



**AGENDA
CITY COMMISSION MEETING
Tuesday, October 4, 2016
1:00 PM**

City Administrative Center, 301 N. 8th Street

I. Note:

Pre-meeting at 11:00 a.m. – 11:45 a.m. at the City Administrative Center for a presentation from Erik Christiansen, ED Design Group LCE., covering smart cloud based/central control landscape irrigation systems. Administrative staff will be present and the pre-meeting is open to the public

II. REGULAR MEETING CALLED TO ORDER AND CITY CLERK ANNOUNCING QUORUM PRESENT

III. PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

IV. APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING, WHICH IF NO CORRECTIONS ARE OFFERED, SHALL STAND APPROVED

A. City Commission Minutes 09-20-2016

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

A. Organizers and alumni of Leadership Garden City will present the Leadership Garden City Class of 2016.

VI. CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

A. The Governing Body is asked to consider and allow the Mayor to proclaim October 2-8, 2016 as Public Power Week in Garden City.

B. The Governing Body is asked to considered and allow the Mayor to proclaim the month of October as National Disability Employment Awareness Month in Garden City.

VII. REPORT OF THE CITY MANAGER

A. Director of Aviation Powell will provide a report on the annual FAA Airport Certification Inspection conducted on September 7-9, 2016.

B. Presentation of the Monthly Sales Tax Report from Service and Finance.

VIII. MEETINGS OF NOTE

- October 3, 2016 - TP&L Transload Groundbreaking, 900 Farmland Road - 8:00 a.m
- October 6, 2016 - Diversity Breakfast at the Clarion Inn and Conference Center, 7:30 a.m. - 9:00 a.m.; Multi Cultural Summit 9:30 a.m. - 3:30 p.m..
- October 8-10, 2016 - League of Kansas Municipalities 2016 Annual Conference in Overland Park, Kansas
- October 17, 2016 - KMU Legislative Luncheon at City Administrative Center, Meeting Room from 12:00 p.m. - 1:00 p.m.
- October 18, 2016 - Black Hills Energy Public Officials dinner at Samy's Spirits and Steakhouse from 6:00 p.m. - 8:00 p.m.
- October 20, 2016 - League of Kansas Municipalities 2016 Regional Supper at the Wheatland Broadband Center, 416 S. Main Street, Scott City, Kansas - 5:30 p.m.
- October 22, 2016 - Boo! at the Zoo, Advance pass gate opens at 4:00 p.m.
- October 26, 2016 - Annual State of the City address at the Garden City Area Chamber of Commerce breakfast at the Golf Club at Southwind - 7:30 a.m
- November 5, 2016 - Banner Art Auction, Clarion Inn - 6:30 p.m.
- November 12, 2016 - Veteran's Day Parade, Nain Street - 10:00 a.m. - 11:00 a.m.
- November 26, 2016 - Stevens Park Tree Lighting Ceremony - 6:00 p.m.
- December 4, 2016 - Downtown Evening Christmas Parade, Main Street - 6:30 p.m.
- December 10, 2016 - Tuba Christmas, Main Street - 3:00 p.m. - 5:00 p.m.

IX. CONSIDERATION OF APPROPRIATION ORDINANCE

- A. Appropriation Ordinance No. 2420-2016A

X. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- A. The Governing Body is asked to consider and approve a Resolution relating to the close out of the Garden City Family YMCA, Inc. 2009 IRB issue.
1. Resolution No. _____-2016, a resolution of the City of Garden City, Kansas approving the sale of a project financed with the proceeds of Revenue Bonds of the City; authorizing the execution and delivery of (1) Special Warranty Deed, (2) a Bill of Sale, (3) a termination and release of Lease, and, (4) a satisfaction, discharge and release of indenture (Garden City Family YMCA, Inc.)
- B. The Governing Body is asked to consider and approve the attached resolutions allowing the City of Garden City to participate in the Kansas Moderate Income Housing (MIH) Grant Program from the Kansas Housing Resources Corporation (KHRC) and to prioritize the applicants.
1. Resolution No. _____-2016, a resolution making certain findings and determination giving authority to the City of Garden City, Kansas to partner with Victor Arcos and apply for and participate in the Kansas Moderate Income Housing Program.
 2. Resolution No. _____-2016, a resolution making certain findings and

determinations giving authority to the City of Garden City, Kansas to partner with CG Investments, LLC and apply for and participate in the Kansas Moderate Income Housing Program.

XI. OLD BUSINESS

XII. NEW BUSINESS

- A. The Governing Body is asked to appoint one member to fill the vacant seat on the Cultural Relations Board.
- B. The Governing Body is asked to consider and approve the purchase and installation contract of playground equipment for Santa Fe Park.

C. *Consent Agenda for approval consideration:*

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

- 1. The Governing Body is asked to consider and approve a contract for professional services between the City of Garden City and Pinegar, Smith & Associates, Inc.
- 2. The Governing Body is asked to consider and approve the licenses for October 4, 2016.
- 3. Quit Claim Deed from heirs of J.J. Amos and Bill Rhymes transferring Spaces 1, 3, and 4, Lot 549, Zone A, of Valley View Cemetery to Mary L. Amos.

XIII. CITY COMMISSION REPORTS

A. Commissioner Doll

B. Mayor Law

C. Commissioner Fankhauser

D. Commissioner Cessna

E. Commissioner Dale

XIV. OTHER ENTITIES

XV. ADJOURN

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City
September 20, 2016

The regular meeting of the Board of Commissioners of the City of Garden City was held at 1:00 p.m. at the City Administrative Center on Tuesday, September 20, 2016 with all members present. Commissioner Dale opened the meeting with the Pledge of Allegiance to the Flag and the Invocation.

Commissioner Cessna moved to allow the Mayor to proclaim September 11, 2016 as Day of Service and Remembrance in Garden City, Kansas. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Cessna moved to approve a request from Megan Bogus, Susan Davis International to declare Garden City, Kansas as a Hidden Heroes supporting City. 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 allow the Mayor to proclaim September 27, 2016 as Butterfly Appreciation Day in Garden City, Kansas. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Water Resource Manager Jones presented a report regarding water consumption within the City and at City facilities for the current year.

Communications & Project Manager Freburg provided an update on the City's website redesign project.

Lee Richardson Zoo has again been awarded accreditation by the Association of Zoos and Aquariums.

Staff provided items of information for Governing Body review including the following: from Director of Aviation Powell the monthly activity report, from Neighborhood & Development Services Director Kentner the monthly building report, from Finance Director Hitz the monthly financial report, from Fire Chief Shelton the monthly activity report, from Police Chief Utz the monthly activity report and from Zoo Director Newland the monthly staff report.

Meetings of note:

- September 15-17, 2016 - Garden City Charity Classic at The Golf Club at Southwind
- September 17, 2016 - Fall Fest 2016, Main Street, Grant Avenue and Stevens Park, 8:30 a.m. - 3:30 p.m.
- September 24, 2016 - A Wild Affair at Lee Richardson Zoo, gates open at 6:00 p.m.
- October 6, 2016 - Diversity Breakfast at the Clarion Inn and Conference Center, 7:30 a.m. - 9:00 a.m.; Multi Cultural Summit 9:30 a.m. - 3:30 p.m.
- October 8-10, 2016 - League of Kansas Municipalities 2016 Annual Conference in Overland Park, Kansas
- October 18, 2016 – Black Hills Energy Public Officials dinner at Samy's Spirits and Steakhouse from 6:00 p.m. - 8:00 p.m.

- October 20, 2016 - League of Kansas Municipalities 2016 Regional Supper at the Wheatland Broadband Center, 416 S. Main Street, Scott City, Kansas - 5:30 p.m.
- October 22, 2016 - Boo! At the Zoo, Advance pass gate opens at 4:00 p.m.
- October 26, 2016 - Annual State of the City address at the Garden City Area Chamber of Commerce breakfast at the Golf Club at Southwind - 7:30 a.m.
- November 5, 2016 - Banner Art Auction, Clarion Inn - 6:30 p.m.
- December 4, 2016 - Downtown Evening Christmas Parade, Main Street - 6:30 p.m.

Appropriation Ordinance No. 2419-2016A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$7,661,000.42 was read and considered section by section. Commissioner Dale moved to approve and pass Appropriation Ordinance No. 2419-2016A. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

The Governing Body considered an amendment to City of Garden City’s Code Section No. 94-2a - Vegetation.

Ordinance No. 2739-2016, “AN ORDINANCE REMOVING THE REQUIREMENT TO OBTAIN A CITY OF GARDEN CITY, KANSAS, ISSUED ARBORIST LICENSE TO APPLY PESTICIDES TO TREES, PRUNE TREES, PLANT TREES AND TRIM TREES AND SHRUBS; AMENDING CURRENT CODE SECTION 94-2; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS” was read and considered section by section. Commissioner Doll moved to approve Ordinance No. 2739-2016. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

The Governing Body considered adding Section 94-5 – Vegetation, to the Code of Ordinances.

Ordinance No. 2740-2016, “AN ORDINANCE ALLOWING THE CITY OF GARDEN CITY, KANSAS, TO REMOVE IMMINENTLY HAZARDOUS TREES FROM PRIVATE PROPERTY WHEN POSING AN IMMEDIATE THREAT TO LIFE OR PROPERTY; CREATING NEW CODE SECTION 94-5; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS” was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2740-2016. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

The Governing Body considered the vacation of an alley adjacent to Lots 13, 14, 15, 19, 20, 21 and 22, subdivision of Block 37, Original Plat, all in Garden City, Finney County, Kansas.

Ordinance No. 2741-2016, “AN ORDINANCE VACATING AN ALLEY BETWEEN LOTS 13, 14, 15, 19, 20, 21 AND 22, SUBDIVISION OF BLOCK 37, ORIGINAL PLAT, ALL IN THE CITY OF GARDEN CITY, FINNEY COUNTY, KANSAS” was read and considered section by section. Commissioner Cessna moved to approve Ordinance No. 2741-2016. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna Dale Doll Fankhauser Law
Yea Yea Yea Yea Yea

Commissioner Fankhauser moved to approve the use of the excess Law Enforcement Center Sales Tax Funds for three additional projects. Commissioner Cessna seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna Dale Doll Fankhauser Law
Yea Yea Yea Yea Yea

Commissioner Doll moved to approve selling the property located at 1904 Crestway through a sealed bid process. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna Dale Doll Fankhauser Law
Yea Yea Yea Yea Yea

Commissioner Fankhauser moved to approve the addendum to the development agreement of the Ranch House Addition. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna Dale Doll Fankhauser Law
Yea Yea Yea Yea Nay

Commissioner Cessna moved to appoint Keith Rathbun to fill an unexpired term left by Alyssa Benavidez on the Garden City Recreation Commission Board set to expire February 2018. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna Dale Doll Fankhauser Law
Yea Yea Yea Yea Nay

Commissioner Dale moved to approve the following:

1. The Governing Body considered and approved the replat of J.J.'s Addition.
2. The Governing Body considered and approved the Lease Agreement between Regency Autogroup, Inc. (d/b/a Dollar Car Rental) and the City of Garden City for lease of space located at Garden City Regional Airport.
3. The Governing Body considered and approved an Agreement with KDOT for Transload Facility State Rail Service Improvement grant for construction of a new rail siding.
4. The Governing Body considered and approved bids received on September 16th for the Garden City Transload Facility Rail Project.

TRANSLOAD RAIL PROJECT
City of Garden City, Kansas
Bid Opening 9/16/2016 10:00 am

Item	Engineer's Estimate	Sporer Land Development Inc. Oakley KS	MJE, LLC Montezuma KS	Stoppel Dirt, Inc. Sublette KS	Ragnar Benson LLC Loves Park IL	Balfour Beatty Rail Fleming Island FL
Base Grading Construction	\$2,571,457.00	\$1,724,100.30	\$1,904,563.75	\$2,276,693.95	\$2,601,054.71	\$3,141,945.77
Base Rail	\$3,174,830.00	\$2,136,319.05	\$2,433,560.00	\$2,177,448.37	\$2,488,025.83	\$2,351,663.55

Construction						
Total Base Bid	\$5,746,287.00	\$3,860,419.35	\$4,338,123.75	\$4,454,142.32	\$5,089,080.54	\$5,493,609.32
Alternate # 1	\$100,000.00	No Bid	\$200,000.00	\$228,375.00	No Bid	No Bid
Total Base Bid + Alt. #1	\$5,846,287.00	No Bid	\$4,538,123.75	\$4,682,517.32	No Bid	No Bid
Alternate # 2	\$3,079,634.00	\$2,217,183.90	\$2,548,231.00	\$2,261,948.79	\$2,826,383.33	\$2,425,942.84
Total Base Grading Bid + Alt. #2	\$5,651,091.00	\$3,941,284.20	\$4,452,794.75	\$4,538,642.74	\$5,427,438.04	\$5,567,888.61
Alternate # 3	\$3,309,405.00	\$2,208,343.45	\$2,610,003.00	\$2,323,013.35	\$2,888,895.48	No Bid
Total Base Grading Bid + Alt. #3	\$5,880,862.00	\$3,932,443.75	\$4,514,566.75	\$4,599,707.30	\$5,489,950.19	No Bid
Total Base Grading Bid + Alt. #2 + Alt # 1	\$5,751,091.00	No Bid	\$4,652,794.75	\$4,767,017.74	No Bid	No Bid
Total Base Grading Bid + Alt. #3 + Alt # 1	\$5,980,862.00	No Bid	\$4,714,566.75	\$4,828,082.30	No Bid	No Bid
		LOW				

5. The Governing Body considered and approved bids received September 14, 2016 for three projects on Kansas Avenue. The projects are 1) Kansas Avenue Widening from Main Street to Third Street, 2) Watermain Replacement from Main Street to Third Street, and 3) Kansas Avenue Reconstruction from west of Belmont Place to Anderson Street.

K-156 Kansas Avenue Tied Projects City of Garden City, Kansas Bid Opening 9/14/2016 10:00 am				
Item	Engineer's Estimate	Lee Construction, Inc.	JAG Construction Company, Inc.	Smoky Hill, LLC
KS Ave Widening 156-28 KA-2621-01				
Bid	\$1,241,375.75	\$1,186,079.15	\$1,152,858.00	\$1,217,389.80
KS Ave Watermain Replacement PW1603				
Bid	\$356,963.00	\$193,177.80	\$261,563.60	\$285,253.60
KS Ave Reconstruction 156-28 U-0154-01				
Bid	\$1,150,471.50	\$1,101,575.00	\$1,086,955.75	\$1,180,784.20
Grand Total Bid	\$2,748,810.25	\$2,480,831.95	\$2,501,377.35	\$2,683,427.60

6. The Governing Body considered and approved the Determination of Construction Easements Values for the Kansas Avenue Pathway Transportation Enhancement Project.
7.
 - a. Permission for Victor Banderra to reserve Space 2, Lot 25, Zone J of Valley View Cemetery for the consideration of \$50 for the period of one year.
 - b. Permission for Mary Collazo to reserve Space 2, 3 and 4, Lot 51, Zone L of Valley View Cemetery for the consideration of \$50 for the period of one year.
8.
 - a. Quit Claim Deed from Heirs of Albert and/or Martha Savolt transferring Spaces 1, 2, 5, & 6, Lot 72, Zone H of Valley View Cemetery to Albert and/or Linda Savolt.

b. Quit Claim Deed from Bernardino Buruca transferring Space 5, Lot 154, Zone K of Valley View Cemetery to Jose V. and/or Emma B. Cruz.

c. Quit Claim Deed from Bernardino Buruca transferring Space 6, Lot 154, Zone K of Valley View Cemetery to Rommel I. Buruca-Cruz and/or Ana S. Buruca.

d. Quit Claim Deed from heirs of Clay and Henry Weldon transferring Spaces 5 & 6, Lot 250, Zone C of Valley View Cemetery to Hazel Tancayo.

9. The Governing Body considered and approved a license for September 20, 2016.

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

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

Chris Law, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

City Commission Reports

Commissioner Dale thanked Communication & Project Manager Freburg and Assistant City Manager Cunningham for the presentation on the Legislative Policy and for thinking outside of the box while working on the policy. Commissioner Dale thanked Lee Richardson Zoo and staff for the work on the recent award of the AZA accreditation. Commissioner Dale stated he attended the Fall Fest and was pleased with the great turn out of both vendors and attendees. Commissioner Dale also thanked the Electric and Street Department employees for their work during Fall Fest.

Commissioner Doll stated she enjoyed the pre-meeting discussion on the Legislative Policy. Commissioner Doll congratulated Zoo Director Newland and staff on the award of the AZA Accreditation.

Mayor Law congratulated Zoo Director Newland and staff on the award of the AZA accreditation and stated it was a very involved project and took lots of work. Mayor Law appreciated the Legislative Policy pre-meeting and pointed out that staff is really juggling between four different policies and thanked staff for their work. Mayor Law stated he attended Fall Fest and Fiesta this year and was amazed at the amount of people in attendance for both events and the number of food vendors at both. Mayor

Law thanked the city staff for the investment that they put into these Saturday parades and events.

Commissioner Fankhauser thanked Communication & Project Manager Freburg for the work on the website and stated it will be quite the improvement on the old website. Commissioner Fankhauser thanked Zoo staff for their work in achieving the award of the AZA Accreditation.

Commissioner Cessna echoed the thought of the other Commissioners on the AZA accreditation and Legislative Policy pre-meeting. Commissioner Cessna stated he attended the water nozzle presentation and commented that puts the City on track for water conservation goals. Commissioner Cessna thanked Water Resource Manager Jones for the Water Department report. Commissioner Cessna thanked the Garden City Police Department for the quick response to the potential incident at Garden City High School.

Petitions



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Ashley Freburg, Communication & Project Manager
DATE: October 4, 2016
RE: 2016 Public Power Week

ISSUE:

The Governing Body is asked to consider and allow the Mayor to proclaim October 2-8, 2016 as Public Power Week in Garden City.

ALTERNATIVES:

1. Approve the proclamation.
2. Do not approve the proclamation.

RECOMMENDATION:

Staff recommends approval of the proclamation as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Public Power Week Proclamation	9/28/2016	Backup Material

PROCLAMATION

WHEREAS, the City of Garden City places high value on local control of community services and therefore has chosen to operate a community owned, locally controlled, not-for-profit electric utility and, as consumers and owners of our electric utility, have a direct say in utility operations and policies; and

WHEREAS, the Garden City Electric Department provides homes, businesses, farms, social services, and local government agencies with reliable, efficient, and cost-effective electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates; and

WHEREAS, the Garden City Electric Department is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness; and

WHEREAS, the Garden City Electric Department is a dependable and trustworthy institution whose local operation provides reliable, affordable, environmentally responsible electricity to build strong communities; and

WHEREAS, the Garden City Electric Department strives to continue to bring lower-cost, safe, reliable electricity to our community homes and businesses just as it has since 1914, the year when the utility was created to serve all the citizens of Garden City;

NOW, THEREFORE, I, Chris Law, Mayor of the City of Garden City, Kansas do hereby declare October 2-8, 2016 as

Public Power Week

to recognize the Garden City Electric Department for its contributions to the community and to educate consumer-owners, policy makers, and employees on the benefits of public power. Our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power, which is best for consumers, business, the community, and the nation

Signed and sealed this 4th Day of October, 2016.

Chris Law, Mayor

Attest:

Celyn N. Hurtado, City Clerk

PROCLAMATION

WHEREAS, the month of October 2016 has been designated as “National Disability Employment Awareness Month” in order to celebrate and recognize individuals with intellectual and development disabilities who make important contributions in their workplace; and

WHEREAS, employment is vital to the independence, empowerment and quality of life of Americans with disabilities; and

WHEREAS, the landmark Americans with Disabilities Act of 1990 removed barriers and enabled many individuals with disabilities to find more opportunities to use their gifts and talents in the workplace; and

WHEREAS, the United States Congress, by joint resolution approved August 11, 1945, has designated October of each year as “National Disability Employment Awareness Month” to recognize the contributions of Americans with disabilities and to encourage all citizens to help ensure their full inclusion in the workforce: and

WHEREAS, the goals of this city properly give recognition to those who directly help people with disabilities gain full access to training and employment which help create productive and satisfying lives, and to live as independently as possible.

NOW, THEREFORE, I, Chris Law, Mayor of the City of Garden City, do hereby proclaim the month of October, 2016 as

NATIONAL DISABILITY EMPLOYMENT AWARENESS MONTH

in the City of Garden City, and call upon the citizens of Garden City to observe this month with appropriate programs and activities. Furthermore, I encourage the citizens of Garden City to seek information from those organizations with expertise in matters concerning employment for individuals with intellectual and developmental disabilities.

SIGNED AND SEALED this 4th day of October 2016.

Chris Law, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Allie Medina, Human Resources Director
DATE: October 4, 2016
RE: Presentation of Leadership Garden City Class of 2016

ISSUE:

Organizers and alumni of Leadership Garden City will present the Leadership Garden City Class of 2016.

BACKGROUND:

Leadership Garden City has been providing opportunities for personal and professional growth for the community for 28 years. Through major funding and collaboration from the Kansas Health Foundation, the program has been able to provide unique experiences for participants that focus on leadership skills, civic engagement and community involvement.

There are many individuals in the community that have done great work to benefit the residents of Garden City. Leadership Garden City strives to provide those individuals a place for growth, learning, and an opportunity to practice those skills in a safe environment.

From the beginning, Leadership Garden City has been attended by and supported by businesses in Finney County. The City of Garden City is one of the major organizations that has provided support in a number of areas. Leadership Garden City would like to thank the City of Garden City for their support.

Leadership Garden City would like to present the participants for the Class of 2016.

Robin Bergkamp
Vickie Harshbarger
Clayton Holub
Christy Huber
Jamie Johnson
Jared Kuhlmann
Richard Powers

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

Report of the City Manager

Staff Reports



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Rachelle Powell, Director of Aviation
DATE: October 4, 2016
RE: 2016 Airport Inspection

ISSUE:

Director of Aviation Powell will provide a report on the annual FAA Airport Certification Inspection conducted on September 7-9, 2016.

BACKGROUND:

The annual airport certification inspection of Garden City Regional Airport was conducted September 7-9, 2016. The inspection was conducted to determine compliance with Title 14 CFR Part 139, the Airport Certification Manual, and the Airport Operating Certificate. The following discrepancies to Part 139 were noted during the inspection and should be corrected by the dates indicated below.

1. 139.7– Methods and Procedures for Compliance.

During the night inspection the runway hold position signs varied in brightness when testing runway lighting steps. In accordance to AC 150/5340-18 Chapter 1 paragraph 15 states, "Lighted signs are installed with a power source that will ensure consistent illumination and eliminate varying illumination when runway/taxiway lights are activated at all brightness steps." You will need to ensure that the runway hold position signs provide the required constant brightness standards. Correction Date: 11/15/2016

- a. Staff is working with the sign and power source manufacturer to determine the reason the runway hold position signs aren't adhering to the standards. Staff will provide additional updates to the FAA as we work to resolve this issue.

2. 139.311(d) - Marking, Signs, and Lighting.

During the night inspection of the pattern A marking on Runway 12 holding short of runway 17-35 (glass beads) were not clearly visible. Correction Date: 10/14/2016

- a. Staff painted the marking with glass beads on September 13, 2016. Please consider this item closed.

3. 139.321 (c) – Handling and Storing of Hazardous Substance and Materials.

During the inspection of the north fuel storage facility, it was found that a valve located on a pipe coming from the Jet-A fuel tank to loading point had a slow leak coming from that point. Correction Date: 10/14/2016

- a. The FBO repaired the leaking valve on September 9, 2016. Please consider this item closed.

4. 139.339 (c)(6) – Airport Condition Reporting.

During the night inspection of Taxiway Alpha it was found that Runway 12-30 Hold Position Sign on the south side of the runway was not properly illuminated. This matter is considered closed as it was fixed on September 8, 2016 before the inspection was completed. Correction Date: Closed

5. 139.339 (c)(6) – Airport Condition Reporting.

During the review of the self-inspection records it was found that on several dates that several wind cones on the airport were reported to be out of service. While inspecting the NOTAM records, there were no NOTAM's issued for wind cones while they were reported out of service. To resolve this discrepancy, airport self-inspection personnel need to review the NOTAM requirements for inoperable wind cones covered in the FAA supplemental Part 139 guidance ppt, Airfield Self Inspection Traffic and Wind Indicators. Correction Date: 10/14/2016

- a. Staff reviewed NOTAM requirements and retrained personnel. Please consider this item closed.

ALTERNATIVES:

No alternatives are listed as the memo is for informational purposes.

RECOMMENDATION:

No recommendations are listed as the memo is for informational purposes.

FISCAL NOTE:

Cost associated with repairing the airfield signs are unknown at the time; however the airport has available funds to correct this issue.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Service and Finance
DATE: October 4, 2016
RE: Monthly Sales Tax Report - September 2016.

ISSUE:

Presentation of the Monthly Sales Tax Report from Service and Finance.

BACKGROUND:

Attached is the Service and Finance Monthly Sales Tax Report for September 2016.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Monthly Sales Tax Report - September 2016	9/27/2016	Backup Material

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

MONTH RECEIVED	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
JANUARY	119,104	99,080	87,049	90,999	89,620	90,890	96,504	112,365	136,559	194,148	172,402	201,675	215,987	207,262	300,664	307,037
FEBRUARY	115,633	119,867	107,746	112,817	106,162	108,918	117,464	120,392	112,708	168,090	206,332	201,136	213,048	244,277	362,832	358,531
MARCH	94,385	89,945	83,994	93,138	83,528	84,800	91,096	111,384	127,434	176,275	176,089	187,616	198,757	200,357	290,207	301,101
APRIL	92,941	86,892	88,516	82,176	88,156	88,367	97,920	97,076	105,529	136,058	140,393	176,191	179,735	202,588	302,975	303,689
MAY	98,017	94,809	97,270	92,019	96,607	100,809	103,484	113,955	102,518	173,875	182,165	217,621	215,823	225,522	329,154	324,679
JUNE	93,362	101,379	98,922	86,040	82,884	99,561	98,793	107,235	110,225	174,577	192,468	197,406	205,745	227,284	313,770	298,761
JULY	91,208	99,915	97,573	91,205	88,888	95,381	109,492	130,863	126,193	163,203	175,188	199,698	238,623	232,796	313,034	330,600
AUGUST	98,717	96,327	91,715	97,295	101,836	104,308	99,317	123,221	103,580	180,595	178,778	209,006	213,331 *	223,986	317,123	303,152
SEPTEMBER	99,232	88,585	102,820	94,038	87,159	93,570	106,941	133,521	111,381	174,612	178,054	180,008	232,303	304,118	318,362	326,369
OCTOBER	106,658	102,705	97,918	90,696	105,259	101,146	112,166	117,796	108,343	174,202	189,062	203,819	218,503	313,005	301,429	
NOVEMBER	97,348	82,869	78,619	89,706	95,946	94,231	107,500	117,428	111,973	153,378	174,342	208,611	184,384	304,259	308,291	
DECEMBER	89,406	101,296	96,993	94,616	88,792	94,570	109,693	114,846	160,409	161,622	196,711	182,159	236,524	312,690	312,260	
TOTAL RECEIPTS	<u>1,196,011</u>	<u>1,163,668</u>	<u>1,129,136</u>	<u>1,114,745</u>	<u>1,114,837</u>	<u>1,156,551</u>	<u>1,250,370</u>	<u>1,400,082</u>	<u>1,416,852</u>	<u>2,030,635</u>	<u>2,161,984</u>	<u>2,364,946</u>	<u>2,552,763</u>	<u>2,998,144</u>	<u>3,770,101</u>	<u>2,853,919</u>
PERCENTAGE CHANGE	-7.39%	-2.70%	-2.97%	-1.27%	"FLAT"	3.74%	8.11%	11.97%	1.20%	43.32%	6.47%	9.39%	7.94%	17.45%	25.75%	

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

CITY OF GARDEN CITY, KANSAS

ANALYSIS OF CITY SALES TAX RECEIPTS

MONTH RECEIVED	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
JANUARY	390,595	379,780	309,257	357,335	335,673	351,457	351,627	409,255	529,129	415,161	432,278	483,869	508,705	480,712	521,960	543,148
FEBRUARY	389,764	444,123	419,884	434,310	423,853	416,061	444,506	465,707	415,062	416,555	509,745	497,844	514,511	575,307	638,635	629,836
MARCH	344,152	321,705	304,720	346,371	316,320	317,599	338,956	418,336	461,822	432,675	426,585	438,777	468,745	469,435	470,493	502,661
APRIL	334,588	303,909	313,029	317,571	318,835	321,431	358,967	361,119	388,668	328,743	328,309	409,253	411,491	468,167	493,539	514,449
MAY	356,202	340,131	354,013	345,880	351,143	372,027	382,562	426,812	362,989	430,701	442,882	502,577	481,623	528,216	556,737	569,117
JUNE	341,573	336,435	356,920	340,240	319,314	364,552	363,536	398,458	413,934	423,173	471,595	457,884	469,940	526,978	523,569	524,973
JULY	331,627	359,143	329,005	338,923	330,628	350,754	394,947	456,516	469,538	402,144	431,189	453,965	554,262	540,941	540,334	551,396
AUGUST	350,737	342,529	322,875	376,955	371,521	377,510	372,473	456,809	373,995	433,641	420,914	490,394	504,212	526,281	546,571	535,506
SEPTEMBER	363,139	324,385	366,794	362,024	323,475	341,558	388,244	463,398	421,706	415,115	433,117	424,160	529,341	509,837	548,219	534,225
OCTOBER	382,926	368,395	357,624	341,725	369,193	365,725	408,881	446,179	411,421	425,392	450,833	468,586	501,467	516,778	517,874	
NOVEMBER	355,951	296,743	287,373	339,384	337,133	351,892	352,723	435,767	402,883	390,433	412,877	474,976	422,213	496,772	528,692	
DECEMBER	323,048	381,904	364,126	338,971	338,058	356,317	396,872	432,701	461,792	412,973	481,207	424,131	501,046	519,605	539,387	
TOTAL RECEIPTS	<u>4,264,300</u>	<u>4,199,181</u>	<u>4,085,619</u>	<u>4,239,689</u>	<u>4,135,146</u>	<u>4,286,883</u>	<u>4,554,294</u>	<u>5,171,057</u>	<u>5,112,939</u>	<u>4,926,706</u>	<u>5,241,531</u>	<u>5,526,416</u>	<u>5,867,556</u>	<u>6,159,029</u>	<u>6,426,010</u>	<u>4,905,311</u>
PERCENTAGE CHANGE	-2.23%	-1.53%	-2.70%	3.77%	-2.47%	3.67%	6.24%	13.54%	-1.12%	-3.64%	6.39%	5.44%	6.17%	4.97%	4.33%	

Consideration of Appropriation Ordinance

Ordinances & Resolutions



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Steve Cottrell, Assistant to the City Manager
DATE: October 4, 2016
RE: Discharge of the Garden City Family YMCA, Inc. 2009 IRB

ISSUE:

The Governing Body is asked to consider and approve a Resolution relating to the close out of the Garden City Family YMCA, Inc. 2009 IRB issue.

1. Resolution No. _____-2016, a resolution of the City of Garden City, Kansas approving the sale of a project financed with the proceeds of Revenue Bonds of the City; authorizing the execution and delivery of (1) Special Warranty Deed, (2) a Bill of Sale, (3) a termination and release of Lease, and, (4) a satisfaction, discharge and release of indenture (Garden City Family YMCA, Inc.)

BACKGROUND:

The City issued Industrial Revenue Bonds, Series 2009 for The Garden City Family YMCA in the amount of \$1,100,000 to pay costs for constructing and equipping a 20,177 square foot addition to the YMCA. The Bonds have been paid in full and the YMCA intends to exercise its purchase option under the Lease and has provided notice of its election to purchase the Project on or about October 17, 2016.

The City must consent to the exercise of the option to purchase, waive the 60-day notice provided for in the Lease. The Resolution authorizes the execution and delivery of (1) a Special Warranty Deed, (2) a Bill of Sale, (3) a Termination and Release of Lease, and (4) a Satisfaction, Release and Discharge of Indenture in connection with the exercise by the Tenant of its option to purchase the Project. These documents, along with the authorizing Resolution have been prepared by the City's Bond Counsel, Mary Carson.

ALTERNATIVES:

1. Approve the Resolution.
2. Defer action to a later date.

RECOMMENDATION:

Staff recommends approval of the Resolution.

FISCAL NOTE:

There is no cost to the City for this action.

ATTACHMENTS:

Description	Upload Date	Type
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Resolution	9/27/2016	Resolution
Special Warranty Deed	9/27/2016	Backup Material
Bill of Sale	9/27/2016	Backup Material
Termination of Lease	9/27/2016	Backup Material
Satisfaction & Discharge	9/27/2016	Backup Material

RESOLUTION NO. ____-2016

OF THE

CITY OF GARDEN CITY, KANSAS

RELATING TO:

\$1,100,000
INDUSTRIAL REVENUE BONDS
SERIES 2009
(THE GARDEN CITY FAMILY YMCA)

RESOLUTION NO. ____-2016

A RESOLUTION OF THE CITY OF GARDEN CITY, KANSAS APPROVING THE SALE OF A PROJECT FINANCED WITH THE PROCEEDS OF REVENUE BONDS OF THE CITY; AUTHORIZING THE EXECUTION AND DELIVERY OF (1) A SPECIAL WARRANTY DEED, (2) A BILL OF SALE, (3) A TERMINATION AND RELEASE OF LEASE, AND (4) A SATISFACTION, DISCHARGE AND RELEASE OF INDENTURE (GARDEN CITY FAMILY YMCA, INC.)

WHEREAS, the City of Garden City, Kansas is a municipal corporation organized under the laws of the State of Kansas (the “Issuer”); and

WHEREAS, the Issuer is authorized by K.S.A. 12-1740 *et seq.* to issue its revenue bonds to pay all or any portion of the cost of purchasing, acquiring, constructing and equipping facilities for commercial purposes and to enter into leases with any person, firm or corporation for such facilities; and

WHEREAS, the Issuer has issued its Industrial Revenue Bonds, Series 2009 (The Garden City Family YMCA) (the “2009 Bonds”) in the original aggregate principal amount of \$1,100,000 to pay costs acquiring, purchasing, constructing and equipping a commercial and recreational development facility, consisting of a 20,177 square foot addition to the existing YMCA recreational facility, including land, buildings, structures, machinery and equipment, located in the City of Garden City, Kansas (the “Project”); and

WHEREAS, the Issuer acquired title to the Project and leased the Project to The Garden City Family Young Men’s Christian Association, Inc., now known as The Young Men’s Christian Association, Inc. of Southwest Kansas, a Kansas not-for-profit corporation (the “Tenant”), pursuant to a Lease Agreement, dated as of December 1, 2009 (the “Lease”); and

WHEREAS, the 2009 Bonds are payable from the Trust Estate created by a Trust Indenture, dated as of December 1, 2009 (the “Indenture”), by and between the Issuer and Commerce Bank N.A., Kansas City, Missouri, as Trustee (the “Trustee”), which Trust Estate includes a pledge of the Project and revenue received from the fees charged and Basic Rent received pursuant to the Lease; and

WHEREAS, the payment of the principal of and interest on the 2009 Bonds is guaranteed by the Tenant under a Guaranty Agreement, dated as of December 1, 2009; and

WHEREAS, Section 7.2 of the Lease provides for the purchase of the Project by the Tenant upon the proper exercise of the Tenant’s option to purchase and the payment (pursuant to Section 7.2) to the Trustee of the full amount necessary and incidental to the retirement and defeasance of the 2009 Bonds, plus the payment to the Issuer of \$1,000; and

WHEREAS, the 2009 Bonds have been paid in full pursuant to the Indenture and the Tenant intends to exercise its purchase option under the Lease and has provided notice of its election to purchase the Project on or about October 17, 2016 (the “Closing Date”); and

WHEREAS, the Issuer finds it necessary to consent to the exercise of the option to purchase, waive the 60-day notice provided for in the Lease, and authorize the execution and delivery of (1) a Special Warranty Deed, (2) a Bill of Sale, (3) a Termination and Release of Lease, and (4) a Satisfaction, Release and Discharge of Indenture in connection with the exercise by the Tenant of its option to purchase the Project.

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

Section 1. Definition of Terms. All terms and phrases used herein but not otherwise defined shall have the respective meanings set forth in the Lease and Indenture (all as defined above).

Section 2. Sale of the Project. The Issuer is authorized to convey the Project (as defined above) to the Tenant upon (1) receiving written certification from the Trustee under the Indenture that the Series 2009 Bonds are fully paid in accordance with the terms of the Indenture, and (2) receipt by the Issuer of the \$1,000 to which it is entitled under Section 7.2 of the Lease. The Issuer acknowledges proper notice of the Tenant’s instructions to exercise its option to purchase under the Lease and waives any additional notice requirements under the Lease or Indenture.

Section 3. Authorization of Special Warranty Deed. The Issuer is authorized to execute and deliver its Special Warranty Deed for the real property portions of the Project to the Tenant, upon satisfaction of the conditions contained in the Lease and set forth in Section 2 hereof.

Section 4. Authorization of Bill of Sale. The Issuer is authorized to execute and deliver its Bill of Sale for the personal property portions of the Project to the Tenant, upon satisfaction of the conditions contained in the Lease and set forth in Section 2 hereof.

Section 5. Authorization of Termination and Release of Lease. The Issuer is authorized to execute and deliver a Termination and Release of Lease (the “Lease Termination”) by and between the Tenant, the Issuer and the Trustee, upon satisfaction of the conditions contained in the Lease and set forth in Section 2 hereof.

Section 6. Authorization of Satisfaction, Release and Discharge of Indenture. The Issuer is authorized to execute and deliver a Satisfaction, Release and Discharge of Indenture (the “Indenture Release”) by and between the Issuer and the Trustee, upon satisfaction of the conditions contained in the Lease, the Indenture and set forth in Section 2 hereof.

Section 8. 7Execution of Documents. The Mayor or Acting Mayor of the Issuer is authorized and directed to execute the Special Warranty Deed, Bill of Sale, Lease Termination and Indenture Release for and on behalf of and as the act and deed of the Issuer as approved by the City Attorney, which approval shall be evidenced by the Mayor’s execution thereof, and such other documents,

certificates and instruments as may be necessary or desirable to carry out and comply with the purposes and intent of this Resolution, including specifically any applicable UCC Termination Statements. The City Clerk or any Deputy City Clerk of the Issuer are authorized and directed to attest the execution of the Special Warranty Deed, Bill of Sale, Lease Termination and Indenture Release, on behalf of the Issuer and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 8. Delivery of Documents. The Special Warranty Deed, Bill of Sale, Lease Termination and Indenture Release shall be delivered by the Mayor, City Clerk or other appropriate staff member of the Issuer concurrently upon the satisfaction of the requirements set forth in the Lease and in Section 2 of this Resolution. Escrow delivery of the documents may be made through establishing arrangements for escrow of the Special Warranty Deed, Bill of Sale, Lease Termination and Indenture Release with a licensed title company having offices in Finney County, Kansas, in which title company expressly agrees to release such documents only upon written evidence of the satisfaction of the requirements of the Lease, Indenture and Section 2 of this Resolution.

Section 9. Further Authority. The Issuer shall, and the officers, agents and employees of the Issuer are authorized and directed to, take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the provisions of this Resolution and to carry out, comply with and perform the duties of the Issuer with respect to the documents authorized by this Resolution, all as necessary to carry out and give effect to the transactions described herein.

Section 10. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the governing body of the Issuer.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND APPROVED by the governing body of the City of Garden City, Kansas on October 4, 2016.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Chris Law, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

This Deed is exempt from filing a Real Estate Sales Validation Questionnaire pursuant to Exception No. 2 of K.S.A. 79-1437 (e) and is made for the purpose of releasing an ownership interest in property which provided security for a debt or other obligation.

SPECIAL WARRANTY DEED

THIS INDENTURE, made on this 17th day of October, 2016, by and between the City of Garden City, Kansas, a municipal corporation duly organized and existing under the laws of the State of Kansas and located in Finney County, Kansas (the "Grantor"), and The Young Men's Christian Association, Inc. of Southwest Kansas, formerly known as The Garden City Family Young Men's Christian Association, Inc., a Kansas not-for-profit corporation (the "Grantee").

WITNESSETH: That Grantor, in consideration of the sum of One Thousand Dollars (\$1,000.00) and other good and valuable consideration, the receipt and sufficiency of which is here acknowledged, does by these presents grant, bargain, sell and convey to Grantee, its successors and assigns, all of Grantor's interest in the real property situated in Finney County, Kansas, specifically described on *Schedule I* attached hereto and incorporated here by this reference.

Grantor covenants that its interest as conveyed hereby is conveyed free and clear of all liens and encumbrances except (i) those liens and encumbrances to which title to the described property was subject when on the commencement of the Lease term and as conveyed to Grantor; (ii) those liens and encumbrances created by the Grantee or to the creation or suffering of which the Grantee has consented; (iii) those liens and encumbrances to which title became subject with the Grantee's consent or resulting from the failure of the Grantee to perform and observe any of the agreements on its part contained in the Lease under which it has heretofore occupied the described property; (iv) the rights of the public in and to any part of the described property lying or being in public roads, streets, alleys or highways; (v) any unpaid taxes or assessments, general or special; and (vi) the rights, titles and interests of any party having condemned or who is attempting to condemn title to, or the use for a limited period of, all or any part of the described property; and further covenants that it will warrant and defend the same in the quiet and peaceable possession of Grantee, its successors and assigns, forever, against all persons claiming the same through Grantor.

After recording, return to:

TRIPLETT, WOOLF & GARRETSON, LLC
Attn: Mary F. Carson
2959 N. Rock Road, Suite 300
Wichita, Kansas 67226
Telephone: (316) 630-8100

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the official seal of the City of Garden City, Kansas for delivery as of the 17th of October, 2016.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Chris Law, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss:
COUNTY OF FINNEY)

BE IT REMEMBERED that on this ____ day of October, 2016, before me, a notary public in and for said County and State, came Chris Law and Celyn N. Hurtado, Mayor and City Clerk, respectively, of the City of Garden City, Kansas, a municipal corporation of the State of Kansas, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Appointment Expires:

SCHEDULE I

PROPERTY SUBJECT TO LEASE

The following described real estate located in the City of Garden City, Finney County, Kansas, to wit:

All of Block Five (5), Prairie Park Subdivision, to the City of Garden City, Finney County, Kansas, including the West Half (W/2) of vacated Prairie Park Lane and the vacated alley in Block Five (5), and excluding the South Thirty Feet (S.30') thereof.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, City of Garden City, Kansas, a municipal corporation (the "Grantor"), does grant, sell, transfer and deliver unto The Young Men's Christian Association, Inc. of Southwest Kansas, formerly known as The Garden City Family Young Men's Christian Association, Inc., a Kansas limited liability company (the "Grantee"), all of its interest in the following goods and chattels, viz:

All buildings, improvements, equipment, fixtures and personal property constructed, located or installed on the Land, as defined in the Lease Agreement, dated as of December 1, 2009 (the "Lease"), by and between the Grantor and Grantee, all or any portion of the costs of which were financed or refinanced from the proceeds of the City of Garden City, Kansas, Industrial Revenue Bonds, Series 2009 (The Garden City Family YMCA) and which constitute Improvements, as defined in the Lease, together with any substitutions or replacements therefor (the "Property").

To have and to hold, all and singular, the said goods and chattels forever. And the Grantor covenants with the Grantee that the interest of Grantor conveyed hereby is free from all encumbrances except (i) those liens and encumbrances to which title to the described property was subject when conveyed to the Grantor, (ii) those liens and encumbrances created by the Grantee or to the creation or suffering of which the Grantee has consented; and (iii) those liens and encumbrances resulting from the failure of the Grantee to perform and observe any of the agreements on its part contained in the Lease under which it has heretofore leased such property; and that it will warrant and defend the same against the lawful claims and demands of all persons claiming through the Grantor.

Except as expressly set forth herein, Grantor does not make any representations or warranties of any kind whatsoever, whether oral or written, express or implied, with respect to the Property and except as expressly provided herein, Grantor is granted the Property in its "**AS IS, WHERE IS**" condition and "**WITH ALL FAULTS.**" Except as expressly provided herein, Grantor expressly disclaims and negates: (A) any implied or express warranty of merchantability, (B) any implied or express warranty of fitness for a particular purpose, and (C) any implied warranty with respect to the condition of the Property, or the uses permitted on, the development requirements for, or any other matter or thing relating to all or any portion of the Property.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the official seal of the City of Garden City, Kansas for delivery as of the 17th day of October, 2016.

CITY OF GARDEN CITY, KANSAS

[seal]

By _____
Chris Law, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss:
COUNTY OF FINNEY)

BE IT REMEMBERED that on this ____ day of October, 2016, before me, a notary public in and for said County and State, came Chris Law and Celyn N. Hurtado, Mayor and City Clerk, respectively, of the City of Garden City, Kansas, a municipal corporation of the State of Kansas, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Appointment Expires:

TERMINATION AND RELEASE OF LEASE

THIS TERMINATION AND RELEASE OF LEASE dated the 17th day of October, 2016, by and between the City of Garden City, Kansas, a municipal corporation (the "Issuer"); The Young Men's Christian Association, Inc. of Southwest Kansas, formerly known as The Garden City Family Young Men's Christian Association, Inc., a Kansas not-for-profit corporation (the "Tenant"); and Commerce Bank, N.A., Kansas City, Missouri, a national banking association duly organized and existing and authorized to accept and execute trusts of the character described herein under the laws of the United States (the "Trustee").

WITNESSETH:

WHEREAS, the Issuer has leased to the Tenant certain real property, together with improvements located thereon, pursuant to a Lease Agreement, dated as of December 1, 2009 (the "Lease"), by and between the Issuer and the Tenant, notice of which Lease was duly recorded with the Register of Deeds of Finney County, Kansas on January 11, 2009 in Book 0292, Page 776; and

WHEREAS, the Issuer assigned certain rights in connection with the Lease to the Trustee pursuant to an Assignment of Lease which was duly recorded with the Register of Deeds of Finney County, Kansas on January 11, 2009 in 0292, Page 777; and

WHEREAS, the property interests covered by the Lease consist of the property more specifically described in Schedule I attached hereto and incorporated here by this reference; and

WHEREAS, the Issuer previously had Outstanding its Industrial Revenue Bonds, Series 2009 (The Garden City Family YMCA) (the "Bonds"); and

WHEREAS, the Bonds have been paid in full by deposit with the Trustee, irrevocably in trust, of sufficient monies to pay the principal of, interest, and applicable redemption premium, if any, on the Bonds; and

After recording, return to:

TRIPLETT, WOOLF & GARRETSON, LLC
Attn: Mary F. Carson
2959 N. Rock Road, Suite 300
Wichita, Kansas 67226
Telephone: (316) 630-8100

WHEREAS, in accordance with the Trust Indenture, dated as of December 1, 2009 (the “Indenture”), by and between the Issuer and the Trustee, authorizing and securing the Bonds, the Bonds have been paid in full and the Indenture may be discharged; and

WHEREAS, in connection with the matters described above, it is necessary to provide for the release and termination of the above-described Lease.

NOW, THEREFORE, in consideration of the recitals, mutual covenants and agreements contained herein, and in consideration of other good and valuable consideration, the parties hereto agree that the Lease is terminated and released.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we have set our hands and affixed the official seal of the City of Garden City, Kansas for delivery as of October 17, 2016.

CITY OF GARDEN CITY, KANSAS

[seal]

By _____
Chris Law, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss:
COUNTY OF FINNEY)

BE IT REMEMBERED that on this ____ day of October, 2016, before me, a notary public in and for said County and State, came Chris Law and Celyn N. Hurtado, Mayor and City Clerk, respectively, of the City of Garden City, Kansas, a municipal corporation of the State of Kansas, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Appointment Expires:

THE YOUNG MEN'S CHRISTIAN
ASSOCIATION, INC. OF SOUTHWEST
KANSAS

By _____
_____, President

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss:
COUNTY OF FINNEY)

BE IT REMEMBERED, that on this ____ day of October, 2016, before me, a Notary Public, in and for the County and State aforesaid, came _____, President, of The Young Men's Christian Association, Inc. of Southwest Kansas, on behalf of said company and acknowledged to me that he executed the same for the purposes therein expressed, acting for and on behalf of said limited liability company in his capacity as Member.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Appointment Expires:

COMMERCE BANK, N.A.
Kansas City, Missouri

By _____
Merry Evans, Vice President

“TRUSTEE”

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss:
COUNTY OF CLAY)

BE IT REMEMBERED, that on this ____ day of October, 2013, before me, a notary public in and for said city and state, came Merry Evans, Vice President of Commerce Bank, N.A. Kansas City, Missouri, a national banking association duly organized under the banking laws of the United States (the “Bank”), who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said Bank, and such person duly acknowledged the execution of the same to be the act and deed of said Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year least above written.

Notary Public

My Appointment Expires:

SCHEDULE I

PROPERTY SUBJECT TO LEASE

(A) The following described real estate located in the City of Garden City, Finney County, Kansas, to wit:

All of Block Five (5), Prairie Park Subdivision, to the City of Garden City, Finney County, Kansas, including the West Half (W/2) of vacated Prairie Park Lane and the vacated alley in Block Five (5), and excluding the South Thirty Feet (S.30') thereof.

said real property constituting the "Land" as referred to in the Lease.

(B) The buildings, improvements, equipment, fixtures and personal property now or hereafter acquired, constructed, or installed on the Land and financed or refinanced with proceeds of the Bonds, including but not limited to the following:

An approximately 20,177 square foot addition to the existing YMCA recreational facility, including furnishings, machinery and equipment located at 1224 Center St., Garden City, Kansas.

The property described in paragraphs (A) and (B) of this Schedule I, together with any alterations or additional improvements properly deemed a part of the Project pursuant to and in accordance with the provisions of Sections 10.3 and 10.4 of the Lease, constitute the "Project" as referred to in both the Lease and the Indenture.

SATISFACTION, DISCHARGE AND RELEASE OF INDENTURE

THIS SATISFACTION, DISCHARGE AND RELEASE OF INDENTURE dated the 17th day of October, 2016, by and between the City of Garden City, Kansas, a municipal corporation (the "Issuer"); and Commerce Bank, N.A., Kansas City, Missouri, a national banking association duly organized and existing and authorized to accept and execute trusts of the character herein set forth under the laws of the United States of America (the "Trustee").

WITNESSETH:

WHEREAS, the Issuer has previously issued its Industrial Revenue Bonds, Series 2009 (The Garden City Family YMCA) (the "Bonds"); and

WHEREAS, the Bonds were secured by the pledge of a Trust Estate, as established by and under the terms and provisions of a Trust Indenture, dated as of December 1, 2009 (the "Indenture"), by and between the Issuer and the Trustee; and

WHEREAS, provision has been made for payment in full of the Outstanding (as defined in the Indenture) Bonds by deposit with the Trustee, irrevocably in trust, of sufficient monies to pay the principal of, interest, and applicable redemption premium, on all the Outstanding Bonds and the Outstanding Bonds have been paid in full; and

WHEREAS, in connection with the Indenture and Bonds, it is necessary to provide for the release and discharge of the lien of the Indenture upon the Trust Estate (excepting its lien upon such monies, if any, as are currently deposited with Trustee for the purposes of paying the principal of, interest, and applicable redemption premium, on all the Outstanding Bonds).

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants and agreements contained herein, and in consideration of other good and valuable consideration, the parties hereto agree that the special obligations of the Issuer under the terms of the Indenture are deemed satisfied and discharged and the lien of the Trustee upon the Trust Estate is terminated and released. Accordingly, the covenants and agreements of the Issuer and the Trustee are terminated and of no further force or effect.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the official seal of the City of Garden City, Kansas for delivery as of October 17, 2016.

CITY OF GARDEN CITY, KANSAS

[seal]

By _____
Chris Law, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
)
COUNTY OF FINNEY) ss:

BE IT REMEMBERED that on this ____ day of October, 2016, before me, a notary public in and for said County and State, came Chris Law and Celyn N. Hurtado, Mayor and City Clerk, respectively, of the City of Garden City, Kansas, a municipal corporation of the State of Kansas, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Appointment Expires:

COMMERCE BANK, N.A.
Kansas City, Missouri

By _____
Merry Evans, Vice President

“TRUSTEE”

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss:
COUNTY OF CLAY)

BE IT REMEMBERED, that on this ____ day of October, 2016, before me, a notary public in and for said city and state, came Merry Evans, Vice President of Commerce Bank, N.A., Kansas City, Missouri, a national banking association duly organized under the banking laws of the United States (the “Bank”), who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said Bank, and such person duly acknowledged the execution of the same to be the act and deed of said Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year least above written.

Notary Public

My Appointment Expires:



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: October 4, 2016
RE: Kansas Moderate Income Housing RFP for 2016

ISSUE:

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

1. Resolution No. _____-2016, a resolution making certain findings and determination giving authority to the City of Garden City, Kansas to partner with Victor Arcos and apply for and participate in the Kansas Moderate Income Housing Program.
2. Resolution No. _____-2016, a resolution making certain findings and determinations giving authority to the City of Garden City, Kansas to partner with CG Investments, LLC and apply for and participate in the Kansas Moderate Income Housing Program.

BACKGROUND:

The Kansas Moderate Income Housing Program (the Program) allows cities incorporated in Kansas with a population of fewer than 60,000 to request grants or loans for infrastructure and/or housing development in rural areas. Grants or loans under the Program will be limited to no more than \$400,000.00 per awardee. The program requires a resolution by the applicant's city governing body, giving the city authority to apply for and participate in the Program.

This year Garden City has two applicants: CG Investments, LLC and Victor Arcos. These Developers have approached the City with desires to partner with the City and participate in the Program. CG Investments did apply for a MIH Grant in 2014 but was not awarded any funds. Since the project has not begun and there have been a few setbacks for the developer, they wish to reapply for this program.

The City may submit more than one application; however, KHRC requires the local jurisdiction to prioritize the applicants. The Kansas Housing Resources Corporation has evaluation guidelines to help determine which development will be allowed to participate in the program. (We do not know how KHRC weights each item in the guidelines.) Staff encourages the Commission to follow these guidelines to assist in determining the Cities' priorities; the complete guidelines are included at the end of this memo. In 2014 Garden City had three applicants for this Program. It was the determination of the Governing Body to not prioritize the applicants and to allow KHRC to make the prioritization. In the end, none of the candidates for our City were selected. To better assist with the selection process, below is a summary of each development:

Prairie View Acres

CG Investments, LLC will be developing Prairie View Acres, Phase One. This project is located off of Campus Drive just south of the Trails Development. Phase One of this development will consist of thirteen (13) duplex lots and eight (8) four-plexes totaling fifty eight (58) units. All the units will be for sale and priced at the moderate level (between \$100,000-\$200,000), and the developer plans on having Phase One completed in one year. This developer will also be developing Phase Two which will include six (6) duplexes, four (4) four-plexes, and five (5) thirty six unit apartment buildings. This will add an additional two hundred eight (208) units to the market, with one hundred and eighty (180) of them being rental units.

CG Investments, LLC is a company based out of Iowa and is new to the Garden City area. They are anxious to build and provide affordable housing to this area. This will be their first MIH grant partnership within the state of Kansas. They are asking for the maximum amount of \$400,000.

Arcos Addition

Victor Arcos will be developing the Arcos Addition. This subdivision is located on the west side of Main Street, just north of Mary Street. The subdivision includes five (5) lots. One lot has an existing house on it. The other four lots will be developed into single family homes. Each home will include a full basement. The houses will be for sale and will be in the moderate price range (between \$100,000 to \$200,000). The developer plans to complete the infrastructure including Arcos Circle and then develop one house at a time. His plans are to complete the subdivision within four (4) years. This project will be an infill project for the City.

Victor Arcos develops properties in Garden City and Dodge City. He is excited to begin this project. He is asking for \$200,000 to be used on infrastructure.

ALTERNATIVES:

1. Approve both resolutions and prioritize the applications.
2. Do not approve the accompanying resolutions.
3. Approve the Prairie View Acres resolution and deny the Arcos Addition resolution.
4. Approve the Arcos Addition resolution and deny the Prairie View Acres resolution.

RECOMMENDATION:

Staff recommends approval of the resolutions but is unable to recommend the order in which to prioritize the developments. Both developments are needed and warrant consideration for grant funding. Staff suggests that the prioritization of the developments be based on the project the Commissioners agree will have the best chance to be awarded the grant from KHRC based on the Evaluation Guidelines. Staff also would like to remind the Governing Body that in 2014 the City had three applicants and the Governing Body did not prioritize them. The City was not awarded any grants.

FISCAL NOTE:

Because the Developers will be pursuing a grant, not a loan, there is no fiscal note.

ATTACHMENTS:

Description	Upload Date	Type
MIH RFP Resolution Arcos Addition	9/28/2016	Resolution
MIH RFP Resolution Prairie View Acres	9/28/2016	Resolution

2016 MIH Evaluation Guidelines	9/28/2016	Backup Material
2016 Letter of Submittal to KHRC with PVA as top Priority	9/28/2016	Backup Material
2016 Letter of Submittal to KHRC with Arcos Addition as top priority	9/28/2016	Backup Material
2016 Letter of Submittal to KHRC with no priorities	9/28/2016	Backup Material

(Published in the Garden City Telegram on the _____ day of October, 2016)

RESOLUTION NO. _____

**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS
GIVING AUTHORITY TO THE CITY OF GARDEN CITY, KANSAS TO
PARTNER WITH VICTOR ARCOS AND APPLY FOR AND PARTICIPATE IN
THE KANSAS MODERATE INCOME HOUSING PROGRAM.**

WHEREAS, the Kansas Moderate Income Housing (MIH) Request for Proposal (RFP) authorizes any city incorporated in accordance with the laws of the State of Kansas (the "State") with a population of less than 60,000 to apply for loans or grants to cities for infrastructure or housing development in rural areas; and

WHEREAS, the Governing Body of such city may adopt a resolution making certain findings giving the city authority to apply for and participate in said RFP; and

WHEREAS, the City of Garden City, Kansas (the "City") has an estimated population of 30,948 and therefore constitutes an eligible city as said term is defined in this RFP; and

WHEREAS, based on the Housing Needs Analysis performed by the City, the Governing Body of the City proposes to partner with Victor Arcos to develop moderate income housing in accordance with the MIH RFP.

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

Section 1. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 2. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 3. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to future economic growth and development in the City.

Section 4. The Governing Body hereby finds and determines that the future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 5. Based on the findings and determinations contained in Sections 1 through 4 of this Resolution, the Governing Body authorizes the City to partner with Victor Arcos to apply for and participate in the RFP, within the boundaries of the real estate legally described and depicted in maps in Exhibits "A" and "B" attached hereto.

Section 6. This Resolution shall take effect after its adoption and publication once in the official City newspaper.
APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 4th day of October, 2016.

CHRIS LAW, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

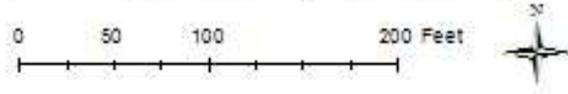
APPROVED AS TO FORM:

RANDALL D. GRISELL,
City Counselor

Exhibit "A"

Arcos Addition, Garden City, Finney County, Kansas, containing an area of 1.5 acres, more or less.

Exhibit "B"



(Published in the Garden City Telegram on the _____ day of October, 2016)

RESOLUTION NO. _____

**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS
GIVING AUTHORITY TO THE CITY OF GARDEN CITY, KANSAS TO
PARTNER WITH CG INVESTMENTS, LLC AND APPLY FOR AND
PARTICIPATE IN THE KANSAS MODERATE INCOME HOUSING
PROGRAM.**

WHEREAS, the Kansas Moderate Income Housing (MIH) Request for Proposal (RFP) authorizes any city incorporated in accordance with the laws of the State of Kansas (the "State") with a population of less than 60,000 to apply for loans or grants to cities for infrastructure or housing development in rural areas; and

WHEREAS, the Governing Body of such city may adopt a resolution making certain findings giving the city authority to apply for and participate in said RFP; and

WHEREAS, the City of Garden City, Kansas (the "City") has an estimated population of 30,948 and therefore constitutes an eligible city as said term is defined in this RFP; and

WHEREAS, based on the Housing Needs Analysis performed by the City, the Governing Body of the City proposes to partner with CG Investments, LLC to develop moderate income housing in accordance with the MIH RFP.

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Section 4. The Governing Body hereby finds and determines that the future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 5. Based on the findings and determinations contained in Sections 1 through 4 of this Resolution, the Governing Body authorizes the City to partner with CG Investments, LLC to apply for and participate in the RFP, within the boundaries of the real estate legally described and depicted in maps in Exhibits "A" and "B" attached hereto.

Section 6. This Resolution shall take effect after its adoption and publication once in the official City newspaper. APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 4th day of October, 2016.

CHRIS LAW, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

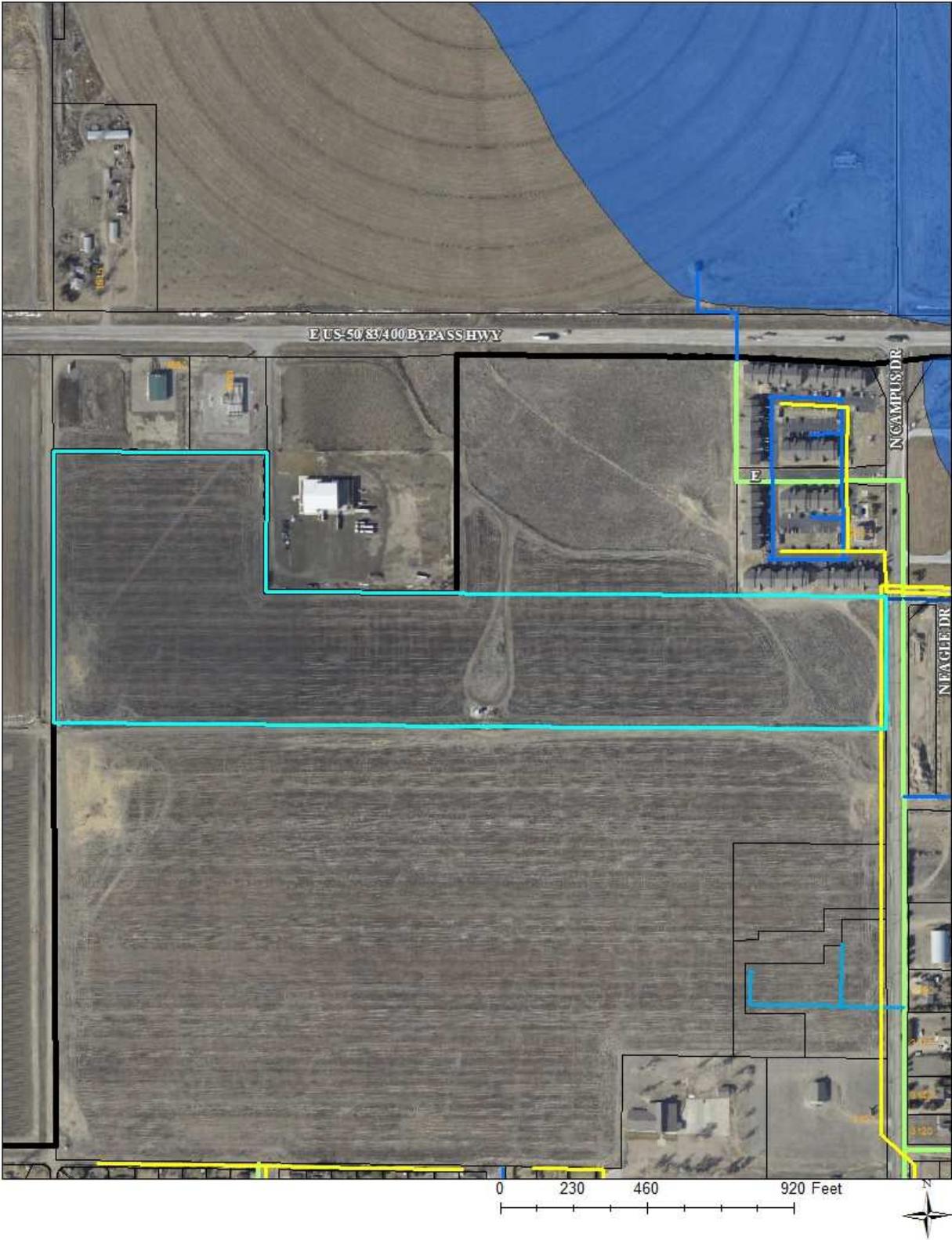
APPROVED AS TO FORM:

RANDALL D. GRISELL,
City Counselor

Exhibit "A"

A Tract of Land in the North Half (N/2) of the Northeast Quarter (NE/4) of Section Five (5), Township Twenty-four (24) South, Range Thirty-two (32) West of the 6th P.M., more particularly described as follows: Commencing at the Northeast corner of Section Five (5); Thence at a bearing based on the highway easement record dated 7/9/81 of South 01°06'00" West along the East line of Section Five (5) for a distance of 880.10 Feet to a found PK nail being the point of beginning; Thence continuing South 01°06'00" West to a found 5/8" diameter R-Bar capped "MLS 1114" a distance of 417.92 Feet; Thence North 88°19'08" West to a found 5/8" diameter R-Bar capped "MLS 1114" and the North-South Half section a distance of 2,641.64 Feet; Thence North 0°58'40" East along the North-South half section line to a found 1/2" diameter R-Bar a distance of 850.49 Feet; Thence South 88°26'32" East along the South line of a Deed recorded in Vol. 59, Page 959 to a found 1/2" diameter R-Bar a distance of 663.01 Feet; Thence South 0°50'32" West to a set 1/2" diameter R-Bar capped "Lot Taylor Kals 665" a distance of 438.52 Feet; Thence South 88°27'00" East partially along the South line of the "Replat of The Trails, first Plat", a distance of 1978.42 Feet to the point of beginning.

Exhibit "B"



ATTACHMENT B: KANSAS MODERATE INCOME HOUSING RFP EVALUATION GUIDELINES

Applications for grant or loan funds under the Kansas Moderate Income Housing (MIH) RFP will be evaluated based on the following guidelines:

1. Need

- a. Ability to identify housing needs of applicant's community
- b. Urgency of housing need, i.e., areas of significant economic development
- c. Ability of applicant to address housing need with existing funds
- d. Community's response to housing need to date
- e. Receipt of MIH funding previously

2. Capacity: Capacity of applicant (and applicant's partners or contractors, if applicable) to administer RFP funds, including resolution from governing body approving participation in RFP, history of applicant, organizational structure, and experience with similar grant/loan administration activities.

3. Use of Funds

- a. Specifically identified intended use of funds, including allocation of expenditures and expected outcomes
- b. Targets moderate income housing needs of community
- c. KHRC's analysis of impact of funds on housing, economic development, government, etc., in community

4. Community Support: Ability to demonstrate community support

5. Leveraged Funds

- a. Specifically identifies and values sources of leveraged funds
- b. Proportion of leveraged funds as compared to RFP funds

6. Loans Over Grants: Ability to request and utilize RFP funds in the form of loans (below market) over grants

7. Application

- a. Timeliness of application and responses to requests for follow-up information
- b. Thoroughness of application – application completed in its entirety, questions thoroughly answered, supporting documents submitted
- c. Ability to meet minimum RFP requirements

- d. If multiple proposed housing activities in application, applicant's priorities clearly stated

8. Applicant History, Experience and Compliance

- a. For applicants and/or developers who have received awards previously, consideration will be given in part based on the applicant's and/or developer's past history, experience, loan or grant administration activity and compliance with the MIH RFP and grant agreement along with:
 - i. Readiness to proceed
 - 1. Is the previous development underway and at least 50% complete?
 - 2. Did the previous development begin on time?
 - ii. Submission of monthly reports
 - iii. Responsiveness to requests for information



October 3, 2016

Kansas Housing Resources Corporation
James R. Behan, Director of Operations
611 South Kansas Ave., Suite 300
Topeka, KS 66603-3803

Dear Mr. Behan,

Please find enclosed three (3) copies of the 2016 Response to the Kansas Moderate Income Housing (MIH) Request for Proposal for Prairie View Acres and Arcos Addition for Garden City, Kansas.

The Garden City Governing Body has determined that there is a substantial need for housing in this community; therefore, all developments warrant consideration. However, it is the decision of the Commission to recommend Prairie View Acres as the top priority for the City of Garden City. Arcos Addition is recommended as second priority.

Please feel free to contact the Neighborhood & Development Services Department if you have any questions or concerns regarding this submittal.

Respectfully,

Chris Law, Mayor

COMMUNITY
DEVELOPMENT
DEPARTMENT
SERVING
GARDEN CITY
HOLCOMB
AND
FINNEY COUNTY
620-276-1170

INSPECTIONS
620-276-1120
inspection@garden-city.org

CODE COMPLIANCE
620-276-1120
code@garden-city.org

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

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



October 3, 2016

Kansas Housing Resources Corporation
James R. Behan, Director of Operations
611 South Kansas Ave., Suite 300
Topeka, KS 66603-3803

Dear Mr. Behan,

Please find enclosed three (3) copies of the 2016 Response to the Kansas Moderate Income Housing (MIH) Request for Proposal for Prairie View Acres and Arcos Addition for Garden City, Kansas.

The Garden City Governing Body has determined that there is a substantial need for housing in this community; therefore, all developments warrant consideration. However, it is the decision of the Commission to recommend Arcos Addition as the top priority for the City of Garden City. Prairie View Acres is recommended as second priority.

Please feel free to contact the Neighborhood & Development Services Department if you have any questions or concerns regarding this submittal.

Respectfully,

Chris Law, Mayor

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October 3, 2016

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James R. Behan, Director of Operations
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Dear Mr. Behan,

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The Garden City Governing Body has determined that there is a substantial need for housing in this community; therefore, all developments warrant consideration. It is the decision of the Commission to, therefore, recommend the Kansas Housing Resources Corporation use their evaluation guidelines to determine the top priority. The commission will agree that whichever development ranks number one through your objective evaluation process will be the top priority project for the City of Garden City, and so forth with the remaining candidates.

Please feel free to contact the Neighborhood & Development Services Department if you have any questions or concerns regarding this submittal.

Respectfully,

Chris Law, Mayor

COMMUNITY
DEVELOPMENT

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FAX 620.276.1169

www.garden-city.org

New Business



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Allie Medina, Human Resources Director
DATE: October 4, 2016
RE: Appointment to the Cultural Relations Board

ISSUE:

The Governing Body is asked to appoint one member to fill the vacant seat on the Cultural Relations Board.

BACKGROUND:

The Cultural Relations Board has one board position with the term expiring December 2016. Garden City residents, Vinh Nguyen, Clemencia Zermeno, Sean Collins, Verna Weber, Debra Bolton, submitted an application to be considered for the board member position on the Cultural Relations Board. Dan Lee served two (2) years and six (6) months of his term and resigned in June of 2016, leaving a vacant seat.

ALTERNATIVES:

1. Appoint Vinh Phuoc Nguyen to the vacant position that expires December 2016.
2. Appoint Clemencia Zermeno to the vacant position that expires December 2016.
3. Appoint Sean Collins to the vacant position that expires December 2016.
4. Appoint Verna Weber to the vacant position that expires December 2016.
5. Appoint Debra Bolton to the vacant position that expires December 2016.
6. Do not appoint these applicants to the vacant position that expires December 2016 and recommend that the board continue to recruit board members.

RECOMMENDATION:

The Cultural Relations Board recommends the Governing Body choose Alternative 1 and appoint Vinh Nguyen to the vacant position.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
2016 Applications to CRB	9/28/2016	Backup Material

GARDEN CITY IS MY TOWN TOO!

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

NAME: Vinh phuoc Nguyen HOME PHONE: (620) 276-6369

ADDRESS: 1021 Smoky Hill WORK PHONE: (620) 805-7174
Garden City, KS 67846

E-MAIL ADDRESS: nguyen@gckschools.com

OCCUPATION (if employed): Vietnamese Translator

PLACE OF EMPLOYMENT: USD 457

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 23 yrs

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

I would like to share what I have carried to U.S.A from my first home country which were the customs, foods, habits as in the diversity.

OTHER APPLICABLE EXPERIENCE: In order to develop our diversity in Garden City.

I was a member in the Police Citizen Board of Garden City for two years.

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

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

NAME: Clemencia Zermeno HOME PHONE: (620) 805-5051

ADDRESS: 323 Garden St. WORK PHONE: 620 275-7421

E-MAIL ADDRESS: zClemencia@yahoo.com

OCCUPATION (if employed): Real Estate Agent

PLACE OF EMPLOYMENT: Coldwell Banker / REA

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 10yrs

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

I would like to be involve & learn what is happening in town

OTHER APPLICABLE EXPERIENCE: I served in Alta Brown PTO

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

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

NAME: Sean Collins HOME PHONE: (785) 766-8972

ADDRESS: 305 Ballinger St. WORK PHONE: (620) 271-7801

E-MAIL ADDRESS: Sean.collins@westernmotor.com

OCCUPATION (if employed): Director of Marketing

PLACE OF EMPLOYMENT: Western Motor

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 28 years

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

To help my community & to better understand the inner-workings of my government

OTHER APPLICABLE EXPERIENCE: I have been on several local nonprofit boards & am aware of the parliamentary procedure.

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

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

NAME: Verna Weber HOME PHONE: 620-275-1969
ADDRESS: 802 Park Place ^{cell} WORK PHONE: 805-4858
E-MAIL ADDRESS: whtwtr@cox.net
OCCUPATION (if employed): retired

PLACE OF EMPLOYMENT: _____

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 16 yrs

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

I have a passion to help new comers to the community & helping to resolve issues they experience.

OTHER APPLICABLE EXPERIENCE: former DCF employee & Exec Dir of Health Coalition.

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

- | | |
|--|--|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Local Housing Authority |
| <input type="checkbox"/> Alcohol Fund Advisory Committee | <input type="checkbox"/> Parks & Tree Board |
| <input type="checkbox"/> Art Grant Committee | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Building Safety Board of Appeals | <input type="checkbox"/> Police/Citizen Board |
| <input type="checkbox"/> Community Health Advisory Board | <input type="checkbox"/> Public Utilities Advisory Board |
| <input checked="" type="checkbox"/> Cultural Relations Board | <input type="checkbox"/> Recreation Commission |
| <input type="checkbox"/> Golf Advisory Board | <input type="checkbox"/> Traffic Advisory Committee |
| <input type="checkbox"/> Landmarks Commission | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Lee Richardson Zoo Advisory Board | |

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

NAME: Debra Bolton HOME PHONE: 620-275-4902

ADDRESS: 1009 Gillespie Pl WORK PHONE: 290-4707

E-MAIL ADDRESS: dbolton@ksu.edu

OCCUPATION (if employed): social scientist

PLACE OF EMPLOYMENT: Kansas State University

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? _____

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

my work revolves around studying immigrant groups. I have a good

OTHER APPLICABLE EXPERIENCE: perspective on needs and assets of the groups

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

- Airport Advisory Board
- Alcohol Fund Advisory Committee
- Art Grant Committee
- Building Safety Board of Appeals
- Community Health Advisory Board
- Cultural Relations Board
- Golf Advisory Board
- Landmarks Commission
- Lee Richardson Zoo Advisory Board
- Local Housing Authority
- Parks & Tree Board
- Planning Commission
- Police/Citizen Board
- Public Utilities Advisory Board
- Recreation Commission
- Traffic Advisory Committee
- Zoning Board of Appeals

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



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Andy Liebelt: Superintendent of Public Grounds
DATE: October 4, 2016
RE: Purchase of Playground Equipment for Santa Fe Park

ISSUE:

The Governing Body is asked to consider and approve the purchase and installation contract of playground equipment for Santa Fe Park.

BACKGROUND:

In 2014, the Parks Department removed the playground equipment at Santa Fe Park to make room for the expansion of the Juvenile Detention Center. It was the intent of Park's Staff to reconstruct the playground equipment on the new Santa Fe Park site, however, we have determined this option to be unattainable due to the difficult nature of re-installing the old equipment.

Our recommendation is to purchase new playground equipment for Santa Fe Park. Staff has received proposals from playground structure companies for consideration. Their proposals are attached for the Governing Body's review.

ALTERNATIVES:

Alternative 1: Accept proposal #1 from Athco, LLC for \$24,971.00.
Alternative 2: Accept proposal #2 from Athco, LLC for \$24,419.00.
Alternative 3: Accept proposal #1 from Sterling West for \$21,512.00.
Alternative 4: Accept proposal #2 from Sterling West for \$26,137.00.
Alternative 5: Direction from the Governing Body.

RECOMMENDATION:

Park & Tree Advisory Board recommends the consideration and approval of the Alternative 1 proposal from Athco, LLC for \$24,971.00.

FISCAL NOTE:

Parks will pay for this project from two different accounts.

005-17-000.6035.01 - Funding Park Projects	\$8,413.02
030-14-000.6100.17 - Park Improvements	\$16,557.98

ATTACHMENTS:

Description	Upload Date	Type
ATHCO - Option 1 Bid	9/26/2016	Backup Material
ATHCO - Option 2 Bid	9/26/2016	Backup Material
Sterling West - Option 1 Bid	9/26/2016	Backup Material

Sterling West - Option 2 Bid
Santa Fe Playground Park

9/26/2016 Backup Material
9/30/2016 Backup Material

QUOTATION FORM:

PARK PLAYGROUND EQUIPMENT - OPTION 1

GENERAL COST:

TAX EXEMPT

Cost of Playground Equipment	\$	<u>20,690</u>
Less Government Discount	\$	<u>- 934</u>
Plus Tax	\$	<u>N/A</u>
Sub-Total:	\$	<u>19,756</u>
Cost of Installation	\$	<u>5,215</u>
TOTAL COST:	\$	<u>24,971</u>

Delivery time in weeks from date of order being placed. 2-3 weeks.

The successful Proposal agrees to guarantee the design, material, and workmanship of the unit per the current factory warranty, and to replace free of any charge F.O.B. delivery point, any parts that fail to meet this guarantee. Any part or assembly of parts failing due to design, material or workmanship within the warranty period must be replaced by the submitter of the proposal free of charge, to the City of Garden City, Kansas, and any labor involved in these failures must be furnished or paid for by the submitter of the proposal for the warranty period. The submitter shall furnish a properly executed service and warranty policy upon delivery of the unit.

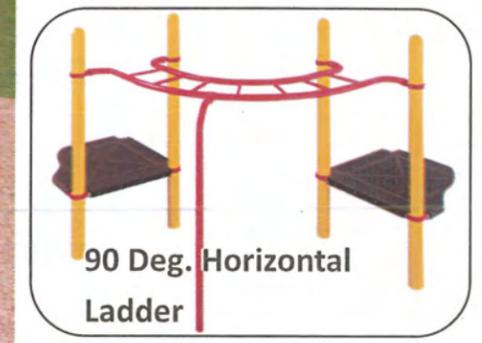
Inspection of the unit will be made as soon as possible. Unit with missing equipment or otherwise failing to meet or comply with specifications will not be accepted and will become the submitter's responsibility.

Proposal submitted on 13 day of SEPT., 2016
day month year

Proposal submitted by: Matt Elme
signature

ATHCO, LLC (LANDSCAPE STRUCTURES)
company

REMINDER: Proposal is due by **Tuesday, 20 September 2016 at 10:00 a.m.** in the Public Works Office, 301 N. Eighth Street, City Administrative Center, Garden City, Kansas.

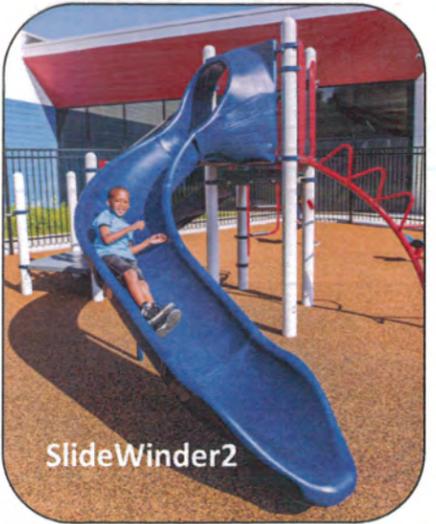


Santa Fe Park
Option 1



ATHCO
Your Premier Athletic & Recreation Source

SLR
landscape structures®
**better playgrounds.
Better world.™**
playlsi.com



PlayBooster®
(5-12 years)

landscape structures



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

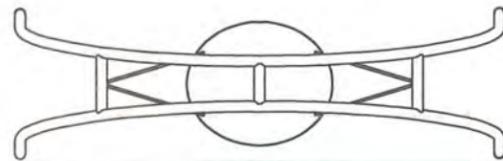
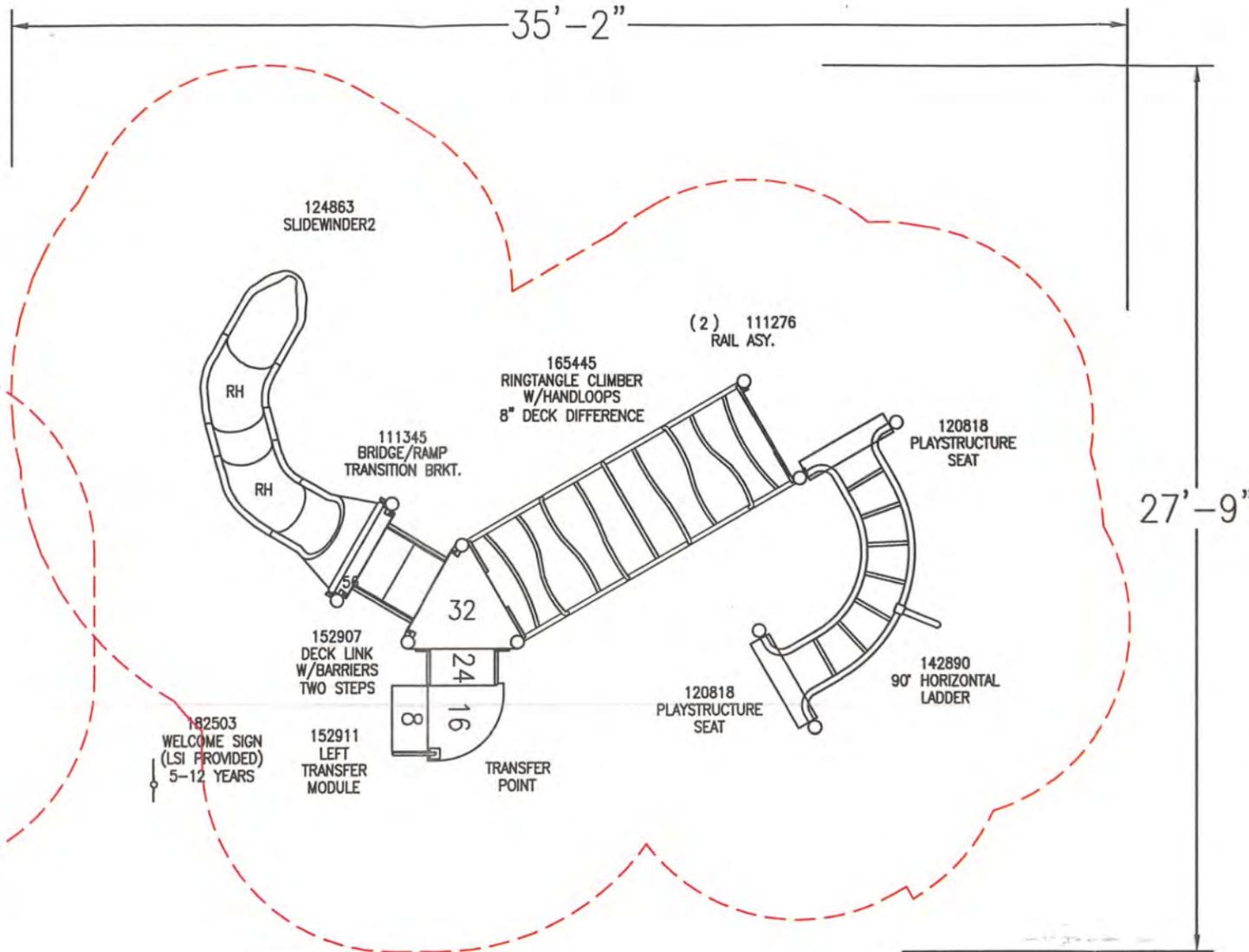
ACCESSIBLE/PROTECTIVE
LOOSE FILL MATERIAL
(ENGINEERED WOOD FIBER SUGGESTED)

DESIGNED BY:

EFK

COPYRIGHT: 9/9/16
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 188
BELLEVILLE, MINNESOTA 55008
PH: 1-800-328-0625 FAX: 1-763-472-4001

Date	Previous Drawing #	Initials

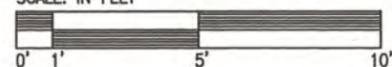


173592
OODLE SWING
DB ONLY



TOTAL ELEVATED PLAY COMPONENTS	2		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	2	REQUIRED	1
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	4	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED	4

SCALE: IN FEET



Santa Fe Park
Garden City, KS

ATHCO, L.L.C.
Matt Cline

SYSTEM TYPE:
Playbooster

DRAWING #:
97769-1-1



QUOTATION FORM:

PARK PLAYGROUND EQUIPMENT - OPTION 2

GENERAL COST:

TAX EXEMPT

Cost of Playground Equipment	\$ 20,581
Less Government Discount	\$ - 929
Plus Tax	\$ N/A
Sub-Total:	\$ 19,652
Cost of Installation	\$ 4,767
TOTAL COST:	\$ 24,419

Delivery time in weeks from date of order being placed. 2-3 weeks.

The successful Proposal agrees to guarantee the design, material, and workmanship of the unit per the current factory warranty, and to replace free of any charge F.O.B. delivery point, any parts that fail to meet this guarantee. Any part or assembly of parts failing due to design, material or workmanship within the warranty period must be replaced by the submitter of the proposal free of charge, to the City of Garden City, Kansas, and any labor involved in these failures must be furnished or paid for by the submitter of the proposal for the warranty period. The submitter shall furnish a properly executed service and warranty policy upon delivery of the unit.

Inspection of the unit will be made as soon as possible. Unit with missing equipment or otherwise failing to meet or comply with specifications will not be accepted and will become the submitter's responsibility.

Proposal submitted on 13 day of SEPT., 2016
day month year

Proposal submitted by: Matt Cline
signature

ATHCO, LLC (LANDSCAPE STRUCTURES)
company

REMINDER: Proposal is due by **Tuesday, 20 September 2016 at 10:00 a.m.** in the Public Works Office, 301 N. Eighth Street, City Administrative Center, Garden City, Kansas.



GARDEN CITY™
— KANSAS —



Logo Climber



Summit Climber



Driver Panel



Ring-A-Bell Panel

Santa Fe Park
Option 2



ATHCO
Your Premier Athletic & Recreation Source

SL
landscape structures®
**Better playgrounds.
Better world.™**
playlsi.com



Double Swoosh Slide



Oodle Swing



landscape structures



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURER'S OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, ENLARGED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

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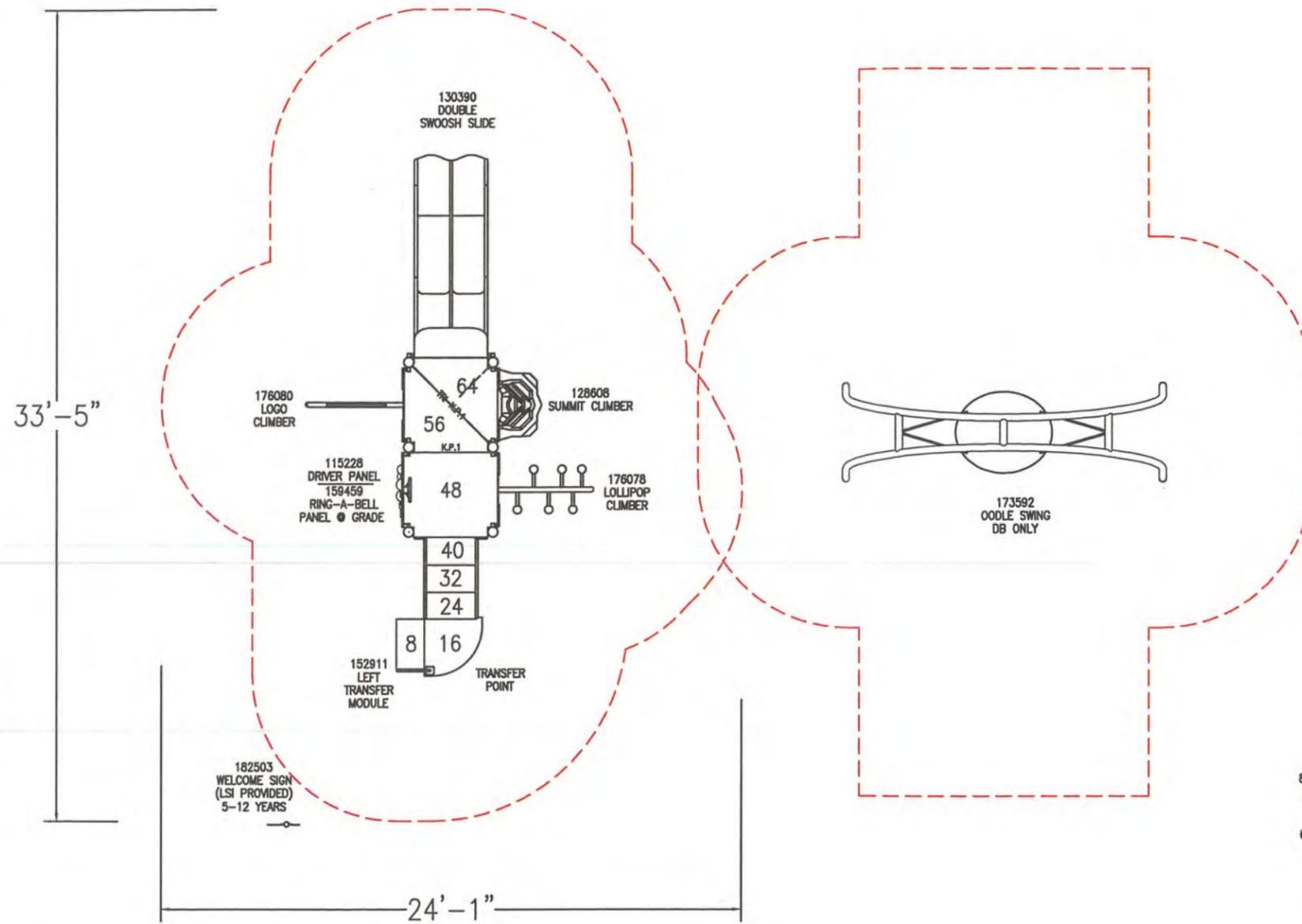
ACCESSIBLE/PROTECTIVE
LOOSE FILL MATERIAL
(ENGINEERED WOOD FIBER SUGGESTED)

DESIGNED BY:

EFK

COPYRIGHT: 9/9/16
LANDSCAPE STRUCTURES, INC.
801 7th STREET SOUTH - P.O. BOX 100
DELAND, MISSOURI 63528
PH: 1-800-338-0635 FAX: 1-765-872-4081

Date Previous Drawing # Initials

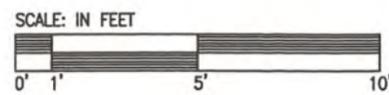


PlayBooster®
(5-12 years)

8" RISE KICKPLATE
(T.K.P.1) QTY. (1)

6"/8" RISE KICKPLATE
(K.P.1) QTY. (1)

TOTAL ELEVATED PLAY COMPONENTS	5		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	5	REQUIRED	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	2	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	REQUIRED	2



Santa Fe Park
Garden City, KS

ATHCO, L.L.C.
Matt Cline

SYSTEM TYPE:
Playbooster

DRAWING #:
97769-3-1



QUOTATION FORM:

PARK PLAYGROUND EQUIPMENT

PROPOSAL # 1

GENERAL COST:

TAX EXEMPT

Cost of Playground Equipment	<i>FREIGHT INCLUDED</i>	\$ <u>16,548.00</u>
Less Government Discount		\$ <u>—</u>
Plus Tax		\$ <u>N/A</u>
	Sub-Total:	\$ <u>16,548.00</u>
Cost of Installation		\$ <u>4,964.00</u>
	TOTAL COST:	\$ <u>21,512.00</u>

Delivery time in weeks from date of order being placed. 7 weeks.

The successful Proposal agrees to guarantee the design, material, and workmanship of the unit per the current factory warranty, and to replace free of any charge F.O.B. delivery point, any parts that fail to meet this guarantee. Any part or assembly of parts failing due to design, material or workmanship within the warranty period must be replaced by the submitter of the proposal free of charge, to the City of Garden City, Kansas, and any labor involved in these failures must be furnished or paid for by the submitter of the proposal for the warranty period. The submitter shall furnish a properly executed service and warranty policy upon delivery of the unit.

Inspection of the unit will be made as soon as possible. Unit with missing equipment or otherwise failing to meet or comply with specifications will not be accepted and will become the submitter's responsibility.

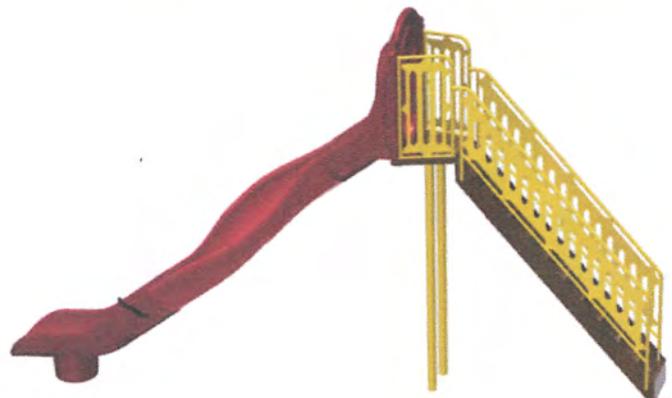
Proposal submitted on 15 day of SEPTEMBER, 2016 month year

Proposal submitted by: *Gordan Bloch*
signature

Sterling West
company

REMINDER: Proposal is due by **Tuesday, 20 September 2016 at 10:00 a.m.** in the Public Works Office, 301 N. Eighth Street, City Administrative Center, Garden City, Kansas.

sterling west



52'



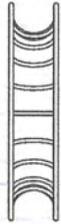
Bird's Nest
Seat Swing
581-370



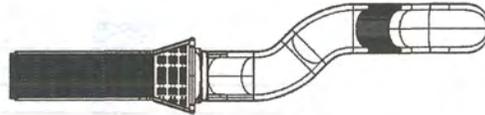
Rope
Wall
902-722



Play
House
11-201



Half Moon
Rung Climber
501-123



8' Ind. Sec.
Left Snake
902-322



SportsPlay

5642 Natural Bridge
800-727-8180
Fax: 314-389-9034
www.sportsplayinc.com

Size: 40' X 41'
Use Zone: 52' X 53'
Age Group: 5-12

Drawn By:

E. Barron

Date

07-22-16

CPSC: Compliant
ASTM: Compliant

Project: Garden City Playground

Drawing Number: #5489
Distributor: Sterling West

Scale: 1:100

Sheet 1 of 1

QUOTATION FORM:

PARK PLAYGROUND EQUIPMENT

PROPOSAL # 2

GENERAL COST:

TAX EXEMPT

Cost of Playground Equipment	<i>± FREIGHT</i>	\$ <u><i>20,105.00</i></u>
Less Government Discount		\$ _____
Plus Tax		\$ <u>N/A</u>
Sub-Total:		\$ <u><i>20,105.00</i></u>
Cost of Installation		\$ <u><i>6,032.00</i></u>
TOTAL COST:		\$ <u><i>26,137.00</i></u>

Delivery time in weeks from date of order being placed. *7* weeks.

The successful Proposal agrees to guarantee the design, material, and workmanship of the unit per the current factory warranty, and to replace free of any charge F.O.B. delivery point, any parts that fail to meet this guarantee. Any part or assembly of parts failing due to design, material or workmanship within the warranty period must be replaced by the submitter of the proposal free of charge, to the City of Garden City, Kansas, and any labor involved in these failures must be furnished or paid for by the submitter of the proposal for the warranty period. The submitter shall furnish a properly executed service and warranty policy upon delivery of the unit.

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Proposal submitted on *15th* day of *SEPTEMBER*, *2016*.
day month year

Proposal submitted by: *Gordon Blodt*
signature

STERLING WEST
company

REMINDER: Proposal is due by **Tuesday, 20 September 2016 at 10:00 a.m.** in the Public Works Office, 301 N. Eighth Street, City Administrative Center, Garden City, Kansas.

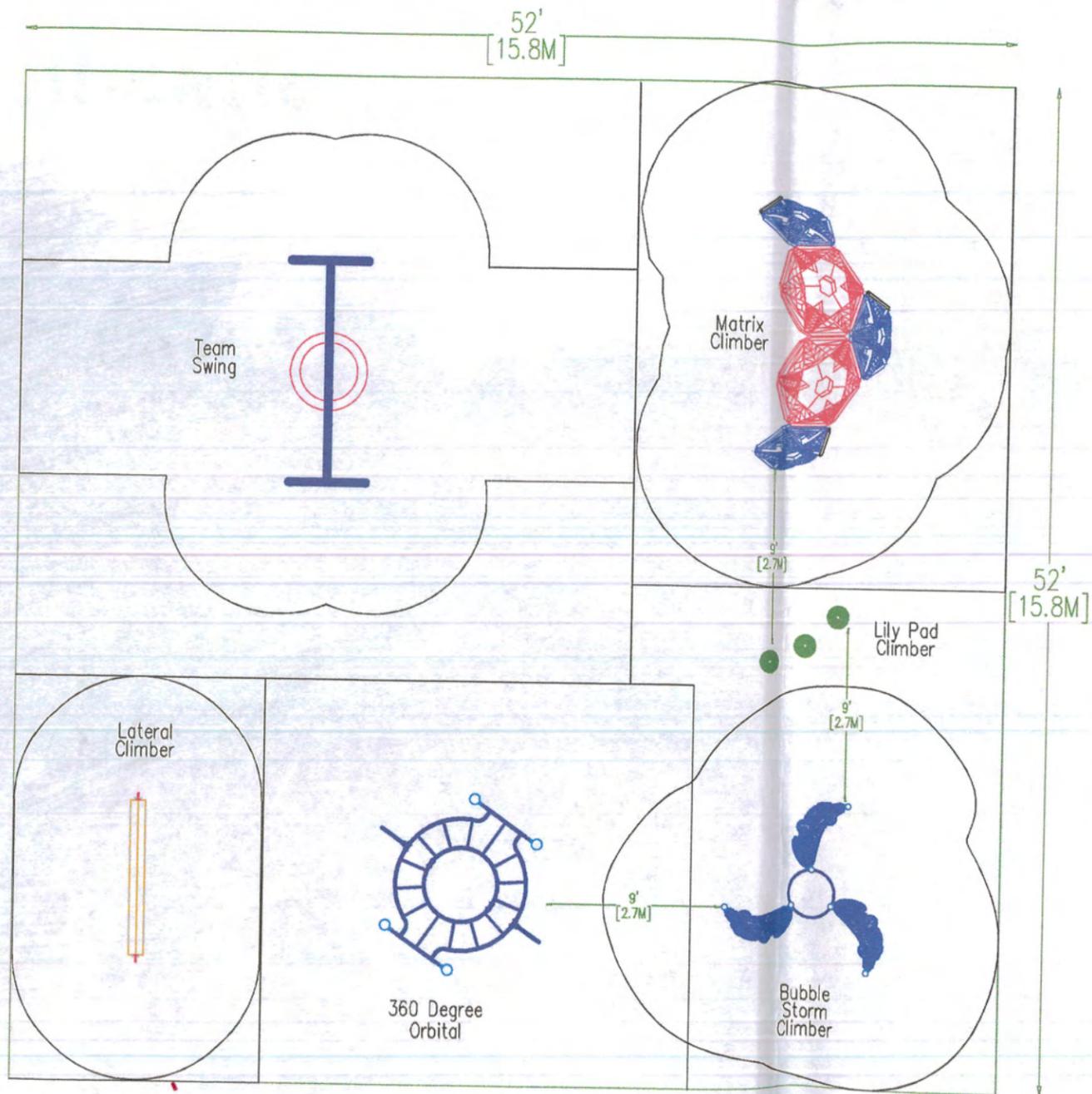
STERLING WEST PATENTED PRODUCTS



GARDEN CITY PARKS

STRUCTURE SP092016-027





Playgrounds

BY SUPERIOR RECREATIONAL PRODUCTS

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.

REFERENCE NUMBER
SP092016-027
 — ALLD-REGD

DATE
9/13/2016

DRAWN/SAVED BY
PAT J LEE / PLEE

SCALE
NTS

SHEET
1 OF 1

PAGE
PLAN-VIEW





August 31, 2016

Children's Specialties Inc.
P.O. Box 2855
Broken Arrow, OK 74013

Dear Sir/Ma'am:

The City of Garden City is interested in purchasing playground equipment for Santa Fe Park. Enclosed you will find the RFP documents needed to prepare your proposal for consideration. Your proposal concepts will be reviewed and awarded in a cooperative effort by the Parks Department Advisory Board, Superintendent of Public Grounds and the Director of Public Works. The City intends to develop the most desirable playground possible by utilizing the budget.

Please enclose in your proposal the cost of playground equipment, the cost of installation, an aerial layout with dimensions, a 3-D layout if possible and any pictures or photos that will assist the reviewing committee in the decision making process.

Feel free to submit multiple proposals and designs.

Please submit your proposals for consideration by September 20th at 10:00 am to:

City of Garden City
c/o Andy Liebelt
P.O. Box 998
Garden City, KS 67846
or
Email to: andy.liebelt@gardencityks.us

Proposals will be reviewed at the Park Advisory Board meeting at 5:45 p.m. on September 20th.

Thank you,

Andrew M. Liebelt
Superintendent of Public Grounds
City of Garden City

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

INSTRUCTIONS TO BIDDERS

1. Address proposals to City of Garden City, Public Works Department, P.O. Box 998, Garden City, Kansas 67846 on or before **10:00 a.m., Tuesday, 20 September 2016**. Mark on the outside of the envelope: **Playground Equipment** or email your proposal to andy.liebelt@gardencityks.us
2. Proposal will be reviewed by the Park Superintendent. All proposals must be submitted prior to Tuesday, September 20, 2016 to qualify.
3. After the proposals have been reviewed. Generally, a decision as to the best proposal is will be made within 24 hours after the bids are opened.
4. The City of Garden City reserves the right to reject any and all proposals.
5. A responsible officer or employee of the company must sign the proposal sheet. Obligations assumed by such signature must be fulfilled.
6. Time of delivery is a part of the consideration and must be stated.
7. The successful proposal shall be responsible for the delivery of the equipment to the City of Garden City.
8. The City is exempt from applicable state and local tax, unless otherwise stated on the proposal quotation form.
9. All proposals must meet the MINIMUM SPECIFICATIONS. Any proposal which fails to do so will be subject to rejection.
10. Please resolve any questions which you may have regarding the Minimum Specifications, before the September 20, 2016. Direct questions to the Andy Liebelt at (620) 271-1574.
11. If a vendor is not able to meet an item as specified and they elect to delete it or substitute with another item, it must be clearly set forth in the proposal.

SPECIFICATIONS:

Safety:	ASTM 14887-93 Standard Consumers Safety Specs.
Age Group:	5-12 years
Area Footprint:	52' x 52' square (aerial attached)
Play Surface:	Sand - Do Not include this item in your proposal. This will be paid for and installed by the City Parks Department. This is for information purposes only.
Post Type:	5" Powder Coated
Equipment:	Modern Megaplex or Stand Alone Structures. Prefer some sort of a climbing structure. Nest type-swing a must. Nest swing may be a single or double swing depending on available space and concept.
Equipment Price Range:	\$15,000 to \$20,000
Warranty:	Standard Warranty - Provide Description of the Warranty
Questions:	Andy Liebelt 620.521.4012 c 620.271.1574 andy.liebelt@gardencityks.us

QUOTATION FORM:

PARK PLAYGROUND EQUIPMENT

GENERAL COST:

	TAX EXEMPT
Cost of Playground Equipment	\$ _____
Less Government Discount	\$ _____
Plus Tax	\$ N/A _____
Sub-Total:	\$ _____
Cost of Installation	\$ _____
TOTAL COST:	\$ _____

Delivery time in weeks from date of order being placed. _____ weeks.

The successful Proposal agrees to guarantee the design, material, and workmanship of the unit per the current factory warranty, and to replace free of any charge F.O.B. delivery point, any parts that fail to meet this guarantee. Any part or assembly of parts failing due to design, material or workmanship within the warranty period must be replaced by the submitter of the proposal free of charge, to the City of Garden City, Kansas, and any labor involved in these failures must be furnished or paid for by the submitter of the proposal for the warranty period. The submitter shall furnish a properly executed service and warranty policy upon delivery of the unit.

Inspection of the unit will be made as soon as possible. Unit with missing equipment or otherwise failing to meet or comply with specifications will not be accepted and will become the submitter's responsibility.

Proposal submitted on _____ day of _____, _____
day month year

Proposal submitted by: _____
signature

company

REMINDER: Proposal is due by **Tuesday, 20 September 2016 at 10:00 a.m.** in the Public Works Office, 301 N. Eighth Street, City Administrative Center, Garden City, Kansas.

Consent Agenda



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Ashley Freburg, Communication & Project Manager
DATE: October 4, 2016
RE: 2017 Pinegar & Smith Contract

ISSUE:

The Governing Body is asked to consider and approve a contract for professional services between the City of Garden City and Pinegar, Smith & Associates, Inc.

BACKGROUND:

Pinegar, Smith & Associates, a Topeka-based advocacy firm, has provided advocacy services for the Southwest Kansas Coalition (SKC) since 2010. In 2015, the City of Garden City began contracting with Pinegar, Smith & Associates for issues unique to Garden City, not covered by the SKC contract.

Pinegar, Smith & Associates has proposed an annual contract that would run from January 2017 to December 2017. The contract includes \$25,000 in consultant's fees plus travel expenses.

ALTERNATIVES:

1. Approve the contract for professional services between the City of Garden City and Pinegar, Smith & Associates, Inc.
2. Do not approve the contract for professional services between the City of Garden City and Pinegar, Smith & Associates, Inc., and provide staff with additional direction.

RECOMMENDATION:

Staff recommends approval of the contract for professional services between the City of Garden City and Pinegar, Smith & Associates, Inc.

FISCAL NOTE:

Consultant's fees in the amount of \$25,000 plus travel expenses will be paid by budgeted departmental funds for Professional Services.

ATTACHMENTS:

Description	Upload Date	Type
2017 Pinegar & Smith contract	9/29/2016	Backup Material

Agreement for Professional Services

This Independent Contractor Agreement (the "Agreement") is entered into by and between Pinegar, Smith & Associates, Inc. (the "Consultant"), and The City of Garden City (the "Client").

RECITALS

WHEREAS, the Client is in need of assistance in the area of government affairs and

WHEREAS, Consultant has agreed to perform consulting work for the Client in government affairs services and other related activities for the Client;

NOW, THEREFORE, the parties hereby agree as follows:

1. Consultant's Services. Consultant shall be available and shall provide to the Client professional services in the area of government affairs ("Consulting Services") as needed and requested.

A. Deliverables. Consultant will communicate on a regular basis with the City Manager and or his designee. Consultant will monitor issues identified of importance to the City of Garden City as directed by the City Manager. Timely communication will occur transmitting legislative reports to the City Manager regarding legislation of interest that could impact or be of interest to the client. At the request of the Client, Consultant will be available for additional discussions with the Client via telephone.

2. Consideration.

A. Rate. Client shall pay Consultant, as Consultant's fee for the representation as provided in this Agreement, the sum of Twenty Five Thousand Dollars (\$25,000.00) payable and due February 1, 2017. The Client shall pay Consultant the amount due pursuant to submitted invoice received by the Client.

B. Expenses. Additionally, the Client will pay Consultant for the following expenses: Hospitality, not to exceed \$500.00 per year unless prior approval by client is granted and travel expenses (all travel by Consultant will be pre approved by Client); Consultant shall submit written documentation and receipts where available itemizing the dates on which expenses are incurred. The Client shall pay Consultant the amounts due pursuant to submitted reports when a report is received by the Client. Consultant will pay for lobbyist registration fee for Clients interest.

3. Independent Contractor. Nothing contained herein or any document executed in connection herewith, shall be construed to create an employer-employee partnership or joint venture relationship between the Client and Consultant. Consultant is an independent contractor and not an employee of the Client or any of its subsidiaries or affiliates. The consideration set forth in Section 2 shall be the sole consideration due Consultant for the services rendered hereunder. It is understood that the Client will not withhold any amounts for payment of taxes from the compensation of Consultant hereunder. Consultant will not represent to be or hold itself out as an

employee of the Client and Consultant acknowledges that he shall not have the right or entitlement in or to any of the pension, retirement or other benefit programs now or hereafter available to the Client's regular employees. Any and all sums subject to deductions, if any, required to be withheld and/or paid under any applicable state, federal or municipal laws or union or professional guild regulations shall be Consultant's sole responsibility and Consultant shall indemnify and hold Client harmless from any and all damages, claims and expenses arising out of or resulting from any claims asserted by any taxing authority as a result of or in connection with said payments.

4. Confidentiality. In the course of performing consulting services, the parties recognize that Consultant may come in contact or become familiar with information that the Client or its subsidiaries or affiliates may consider confidential. Consultant agrees to keep all such information confidential and not to discuss or divulge it to anyone other than appropriate Client's personnel or their designees.

5. Term. This Agreement shall commence on January 1, 2017 and shall terminate on December 31, 2017, unless earlier terminated by either party hereto. Either party may terminate this Agreement upon Thirty (30) days prior written notice. The Client may, at its option, renew this Agreement for an additional term of one year on the same terms and conditions as set forth herein by giving notice to Consultant of such intent to renew on or before November 1, 2017.

6. Consultant's Taxpayer I.D. Number. The taxpayer I.D. number of the Consultant is 48-1249735. The Consultant will register with the Secretary of State to perform the agreed upon services enumerated herein.

7. Representations and Warranties. The Consultant will make no representations, warranties, or commitments binding the Client without the Client's prior consent. The Consultant makes no warranties or representation to Client concerning the success or results obtained from Consultant's services. All statements of Consultant on these matters are statement of opinion only.

8. Legal Right. Consultant covenants and warrants that he has the unlimited legal right to enter into this Agreement and to perform in accordance with its terms without violating the rights of others or any applicable law and that he has not and shall not become a party to any other agreement of any kind which conflicts with this Agreement. Consultant shall indemnify and hold harmless the Client from any and all damages, claims and expenses arising out of or resulting from any claim that this Agreement violates any such agreements. Breach of this warranty shall operate to terminate this Agreement automatically without notice as specified in Paragraph 5 and to terminate all obligations of the Client to pay any amounts which remain unpaid under this Agreement.

9. The Waiver. Failure to invoke any right, condition, or covenant in this Agreement by either party shall not be deemed to imply or constitute a waiver of any rights, condition, or covenant and neither party may rely on such failure.

10. Notice. Any notice or communication permitted or required by this Agreement shall be deemed effective when personally delivered or deposited, postage prepaid, in the first class mail of the United States properly addressed to the appropriate party at the address set forth below:

1. Notices as to Consultant:
John D. Pinegar, President
Pinegar, Smith & Associates, Inc.
513 SW Van Buren St.
Topeka, Kansas 66603

2. Notices to the Client:
Mr. Matthew C. Allen, City Manager
City of Garden City
301 North 8th Street
Garden City, Kansas 67846

WHEREFORE, the parties have executed this Agreement as of the date written above.

City of Garden City

By: _____
Matthew C. Allen
City of Garden City

Date: _____

Pinegar, Smith & Associates, Inc.

By: _____
John D. Pinegar
Pinegar, Smith & Associates, Inc.

Date _____



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: October 4, 2016
RE: New and Renewed Licenses for October 4, 2016.

ISSUE:

The Governing Body is asked to consider and approve the licenses for October 4, 2016.

BACKGROUND:

Attached is the list of contractors who have applied for a new or renewal license from Neighborhood & Development Services. All of the contractors on this list have completed the requirements necessary to obtain their license for 2016.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
October 4, 2016 Licenses	9/28/2016	Backup Material

CONTRACTOR LICENSE AGENDA

October 4, 2016

2016 NEW

CLASS C Residential

Amazing Renewable Energy Solutions, Inc.

CLASS D-M Mechanical

P1 Group, Inc.

CLASS D-E Electrical

Pelton Contracting

CLASS D-SI Sign Installation

SV Imaging and Interior LLC

2016 RENEWAL

CLASS E-SOC Specialized Other

HCS Petroleum Equipment, Inc.