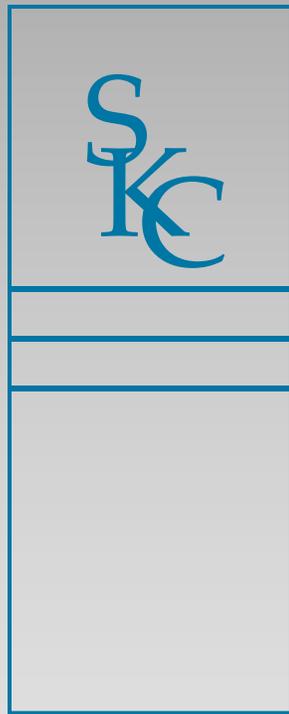
Tax/Spending Lid

POSITION

SKC strongly opposes any state-imposed limits on the taxing and spending authority of cities and supports repeal of the property tax lid.

BACKGROUND

Constitutional home rule authority was approved by Kansas voters in 1960. An adequate source of revenue is necessary to fund the essential services of city government. Because each city is unique in both services provided and the ability to pay for such services, maximum flexibility should be granted to local governing bodies to determine the amount and source of funding for city services. Local spending and taxing decisions are best left to the local officials representing the citizens who elected them.



Southwest Kansas Coalition



MEMORANDUM

TO: Governing Body
FROM: Ashley Freburg, Communications Specialist
DATE: November 17, 2014
RE: Legislative Policy

CITY COMMISSION

JANET A. DOLL,
Mayor

ROY CESSNA

MELVIN L. DALE

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue

The Governing Body is asked to consider and approve the 2016 City of Garden City Legislative Policy.

Background

Presented for your approval is the City's 2016 Legislative Policy. The City's Legislative Policy outlines the policies and initiatives the City will ask elected representatives on the State and Federal levels to champion on its behalf.

A notable addition to this year's legislative policy is a section on the tax lid bill that was passed as part of Senate Sub for House Bill 2109 during the last legislative session. This language reflects the same language that was added to the 2016 Southwest Kansas Coalition Legislative Policy.

Another addition is a section on contact with dangerous animals. Lee Richardson Zoo Director Kristi Newland described the issue as follows:

"Last year SB97 was passed in state Senate but didn't make it out of the House AG and Natural Resources committee but we've heard it will be back. It rescinds protections for the general public from contact with dangerous animals. As written and amended, it would have allowed for the full contact by the general public with lions, tigers, jaguars, mountain lions, and leopards (other than clouded leopards which are not classified as dangerous) weighing less than ten pounds and incidental contact with those same animals weighing less than 40 pounds.

Lee Richardson Zoo is an Accredited Institutional Member of the Association of Zoos and Aquariums (AZA). The AZA provides the highest in standards for the captive care and wellbeing of animals in a zoological setting. It is a basic tenant of the AZA Accreditation Standards that only trained professionals have limited contact with these animals, regardless of weight, and that potentially dangerous animals used in public demonstrations are separated from the general public by appropriate barriers and other protective mechanisms so as to prevent contact between the public and the animal. These restrictions ensure that the health and safety of the general public is always protected while ensuring for the protection and welfare of the animals being displayed. Allowing the general public to handle young animals under ten pounds that have been pulled from their mother for hand-rearing places unnecessary stress on the individual animal.

CITY ADMINISTRATIVE

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CITY COMMISSION

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While we wouldn't change our practices at LRZ if this passes, incidents that may arise at other facilities could be harmful to the profession as well as the general public or animals involved. The ten pound limit basically puts kittens, or even newborns, in full contact with untrained individuals which can be very risky for the animal involved as well as the people (i.e. child drops the kitten, child gets scratched by kitten). During incidental contact the trained person maintains "control" of the animal via a leash or a harness while permitting the public to come in contact with the animal."

A third notable change is that the section on the Kansas Affordable Airfares Program was removed as 2015 was the last year for KAAP funding.

Alternatives

1. Approve the 2016 Legislative Policy documents as presented.
2. Modify and approve the 2016 Legislative Policy documents.
3. Do not approve the 2016 Legislative Policy documents and provide staff alternative direction.

Recommendation

Staff recommends that the Governing Body approve the 2016 Legislative Policy documents as presented.

Fiscal Note

None

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GARDEN CITY
ADMINISTRATIVE
CENTER



THE WORLD GROWS HERE



2016 LEGISLATIVE
POLICY



GARDEN CITY
— KANSAS —

SUMMARY POSITION

In 2016 the City of Garden City seeks to preserve the values and funding essential to effective local governance. The 2016 Legislative Policy outlines a set of legislative issues that the City will ask State and Federal representatives to champion. These issues ensure that core government services to Garden City residents remain intact; particularly roads, public safety, passenger rail, commercial air service, and airport infrastructure along with protection from unfunded mandates. Furthermore, the goals promote undiminished Home Rule, including the ability to adequately provide for managed growth through annexation and the proper use of eminent domain. The following agenda identifies these and other core areas of legislative importance to Garden City as well as specific items we are asking our delegation to address during the 2016 session.

CORE PRINCIPLES

Home Rule:

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

Tax Spending Lid:

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

Annexation:

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



CORE PRINCIPLES (CONT.)

Eminent Domain:

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

Transportation:

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

Unfunded Mandates:

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

Restoration of Demand Transfers:

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

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

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



HOUSING

Federal & State

Position

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

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

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

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

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

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

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

Background

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

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

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

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



IMPROVED PATH TO CITIZENSHIP

Federal & State

Position

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

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

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

Background

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

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

AIR TRANSPORTATION

Federal

Position

Continue federal funding for passenger air service to Southwest Kansas.

Background

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



AIRPORT IMPROVEMENT PROGRAM

Federal

Position

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

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

Background

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

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

FEMA

Federal

Position

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

Background

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



HIGHWAYS

Federal

Position

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

Background

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

RIGHTS-OF-WAY

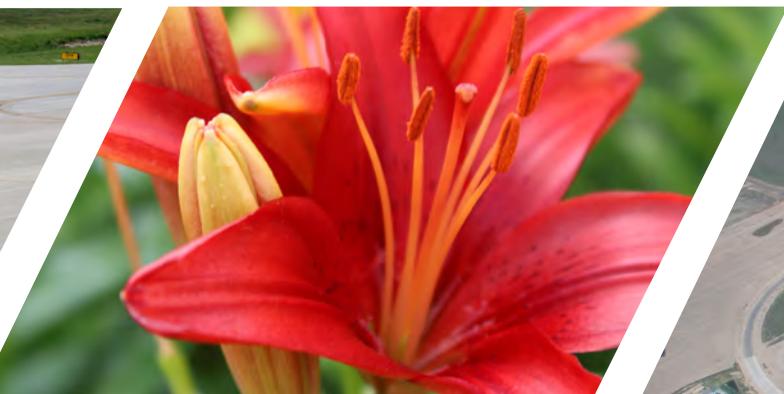
Federal

Position

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

Background

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



RAIL TRANSPORTATION

Federal

Position

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

Background

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

STREAMLINED SALES TAX

Federal

Position

Support permanent adoption of Streamlined Sales Tax for Internet sales.

Background

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



TRANSPORTATION

Federal

Position

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

Background

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

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



DANGEROUS ANIMAL CONTACT

State

Position

Uphold legislation that protects the general public from contact with potentially dangerous animals.

Background

Garden City is home to Lee Richardson Zoo, an Accredited Institutional Member of the Association of Zoos and Aquariums (AZA). The AZA provides the highest in standards for the captive care and wellbeing of animals in a zoological setting. It is a basic tenant of the AZA Accreditation Standards that only trained professionals have limited contact with potentially dangerous animals, regardless of weight, and that potentially dangerous animals used in public demonstrations are separated from the general public by appropriate barriers and other protective mechanisms so as to prevent contact between the public and the animal. Restrictions ensure that the health and safety of the general public is always protected while ensuring for the protection and welfare of the animals being displayed.

E-911 TAX USES

State

Position

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

Background

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



ECONOMIC DEVELOPMENT

State

Position

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

Background

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

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

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

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

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

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

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



EDUCATION FUNDING

State

Position

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

Background

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

EMPLOYEE BENEFITS

State

Position

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

Background

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



INTERGOVERNMENTAL DIALOGUE

State

Position

The City of Garden City supports current law regarding the use of state and local public money to provide information and advocate on behalf of Garden City and its citizens.

Background

Communication between all levels of government is critical to the successful delivery of public services to the citizens of Kansas. Representatives from cities provide facts and information that are crucial to intergovernmental relations, and as such, should have the same rights and responsibilities as private interstate lobbyists.

PASSENGER/FREIGHT RAIL

State

Position

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

Background

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



RECLAMATION OF SAND PITS

State

Position

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

Background

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

RESTORE DEMAND TRANSFERS

State

Position

Restore critical funding transfers for core local services.

Background

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



TAX LID

Position

The City of Garden City strongly opposes any state-imposed limits on the taxing and spending authority of cities and supports repeal of the property tax lid.

Background

Constitutional home rule authority was approved by Kansas voters in 1960. An adequate source of revenue is necessary to fund the essential services of city government. Because each city is unique in both services provided and the ability to pay for such services, maximum flexibility should be granted to local governing bodies to determine the amount and source of funding for city services. Local spending and taxing decisions are best left to the local officials representing the citizens who elected them.

State

TRANSPORTATION

Position

Oppose diversion of funds from the City-County Highway Fund for other purposes

Background

The City-County Highway Fund is critical to maintaining local roads and should not be diverted for other purposes. Additionally, the City of Garden City supports correction of the distribution of funds to the Special City-County Highway Fund from the collection of fees on interstate commercial vehicles.

State



T-WORKS

State

Position

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

Background

The state of Kansas should not adversely affect the T-WORKS program or reduce its funding source. The City of Garden City opposes any further use of these funds to balance the States' general fund budget. Any reduction in T-WORKS funding would jeopardize existing programs.

WATER USE

State

Position

The City of Garden City is dedicated to thoughtful water policy that enables cities to safely and effectively meet current and future water needs while also protecting resources.

Background

Many areas in Kansas are experiencing a decline in the quantity and quality of traditional water supplies and face severe drought conditions. Increased local involvement is critical to the successful implementation of the current Kansas Water Plan and the Vision for the Future of Water in Kansas plan which is intended to coordinate the management, conservation and development of the water resources across the state for the next 50 years. Garden City also strongly encourages the development of new and sustainable water supplies.

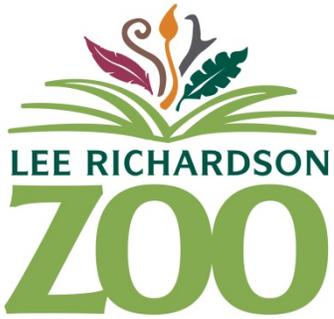






GARDEN CITY
— KANSAS —

The logo features a stylized plant with colorful, pointed leaves in shades of green, yellow, orange, and purple. Below the plant, the words "GARDEN CITY" are written in a bold, sans-serif font, with "— KANSAS —" underneath in a smaller font.



Inspiring conservation of
wildlife and wild places.

KRISTI NEWLAND
Director
Kristi.Newland@gardencityks.us

JORDAN PIHA
General Curator
Jordan.Piha@gardencityks.us

NEIL ELMS
Facilities Manager
Neil.Elms@gardencityks.us

WHITNEY BUCHMAN
Curator of Education
Whitney.Buchman@gardencityks.us

312 Finnup Drive
Garden City, KS 67846

Phone (620) 276-1250
Fax (620)-276-1259
Zoo.Department@gardencityks.us
www.leerichardsonzoo.org

*Lee Richardson Zoo is accredited
by the Association of Zoos and
Aquariums and is dedicated to
recreation, conservation,
education, and scientific studies.*

ACCREDITED BY THE
**ASSOCIATION
OF ZOOS &
AQUARIUMS**

Memorandum

11 November 2015

To: City Commission
Cc: Matt Allen, City Manager
From: Kristi Newland, Zoo Director
Re: Zoo Advisory Board Member Recommendations

Issue:

Consideration of applicants and appointments of new representatives to the Zoo Advisory Board to fill open positions.

Background:

The Zoo Advisory Board currently has two vacancies: one due to a board member moving out of state (Tighe), another due to the resignation of a board member (Kilgore) due to time constraints. Two applications have been received to fill these positions. Ms. Lightner and Mr. Derstein are excited about the opportunity to serve the city and the zoo. Their applications are attached for your consideration.

Alternatives:

1. Approve the recommended appointments
2. Deny the recommended appointments

Recommendation:

The Zoo Advisory Board and Zoo Director Newland recommend that the City Commission appointment the two candidates to the board.

Fiscal Note:

There is no fiscal impact caused by this action.

LEE RICHARDSON ZOO BOARD

(7 members)

Resolution No. 963; Resolution No. 2069; Resolution No. 2196

July appointments

(3 year term, limit- 2 consecutive terms)

First Tuesday, 5:00 p.m.

Phil Sloderbeck 102 Chelsey Ct. pesloderbeck@gmail.com	(July 2017)	276-4130 260-7174 (replaced Debbie Reynolds)	Appoint	6/16/15
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Vacant	(July 2017)			
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Jimmy Deal, vice-chair Valley State Bank 907 Lyle Ave. fideal@gmail.com	(July 2016)	805-6700 260-7939	Appoint	7/18/13
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Vacant	(July 2018)			
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Kathy Diehl American State Bank 11450 N US Hwy 83 kathydiehl@americanstatebankna.com	(July 2018)	271-0123 275-5085	Appoint reappoint	7/15/14 6/16/15
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Tammy Rieth, sec. Edith Scheuerman 1501 Pioneer Road trieth@gckschools.com	(July 2016)	805-7355 275-8014	Appoint reappoint reappoint	8/20/09 6/15/10 7/18/13
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Taylor Freburg, Chair Finney County Youth Services 211 N. Main St. 2 nd Floor Apt. tfreburg@finneycounty.org	(July 2016)	271-6209 402-305-7274	Appoint	7/18/13
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Kristi Newland
Zoo Director
Kristi.Newland@gardencityks.us

Updated 8/10/15

GARDEN CITY IS MY TOWN TOO!

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

NAME: Ryan Derstein HOME PHONE: 620 290 7754

ADDRESS: 1606 E. Kansas Ave WORK PHONE: _____

E-MAIL ADDRESS: Ryan.Derstein@fcswks.com

OCCUPATION (if employed): Appraiser

PLACE OF EMPLOYMENT: Farm Credit of Southwest Kansas

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 6-1-14

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

To be more involved in the community and to hopefully help with the animals.

OTHER APPLICABLE EXPERIENCE: Grew up on a farm, and just working with animals overall.

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

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

NAME: Donna Lightner

HOME PHONE: 620-276-4149

ADDRESS: 2501 Pawnee

WORK PHONE: —

OCCUPATION (if employed): Retired

PLACE OF EMPLOYMENT: —

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 29 years

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

I love the zoo.

OTHER APPLICABLE EXPERIENCE: —

Board member for Drainage District #2

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

Airport

Lee Richardson Zoo

Alcohol Fund Advisory Board

Parks & Tree

Building Board of Appeals

Planning Commission

Cultural Relations

Plumbing/Mechanical

Electrical Examiners

Police/Citizen

Environmental Issues

Recreation Commission

Golf

Traffic Committee

Landmarks Commission

Zoning Board of Appeals

Local Housing Authority

Youth Council

RETURN THIS FORM TO:

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

donna.lightner@cox.net

Consent Agenda



Memorandum

To: City Commission

Date: 10 November 2015

From: Steve Cottrell

RE: NORTHEAST AREA ANNEXATION – O'BRATE REALTY, LLC DEED

CITY COMMISSION

ROY CESSNA,

Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

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

Issue

Governing Body consideration and approval of a deed from the City to O'Brate Realty, LLC, for a remnant tract of land at Mary Street between the Bypass and Kansas Avenue.

Background

The Governing Body approved annexation of 144.0 acres east of the Bypass and north of Mary Street. The majority of that annexation was property owned by O'Brate Realty, LLC. A small tract owned by S.C.O., Inc. and a tract owned by the City were also included.

When the City acquired the right-of-way for the K-156/Mary/Jennie Barker intersection project, we also acquired a small uneconomic remnant parcel on the south side of old Mary Street. Transfer of this parcel to O'Brate Realty, LLC, was presented to the Governing Body during the annexation consideration as an action required at a future date.

Alternatives

1. Approve the transfer of property and authorize the Mayor and City Clerk to execute the deed.
2. Defer action until a later date.

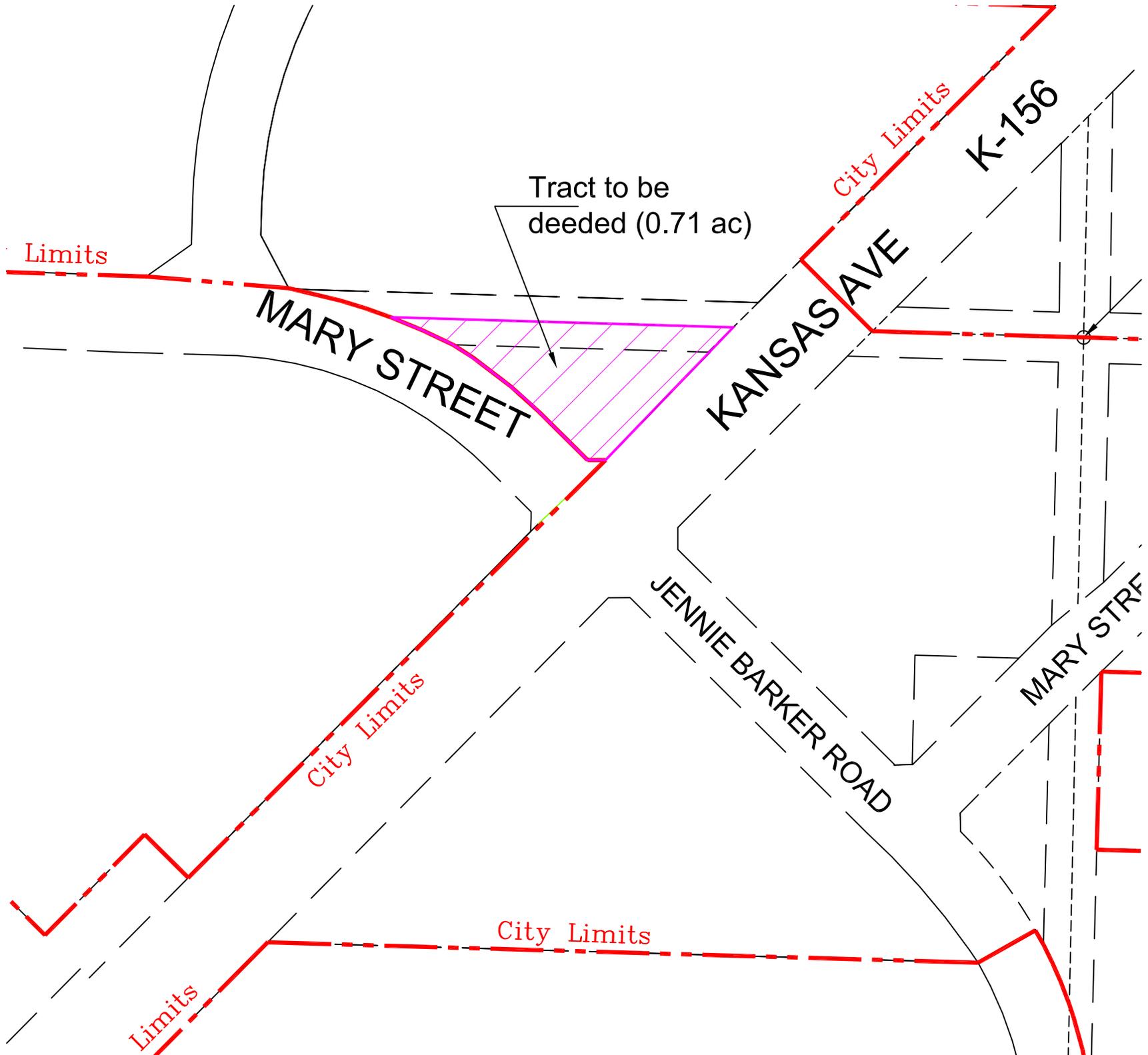
Recommendation

Staff recommends that the Governing Body approval of the property transfer.

Fiscal Note

There is no cost to the City for this transaction.

Steve Cottrell



Tract to be
deeded (0.71 ac)

Limits

City Limits

K-156

MARY STREET

KANSAS AVE

JENNIE BARKER ROAD

MARY STRE

City Limits

City Limits

Limits

WARRANTY DEED

THE CITY OF GARDEN CITY, KANSAS, a municipal corporation,

CONVEYS AND WARRANTS TO

O'BRATE REALTY, LLC

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

Beginning at the NE corner of Section 9, T24S, R32W, thence N88°21'23"W, 409.03' to the Northwesterly right-of-way line of K-156, said point being the Point of Beginning, thence N88°21'23"W, 396.34 feet to the Northeasterly right-of-way line of Mary Street; thence Southeasterly along a curve to the right, 197.19 feet, said curve having a Delta Angle of 20°55'17", and a radius of 540.00 feet; thence S45°13'26"E, 80.86 feet; thence N89°46'34"E, 21.21 feet to the Northwesterly line of K-156; thence N44°46'34"E, 220.60 feet to the Point of Beginning, said tract containing 0.71 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 _____, 2015.

ATTEST:

Janet A. Doll, 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 Janet A. Doll and Celyn N. Hurtado 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:



**PUBLIC UTILITIES
DEPARTMENT**

MIKE MUIRHEAD
Public Utilities
Director
301 N 8th St
620.276.1577

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

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

ED BORGMAN
Waste Water
Superintendent
345 S Jennie Barker Rd
620.276.1281

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

MEMORANDUM

TO : Governing Body
THRU: Matt Allen, City Manager
FROM: Mike Muirhead, Public Utilities Director
DATE : November 10, 2015
RE : Padmounted Equipment for Meadowlark Dairy Processing Plant

ISSUE:

Bids were solicited from five (5) vendors to provide one (1) 15 kV padmounted Auto-Transfer Switchgear, one (1) 15 kV padmounted Switchgear and one (1) 15 kV padmounted Primary Metering Cabinet on October 6, 2015. We received bids on November 3, 2015 at 2 pm CT to the Electric Service Center 140 Harvest St. Bid reviews and recommendations from SEGA, Inc. are included.

BACKGROUND:

The Electric Division is in the process of extending primary to the Meadowlark Dairy Processing Plant. This will require padmounted equipment to be purchased and installed to provide electricity to the plant. SEGA, Inc. has provided a recommendation for each piece of equipment to be purchased.

ALTERNATIVES:

Accept SEGA, Inc. recommendation.
Reject all bids and direct staff to re- advertise for bids.

RECOMMENDATION:

Staff recommends awarding the contract in the total amount of \$53,863.24 for the 15 kV padmounted Switchgear and \$79,526.37 for the padmounted Auto-Transfer Switchgear to Anixter, also \$14,624.29 to Power Grid Solutions for the padmounted Primary Metering Cabinet.

FISCAL NOTE:

As part of the development agreement between Dairy Farmers of America (DFA) and the City of Garden City, DFA agreed to pay, and has paid \$142,000 towards these improvements. The funds have been deposited into the Electrical fund budget # GL Fund #068-41-411-6040.01 and will be used to pay for this expenditure.

City of Garden City, Kansas
15kV Padmounted Auto-Transfer Switchgear
Bid Evaluation

	WESCO	Cooper Power Systems	Anixter
Base Bid	\$ 76,345.00	\$ 69,641.00	\$ 73,195.00
Bid Bond	No	No	No, to be submitted
Exceptions/Clarifications	Non-Oil switches	Indicated the taps would be 200 amp.	
Enclosure		Mild Steel	Mild Steel
Source rating	600 amps	600 amps	600 amps
Load rating	600 amps	200 amps. Does not meet specs.	600 amps
Potential Transformer	No info provided	7200:120	15-kV, 7000-7620 VAC, WYE
Delivery	June-16	21-23 weeks ARO	Verbally has agreed to a May 1 delivery.
Alternate Bid	\$ 92,305.00		\$ 88,490.00
Bid Bond			
Exceptions/Clarifications	Fast Automatic Transfer. Non-Oil switches.		Fast Automatic Transfer.
Enclosure	Mild Steel		Mild Steel
Source rating	600 amps		600 amps
Load rating	600 amps		600 amps
Potential Transformer	No info provided		15-kV, 7000-7620 VAC, WYE
Delivery	Contact Customer Service for Lead Time		Verbally has agreed to a May 1 delivery.

Sega recommends award to Anixter.

City of Garden City, Kansas
15kV Padmounted Primary Meter Cabinet
Bid Evaluation

	Kriz-Davis	PowerGrid Solutions
Base Bid	\$ 16,514.00	\$ 13,460.00
Bid Bond	Yes	Yes
Exceptions/Clarification		Field testing, startup, training and demonstration are not included. Add \$1,200/day plus travel and living expenses. Price does not include taxes.
Voltage Transformers	Did not provide separate spec sheet other than the original spec issued for bid.	Ritz. Met specifications.
Current Transformers	Did not provide separate spec sheet other than the original spec issued for bid.	Ritz. Met specifications.
Meter socket	Did not provide separate spec sheet other than the original spec issued for bid.	13-Point socket
Lead Times	11-13 weeks ARO	10-12 weeks ARO

Sega recommends PowerGrid Solutions.

**City of Garden City, Kansas
15kV Padmounted Switchgear
Bid Evaluation**

	WESCO	Cooper Power Systems	Anixter
Base Bid	\$ 51,705.00	\$ 40,283.00	\$ 49,575.00
Bid Bond	No		To be submitted
Addendums	None		None
Exceptions	Providing vacuum switches instead of oil switches.		None
Enclosure	Stainless Steel		
Source Tap	600 amp	600 amp	600 amp
Load Tap	200 amp	200 amp	200 amp
Fault Current Rating	12.5 kA		12.5 kA
Voltage Transformer	7000-7620 VAC, Wye	7200:120	7000-7620 VAC, Wye
Delivery	6/1/2016, Does not meet delivery schedule	6/1/2016, Does not meet delivery schedule	Verbally has agreed to a May 1 delivery.

Sega recommends award to Anixter.

Other Entities Minutes



**GARDEN CITY REGIONAL AIRPORT
ADVISORY BOARD MINUTES
OCTOBER 8, 2015**

5:30 P.M. MEETING CALLED TO ORDER

MEMBERS PRESENT

Ed Fischer, Ken Frey, Marlo Miller, Max Meschberger, and Steve Ziegler.

MEMBERS ABSENT

Darin Germann and Charlie Robinson

STAFF PRESENT

Rachelle Powell and Miranda Benedict

ITEM 1 PUBLIC COMMENT

No public comment.

ITEM 2 APPROVAL OF SEPTEMBER 10, 2015 MINUTES

Ed Fischer made a motion to approve the September 10, 2015 Airport Advisory Board minutes. Steve Ziegler seconded the motion. The motion passed unanimously.

ITEM 3 LEASE REVIEW

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

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

ITEM 4 AG SOLUTIONS LEASE

The Airport Advisory Board reviewed the Ag Solutions, L.L.C. Lease. On September 1, 2015, the Governing Body approved to designate the north hangar and office (commonly referred to as the Deines buildings) as a commercial-use facility. Ag Solutions, L.L.C., requests to lease the facilities from the city to operate an aerial application business. Ag Solutions, L.L.C., desires to renovate the aircraft hangar and office in order for the facilities to comply with City code. Ag Solutions will submit plans and specifications for the improvements and renovations for the aircraft hangar and office to the City for review and approval in compliance with City code and development policies of City. The aircraft

hangar and office may not be occupied or used by Tenant until a Certificate of Occupancy has been issued by City. Renovations are at the expense of Ag Solutions, L.L.C.

Ed Fischer made a motion of recommending the Governing Body approve of the Lease Agreement between Ag Solutions, L.L.C., and the City of Garden City. Steve Ziegler seconded the motion. The motion passed unanimously.

ITEM 5 INDUSTRIAL PARK

Staff discussed Ed Fisher's two scenarios for future potential growth at the Garden City Regional Airport.

ITEM 6 CAPITAL IMPROVEMENT PROJECT (CIP) COMMITTEE MEMBER

Staff discussed the selection of a committee member and the CIP process with the Airport Advisory Board. Staff also requested a volunteer to serve on the committee as an Airport Advisory Board representative.

Charlie Robinson volunteered to serve on the committee on behalf of the Airport Advisory Board.

ITEM 7 CAPITAL IMPROVEMENT PROJECT REVIEW

Staff discussed the projects being presented to the CIP committee to the Airport Advisory Board. The Airport Advisory Board recommended amending the project "Construct Terminal Renovations" be moved to 2018 rather than 2019 as amended.

Ken Frey made a motion to approve the projects as amended to the Capital Improvement Project Committee with the recommendation made by the Airport Advisory Board. Max Meschberger seconded the motion. The motion passed unanimously.

ITEM 8 DIRECTOR'S REPORT

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

ITEM 9 MONTHLY REPORTS

Staff reviewed the monthly reports with the Airport Advisory Board.

ITEM 10 BOARD MEMBER COMMENTS

A. Ed Fischer – No comment.

- B. Charlie Robinson –Absent.
- C. Ken Frey – No comment.
- D. Marlo Miller – No comment.
- E. Darin Germann – Absent.
- F. Max Meschberger – Expressed his appreciation for the teleconference accommodations.
- E. Steve Ziegler – No comment.

ITEM 11 ADJOURNMENT

Ken Frey made a motion to adjourn. Steve Ziegler seconded the motion. The motion passed unanimously.

**COMMUNITY HEALTH ADVISORY BOARD
AGENDA**

Thursday, November 12, 2015
4:30 P.M. City Commission Chamber – Garden City, Kansas

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

- I. CALL REGULAR MEETING TO ORDER**
- II. APPROVAL/REVIEW OF MINUTES from September 24th meeting**
- III. GENERAL STAFF REPORT AND UPDATE**
- IV. BUSINESS**
 - A. Review of the Comprehensive Plan**
 - B. Trail Sign Options**
- V. ADJORN**

**MINUTES
COMMUNITY HEALTH ADVISORY BOARD
GARDEN CITY, KANSAS**

THURSDAY SEPTEMBER 24, 2015 AT 12:00PM

The Community Health Advisory Board met in the City Administration Building located at 301 N. Main Street, Garden City, Kansas at 4:30 P.M.

Present were Chairperson Nusser, Co-chairperson Koksai, Member Gerstner, Member Unruh, and Member Shrader. Also in attendance were Community Health Advisory Board Staff Liaisons Kentner, Davidson, and Thibault.

I. CALLED MEETING TO ORDER

At 4:33pm. *Chairperson Nusser* called the meeting to order.

II. APPROVAL/REVIEW OF MINUTES:

- a) *Member Unruh* makes a motion to approve the minutes from September 10, 2015 amended. *Member Gerstner* seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Campbell	Desalvo	Gerstner	Koksai	Nusser	Shrader	Swords	Taylor	Unruh
Not Present	Not Present	Yea	Yea	Yea	Yea	Not Present	Not Present	Yea

Motion passed.

III. BUSINESS

- a) **Letter of recommendation for the Transportation Alternatives Grant**

Discussion ensues about the recommendation letter for the Transportation Alternatives Grant. *Staff Davidson* explains that the purpose of the letter is to state the Board's support. The City Engineer will provide details when applying for the grant.

Member Gerstner makes a motion to approve the letter of recommendation for the Transportation Alternatives Grant. *Member Koksai* seconds the motion.

Campbell	Desalvo	Gerstner	Koksai	Nusser	Shrader	Swords	Taylor	Unruh
Not Present	Not Present	Yea	Yea	Yea	Yea	Not Present	Not Present	Yea

Motion passed

- b) **Discussion on the consideration of endorsement of the Community Sidewalk Program, the Cost Share program, and endorsement of a sidewalk section on Spruce Street.**

Staff Davidson explains the purpose of the Community Sidewalk Program and the Cost Share Program, explains the differences between the two programs, and the purpose of the Memo. Discussion ensues over the budget for the two sidewalk programs. *Member Unruh* mentions that there should not be waivers issued for sidewalks. Discussion ensues over the details of the two sidewalk programs. The Board discusses increasing the funding for the two programs. *Member Koksai* notes that \$30,000 is about 6 blocks worth of sidewalk. *Member Unruh* mentions that Staff should add to the endorsement that the Board is recommending that the funding for each program be doubled to accommodate 12 blocks a year for each program.

Member Gerstner makes a motion to approve the endorsement of the Community Sidewalk Program and the Cost Share Program. *Member Shrader* seconds the motion.

Campbell	Desalvo	Gerstner	Koksai	Nusser	Shrader	Swords	Taylor	Unruh
Not Present	Not Present	Yea	Yea	Yea	Yea	Not Present	Not Present	Yea

Motion passed.

Member Koksai makes a motion to endorse doubling the funding for the Community Sidewalk Program and the Cost Share Program to allow for 12 blocks of sidewalk per program. *Member Unruh* seconds the motion.

Campbell	Desalvo	Gerstner	Koksai	Nusser	Shrader	Swords	Taylor	Unruh
Not Present	Not Present	Yea	Yea	Yea	Yea	Not Present	Not Present	Yea

Motion passed.

Member Gerstner makes a motion to approve the endorsement of the completion of a section of sidewalk along Spruce Street. *Member Shrader* seconds the motion.

Campbell	Desalvo	Gerstner	Koksal	Nusser	Shrader	Swords	Taylor	Unruh
Not Present	Not Present	Yea	Yea	Yea	Yea	Not Present	Not Present	Yea

Motion passed.

Next meeting time confirmed as November 12, 2015 at 4:30 pm.

Meeting adjourned at approximately 12:19 pm.

Judy Nusser, Chairman

Kaleb Kentner
Carol Davidson
Mackenzie Thibault

Secretary