



AGENDA
CITY COMMISSION MEETING
Tuesday, December 6, 2016
11:00 AM
City Administrative Center, 301 N. 8th Street

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

II. Note:

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

III. PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

(This portion of the meeting will begin at 1:00 PM)

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

A. November 15, 2016 City Commission Minutes

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

VI. CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

A. The Governing Body is asked to consider and allow the Mayor to proclaim November 21, 2016 as Cecil O'Brate Day in Garden City, Kansas.

B. The City Commission and City Manager Allen would like to take this opportunity to recognize the dedicated service of the following employees who have reached milestones in their service for the City.

For 10 years of service:

<u>Name</u>	<u>Position Title</u>	<u>Department</u>
Robert Arellano	Generation/VFD Specialist	Electric
Jason Chase	Sergeant	Police
Louis Elchuck	Grounds/Building Maintenance	Zoo
Ignacio Holguin	Substation Technician	Electric
Kristi Newland	Zoo Director	Zoo
Michael Walker	Traffic Technician I	Traffic

For 20 years of service:

<u>Name</u>	<u>Position Title</u>	<u>Department</u>
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Paul Pauley	Sergeant	Police
Amy Perkins	Systems/Utilities Manager	Service & Finance
Randy Ralston	Captain	Police
Michael Reagle	Captain	Police

VII. REPORT OF THE CITY MANAGER

- A. The Governing Body is advised that the City of Garden City was recognized as a "Be the Vision" recipient at the fifth annual Governor's Water Conference held November 14-15, 2016 in Manhattan, Kansas.
- B. The governing bodies of the four taxing entities serving Garden City are asked to review the findings of the most recent Community Housing Assessment Tool (CHAT), evaluate the suggested demand represented in the CHAT in relationship to current and completed projects, and give input regarding the continued use of the Rural Housing Incentive Districts (RHID) as a development tool.
- C. Superintendent Stewart will provide an update on the Garden City Recreation Commission.
- D. City Prosecutor Dummermuth will provide an update on the prosecution of Municipal Court cases.
- E. Presentation of the October 2016 staff report from the Garden City Regional Airport.
- F. Presentation of the October 2016 activity reports from the Garden City Police Department.
- G. Presentation of the Monthly Sales Tax Report from Service and Finance.

VIII. MEETINGS OF NOTE

- December 4, 2016 – Downtown Evening Christmas Parade, Main Street at 6:00 p.m.
- December 5, 2016 – 2016 Annual Finney County Historical Society Commissioner Chili Luncheon, at 12:00 p.m. at the Finney County Historical Museum
- December 10, 2016 – Tails in Tinseltown at the Finnup Center for Conservation Education from 9:00 a.m. – noon
- December 10, 2016 – Tuba Christmas, Main Street from 3:00 p.m. – 5:00 p.m.
- December 16, 2016 – Mayor's Christmas Party at Samy's Steakhouse at 6:30 p.m.
- January 23, 2017 – Southwest Kansas Chambers of Commerce "SW Kansas Night Out in Topeka" from 5:30 – 7:30 p.m.

IX. CONSIDERATION OF APPROPRIATION ORDINANCE

- A. Appropriation Ordinance No. 2424-2016A

X. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- A. The Governing Body is asked to consider and approve an Ordinance authorizing several water system improvements.
 1. Ordinance No. _____-2016 an ordinance of the City of Garden City, Kansas authorizing the City to make improvements to its public water system and authorizing the City to issue General Obligation Bonds to pay costs of such improvements.
- B. The Governing Body is asked to consider and approve a resolution declaring the boundary of the City as of January 1, 2017.

1. Resolution No. _____-2016, a resolution declaring the boundaries of the City of Garden City Kansas as of the 1st day of January 2017.
- C. The Governing Body is asked to consider a resolution establishing a date and time for a public hearing for the Prairie View Acres Rural Housing Incentive District.
1. Resolution No. _____-2016, a resolution of the Governing Body of the City of Garden City, Kansas determining that the City is considering establishing a Rural Housing Incentive District within the City and adopting a plan for the development of housing and public facilities in such proposed district; establishing the date and time of a public hearing on such matter, and providing for the giving of notice of such public hearing. (Prairie View Acres project)
- D. The Governing Body is asked to consider the comprehensive plan amendment and the rezoning of 1913 Old Lovers Lane from “C-2” General Commercial District to “R-3” Multiple Family Residential District.
1. Ordinance No. _____-2016, an ordinance approving the rezoning of land from “C-2” General Commercial District to “R-3” Multiple Family Residential District; amending the Zoning Ordinance, the Comprehensive Plan of the City, and the District Zoning Map of the City; repealing the current Zoning Ordinance, Comprehensive Plan, and District Zoning Map; all to the Code of Ordinances of the City of Garden City, Kansas.
- E. Resolution No. _____-2016, a resolution authorizing the removal of motor vehicle nuisances from certain properties in the city of Garden City, Kansas, pursuant to section 38-63 of the code of ordinances of the City of Garden City, Kansas. (903 Inge Avenue - White, Black, Tan, and Red classic cars; 307 Chestnut Street - Blue car)
- F. Resolution No. _____-2016, a resolution authorizing the removal of nuisance conditions from the property listed below in the City of Garden City, Kansas, pursuant to section 38-139 of the code of ordinances of the City of Garden City, Kansas. (2504 Main Street)

XI. OLD BUSINESS

- A. The Governing Body is asked to consider and approve the Transportation Alternative Project Agreement between the State and the City for the Pioneer Trail between Campus Drive and Third Street.

XII. NEW BUSINESS

- A. City Manager Allen will provide an update on the STAR Bond project. The Governing Body is asked to provide staff direction on either asking the State of Kansas for an extension to the 2 year period following the establishment of a district to approve a STAR Bond project, or to let the STAR Bond district in its current form expire.
- B. The Governing Body is asked to consider and approve a Real Estate Purchase Agreement between the City and Garden City Industrial Park, LLC (GCIP) for the Swift Beef property.
- C. The Governing Body is asked to consider and approve an amended agreement to the lease between the Garden City Recreation Commission and Stone Development, Inc. for CORE Fitness.
- D. The Governing Body is asked to consider and approve the 2017 Property & Liability Insurance renewal for the City of Garden City.
- E. The Governing Body is asked to consider appointing four members to the Airport Advisory Board.

- F. The Governing Body is asked to consider appointing two members to the Golf Advisory Board.
- G. The Governing Body is asked to consider appointing two members to the Police/Citizens Advisory Board.
- H. The Governing Body is asked to consider appointing three members to the Cultural Relations Board.

I. ***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 the Addendum to Lease Agreement between the City of Garden City and Poky Feeders, Inc., for lease of hangar space located at Garden City Regional Airport.
2. The Governing Body is asked to consider and approve indigent defense agreements authorizing the current court-appointed attorneys of the Garden City Municipal Court to continue their legal representation of indigent defendants.
3. The Governing Body is asked to consider and approve two Amendment and Partial Release of Easements with WGP, KHC, LLC, related to the gas line relocation at the Transload Facility.
4. The Governing Body is asked to consider and approve a Facility Use Agreement between the City of Garden City and Pecos League for Professional Baseball Clubs, LLC for the use of Clint Lightner Stadium.
5. The Governing Body is asked to consider and approve the Contractor licenses for December 6, 2016.
6. The Governing Body is asked to consider and approve the Cereal Malt Beverage, Pawnbroker, and Precious Metal Dealer licenses for December 6, 2016.

XIII. CITY COMMISSION REPORTS

A. Commissioner Dale

B. Commissioner Doll

C. Mayor Law

D. Commissioner Fankhauser

E. Commissioner Cessna

XIV. OTHER ENTITIES

- A. Presentation of the November 15, 2016 minutes for the Police/Citizens Advisory Board meeting.
- B. Presentation of the November 1, 2016 Garden City Recreation Commission minutes.

XV. ADJOURN