



**AGENDA
CITY COMMISSION MEETING
Tuesday, January 16, 2024
1:00 PM**

City Administrative Center, 301 N. 8th Street

I. Note:

Pre-Meeting at 11:00 a.m. – 11:45 a.m., located in the Meeting Room at the City Administrative Center to provide an update regarding housing development projects and the use of the Reinvestment Housing Incentive District (formerly Rural Housing Incentive District) development tool in relationship to demand outlined in the most recent Housing Needs Assessment. 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. January 2, 2024 Commission Meeting 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 a request from James Krstolich, IdeaTek, to be categorized as a Local Business on the application for an Itinerant Merchant license.

VII. REPORT OF THE CITY MANAGER

A. Police Chief Prewitt and Fire Chief Irsik will provide a report on the coordinated emergency response to the January 8-9, 2024 blizzard.

B. Finney County Economic Development Corporation board member Phil Escareno has submitted his resignation from the board. This is a City appointment and FCEDC will begin the process of soliciting interest in the opening the week of January 15-19th. It is intended for the the Governing Body to be in a position to consider appointing a new City representative to the

board in February or early March.

- C. Presentation of the November 2023 Activity Reports from the Garden City Fire Department.
- D. Presentation of the December 2023 Building Report from Neighborhood & Development Services.
- E. Presentation of the 2023 fourth quarter social media report from the Communications Department.
- F. Presentation of the December 2023 monthly staff report from Lee Richardson Zoo

VIII. MEETINGS OF NOTE

- January 17, 2024 - Garden City Area Chamber of Commerce Breakfast at the Clarion Inn at 7:10 a.m.
- January 18, 2024 - Finney County Economic Development Corporation Regular Board Meeting at Garden City Community College Endowment Room at 10:30 a.m.
- January 18, 2024 - Finney County Economic Development Corporation 2023 Annual Meeting at Garden City Community College Endowment Room at 11:30 a.m.
- January 30, 2024 - Town Hall Meeting at the City Administrative Center - Commission Chambers at 7:00 p.m.
- February 5, 2024 - Southwest Kansas Chambers Night Out in Topeka at the Beacon from 4:00 - 7:00 p.m.
- February 15, 2024 - City Commission training with Mike Conduff at the City Administrative Center from 8:30 a.m. - 1:30 p.m.
- March 8, 2024 - Governing Body Goal Setting Retreat at the Finnup Center from 8:30 a.m. - 5:00 p.m.

IX. CONSIDERATION OF APPROPRIATION ORDINANCE

- A. Appropriation Ordinance No. 2595-2024A

X. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- A. The Governing Body is asked to consider and approve a resolution designating banking institutions to be used as depositories for the City's public funds.

- 1. Resolution No. _____-2024, a resolution designating certain banks, savings and loan associations and federally chartered savings banks as depositories of public funds of the City of Garden City, Kansas, pursuant to the provisions of K.S.A. 9-1401.

- B. The Governing Body is asked to consider and approve an ordinance rezoning from "C-2" General Commercial District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay and the PCD plan.

- 1. Ordinance No. _____, an ordinance approving the designation of

certain land in the City of Garden city, Kansas to a Planned Commercial Development Overlay District and adopting a PCD Plan for the application of Special Zoning Regulations in such district; amending the Zoning Ordinance, Zoning Regulations, and District Zoning Map of the City of Garden City, Kansas; and repealing the current Zoning Ordinance, Zoning Regulations, and District Zoning Map of the same; all to the code of ordinances of the City of Garden City, Kansas.

- C. The Governing Body is asked to consider and approve an amendment regarding lot splits and any other cross-references to the Garden City Subdivision Regulations.

1. Ordinance No. _____ - 2024 an ordinance amending the subdivision regulations of the City of Garden City, Kansas in relation to considerations of lot splits; amending Sections 70-2:5.010 and 70-2:5.030 of the Subdivision Regulations; repealing current sections 70-2:5.010 and 70-2:5.030 of the Subdivision Regulations; all to the Code of Ordinances of the City of Garden City, Kansas.

- D. The Governing Body is asked to consider and approve a resolution establishing a date and time for a public hearing regarding the annexation of a portion of North Jennie Barker Road.

1. Resolution No. _____ - 2024, a resolution of the Governing Body of the City of Garden City, Kansas indicating that the City is considering the annexation to the City of Garden City, Kansas of certain land situated in Section 4, Township 24 South, and Range 32 West in Finney County, Kansas, as more particularly described herein, and generally consisting of that portion of the western ½ of the right-of-way for North Jennie Barker Road along 2915 North Jennie Barker Road to the North boundary line of said Section 4; establishing the date and time of a public hearing on such matter and providing for the giving of notice of such public hearing.

XI. OLD BUSINESS

XII. NEW BUSINESS

- A. The Governing Body is asked to consider a request by 4-A's Properties, Inc. to extend the timeline to develop property located at 401 East Kansas Avenue.

B. 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 Board is asked to consider and approve the quote from Sterling for \$ 182,373.69 for the CAD/RMS project.
2. The Governing Body is asked to consider and approve the contractor

licenses for January 16, 2024.

3. The Governing Body is asked to consider and approve the 2024 Cereal Malt Beverage License Renewals.

XIII. CITY COMMISSION REPORTS

A. Commissioner Unruh

B. Commission Cessna

C. Commissioner Landgraf

D. Commissioner Nguyen

E. Mayor Ortiz

XIV. OTHER ENTITIES

XV. ADJOURN



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Danielle B. Burke, Assistant City Manager
DATE: January 16, 2024
RE: Annual Housing Update for 2024

ISSUE:

Pre-Meeting at 11:00 a.m. – 11:45 a.m., located in the Meeting Room at the City Administrative Center to provide an update regarding housing development projects and the use of the Reinvestment Housing Incentive District (formerly Rural Housing Incentive District) development tool in relationship to demand outlined in the most recent Housing Needs Assessment. Administrative staff will be present and the pre-meeting is open to the public.

BACKGROUND:

Staff will provide the Governing Body with an update on housing developments for 2024 and highlight some of the economic development tools the City has utilized over the years.

ATTACHMENTS:

Description	Upload Date	Type
Housing Update for Rural Incentive Housing Districts 2024	1/12/2024	Backup Material

Economic Development Tool Overview and RHID Annual Housing Update

Economic Development Tools




- **Rural Incentive Housing District (RHID)**
- Community Improvement District (CID)
- Tax Increment Financing (TIF)
- Sales Tax and Revenue Bonds (STAR)
- Special Assessments
- Neighborhood Revitalization Program (NRP)
- Cash Incentives/Waiver of Fees



Housing Update for Rural Incentive Housing Districts

2024 ANNUAL RENEWAL



Housing Needs

2021 CHAT: 1,395 units
needed by 2030

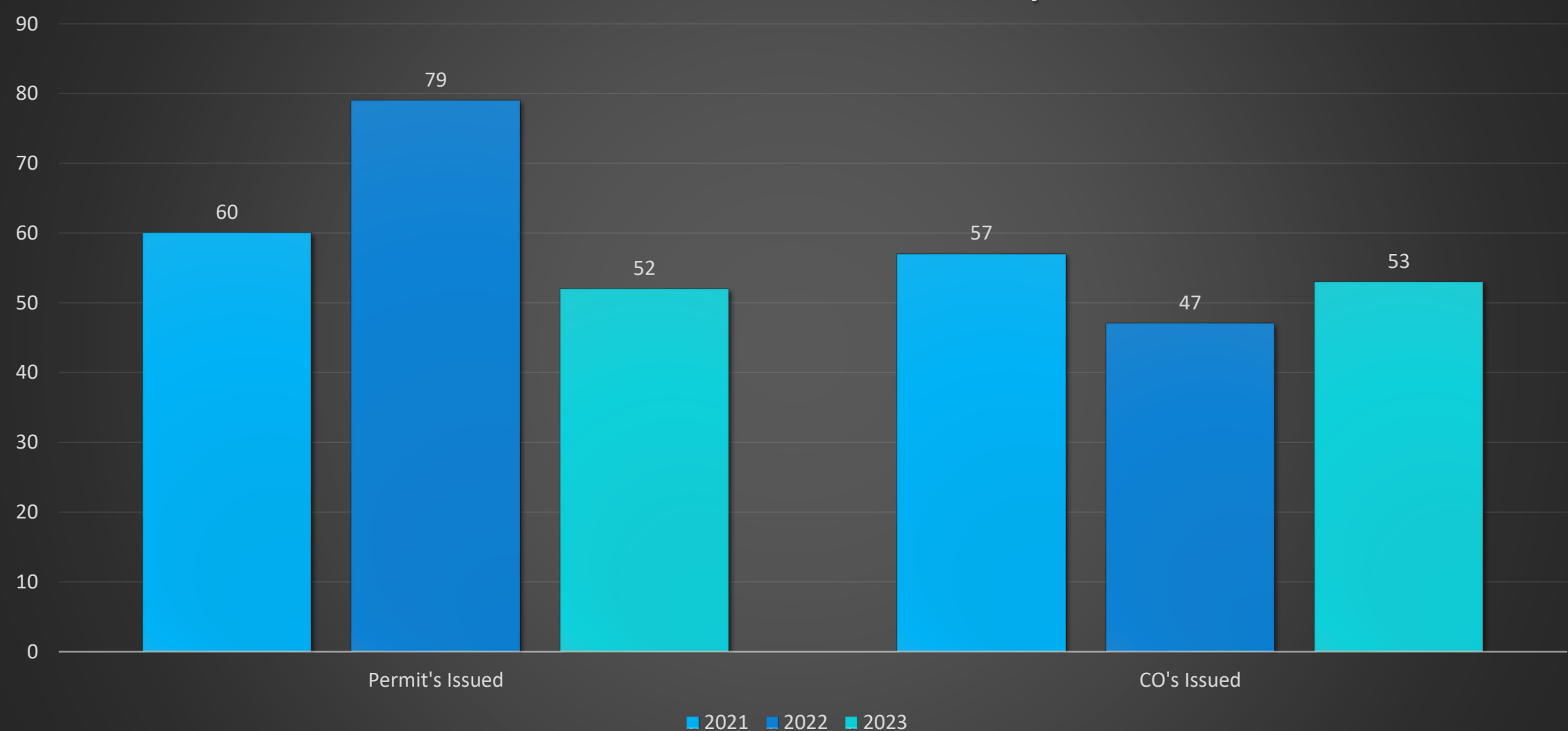
Average units needed per
year: 200

Governing Body Goals:
4,000 units by 2030

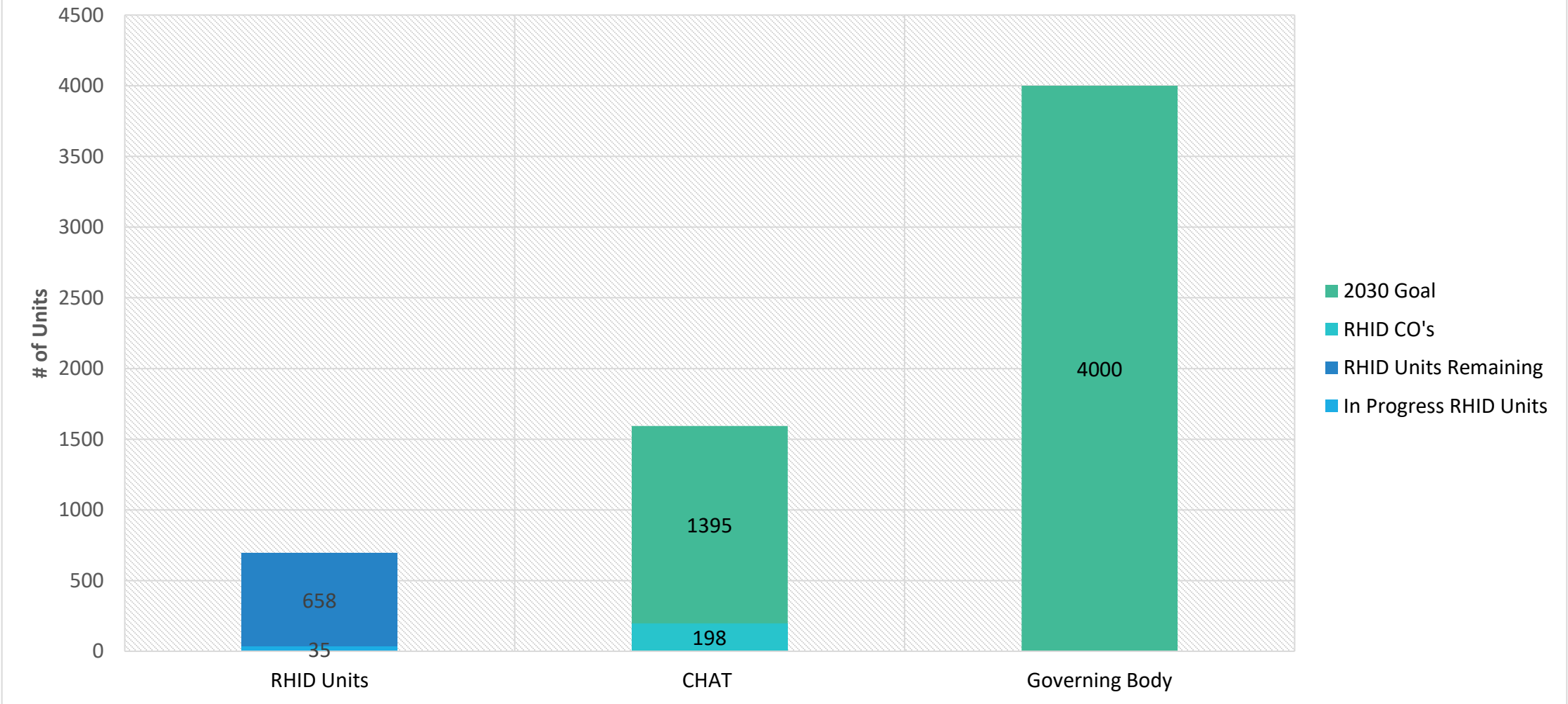
2021 CHAT

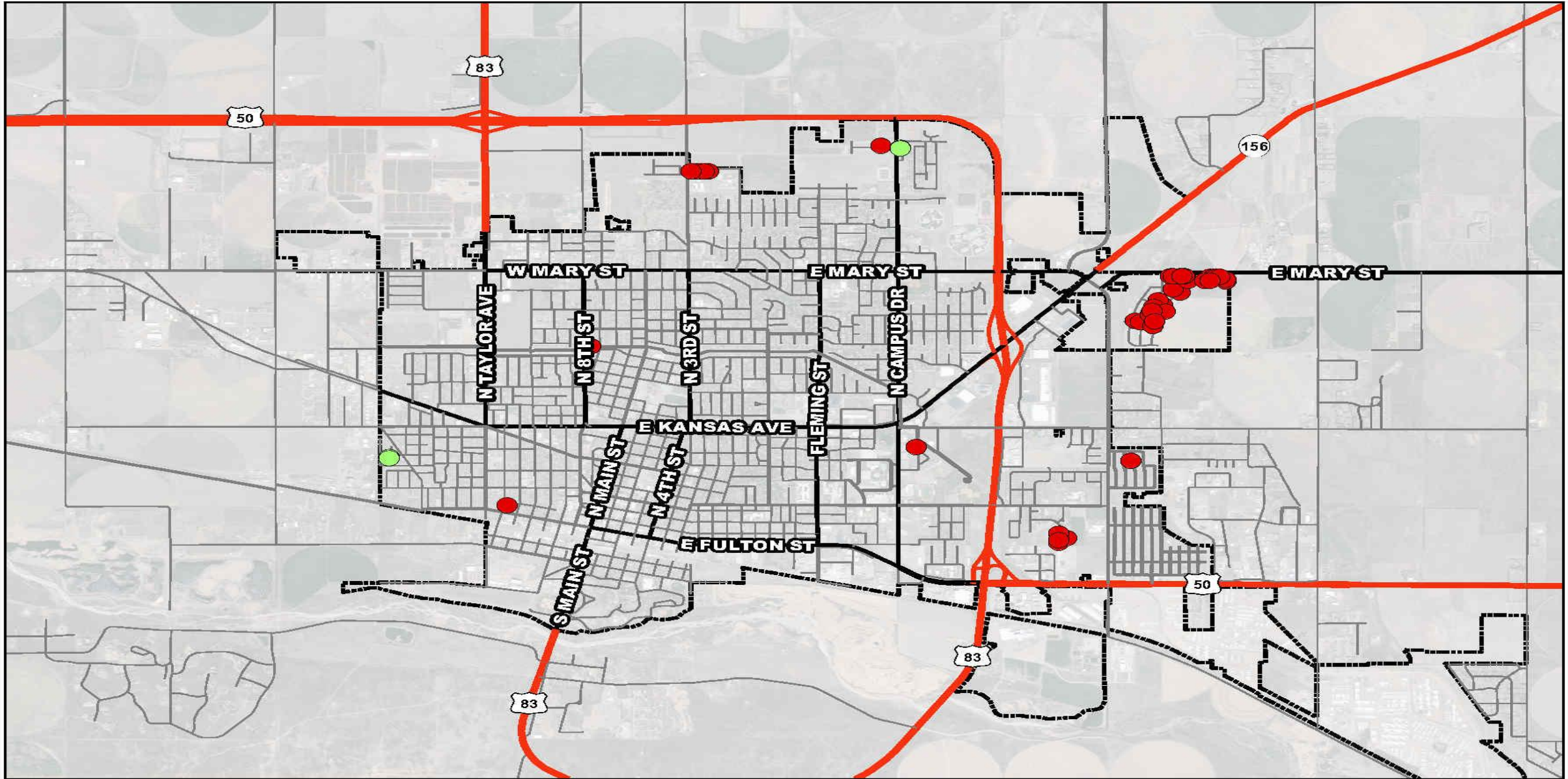
	2025	2030	2020-2030
Total Need	680	715	1,395
Total Owner Occupied	340	357	697
Affordable < \$200,000	187	197•	384
Moderate Market: \$200,000-250,000	68	72	140
Market: \$250,000-350,000	58	61	119
HighMarket: > \$350,000	27	28	55
Total Renter Occupied	266	334	600
Low: Less than 500	76	80	156
Affordable: 500-1,000	109	114	223
Market: 1,000-1,500	85	89	174
High Market: \$1,500+	70	74	144

Residential Permits vs Certificate of Occupancies' Issues



Residential Units 2020-2030

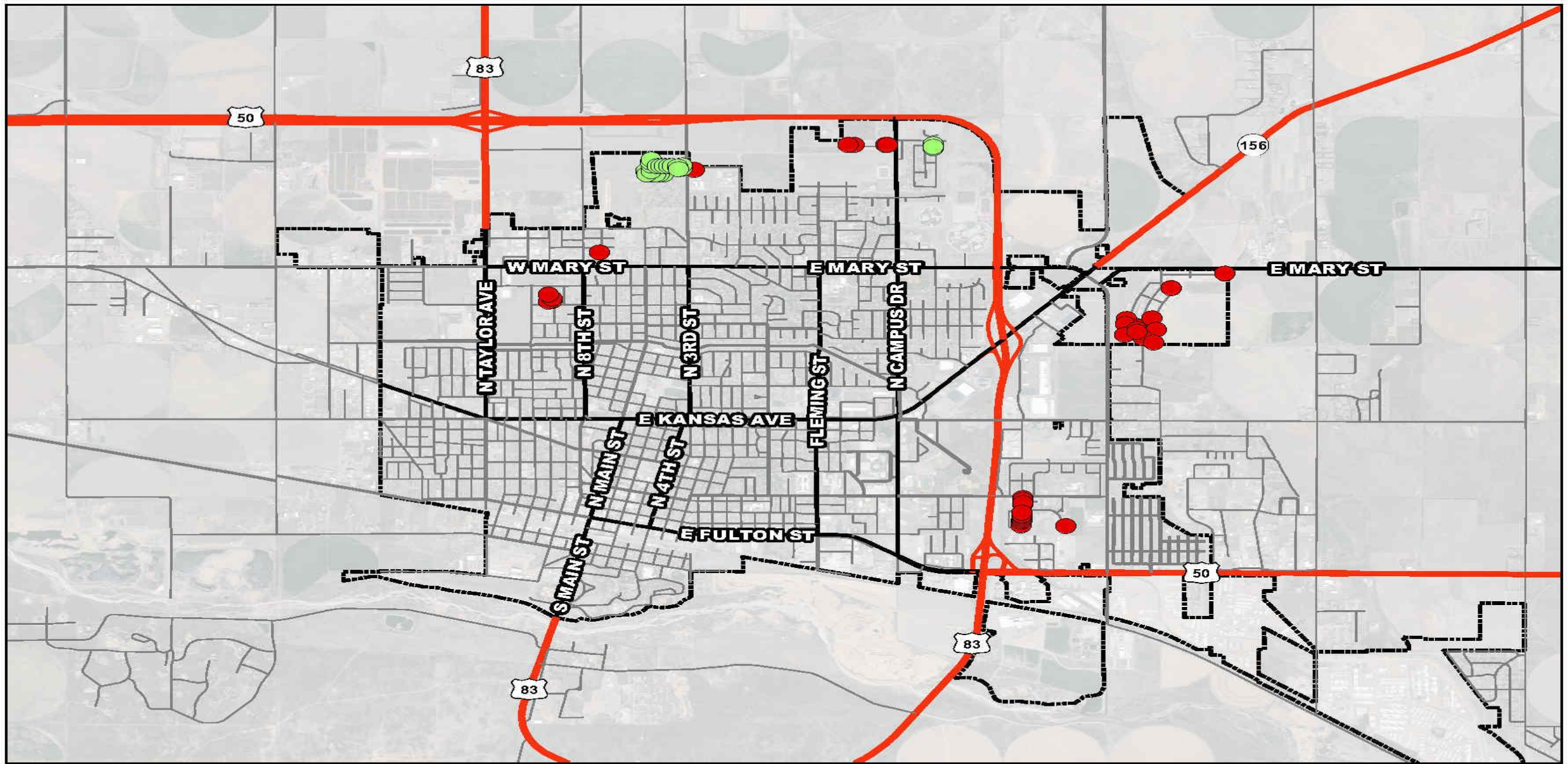




Garden City

Permit Types
2021

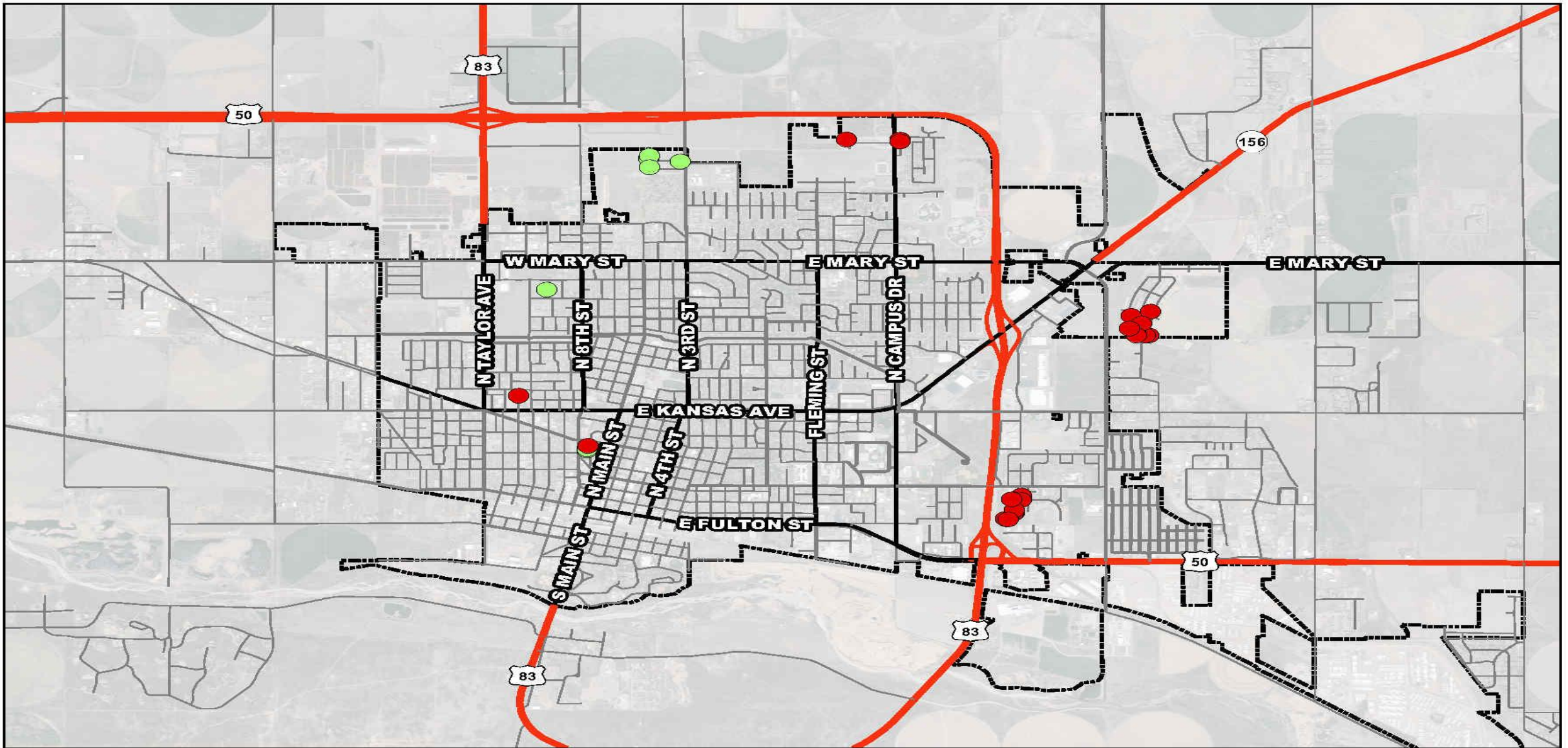
- | | | |
|-------------------------------|---------------------------------|----------------------|
| New Industrial | Residential Remodel | Municipal Boundaries |
| New Commercial | SF Manufactured (HUD Standards) | |
| Commercial/Industrial Remodel | SF Residential Includes Modular | |
| Multi-Family | Misc | |



Garden City

Permit Types
2022

- | | | |
|-------------------------------|---------------------------------|----------------------|
| New Industrial | Residential Remodel | Municipal Boundaries |
| New Commercial | SF Manufactured (HUD Standards) | |
| Commercial/Industrial Remodel | SF Residential Includes Modular | |
| Multi-Family | Misc | |

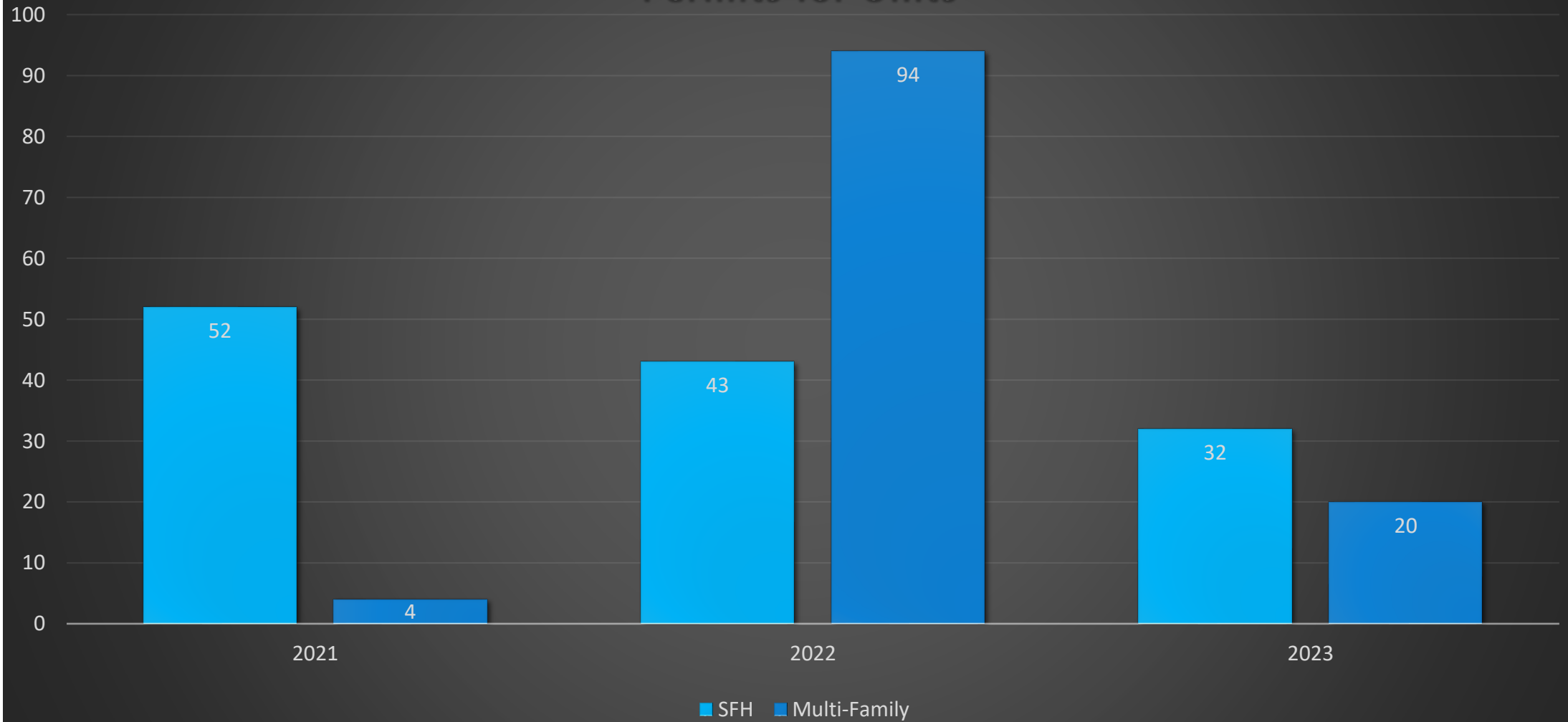


Garden City

Permit Types
2023

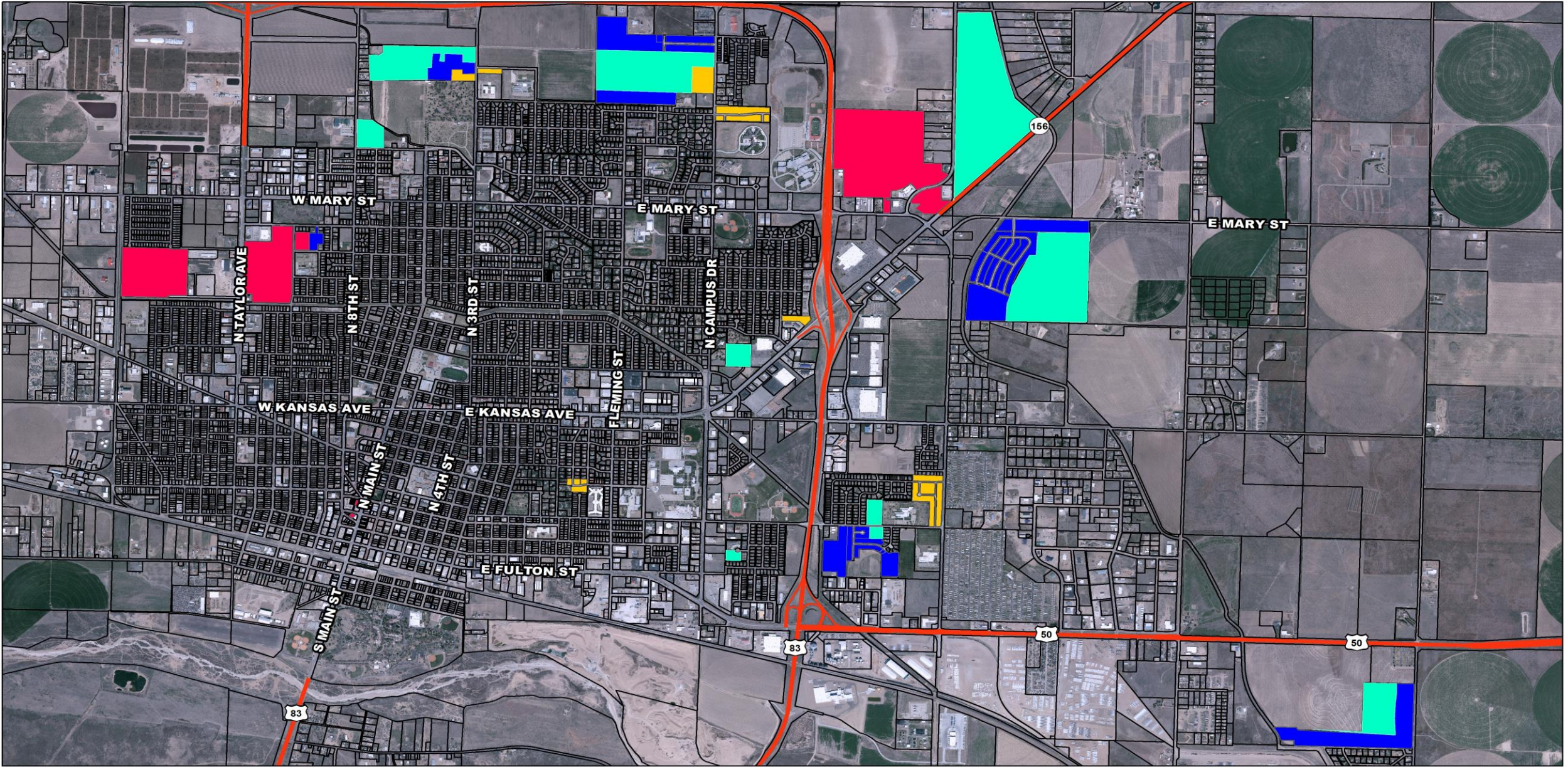
- | | | |
|---|---|----------------------|
| ● New Industrial | ● Residential Remodel | Municipal Boundaries |
| ● New Commercial | ● SF Manufactured (HUD Standards) | |
| ● Commercial/Industrial Remodel | ● SF Residential Includes Modular | |
| ● Multi-Family | ● Misc | |

Permits for Units



Name of RHID Development	Approval Date	Total # of Units in Development	Total # of Units Completed Per Year																																																Total Units Built	Units Remaining
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050											
Reserves at Prairie Ridge I (COMPLETED)	2/11/2012	32		32																																							32	0								
Pioneer Road Estates (COMPLETED)	2/9/2013	43				17	26																																				43	0								
Maggies Addition (COMPLETED)	2/28/2013	7				1	3				1			1	1																												7	0								
East Cambridge Phase II (COMPLETED)	6/15/2013	41			1	5	6	4	9	4	11			1		1																												41	0							
Chappel Heights I (including Replat of lot 11)	7/15/2013	68				6	10	9	14	11	5	3	6																															64	4							
Reserves at Prairie Ridge II (COMPLETED)	8/6/2013	32				32																																						32	0							
Prairie View Acres	8/19/2014 (01/2017)	260									4	3	7		3																													17	243							
Clarion Park Estates (COMPLETED)	9/18/2014	43		43																																								43	0							
Reserves at Prairie Ridge III (COMPLETED)	8/22/2015	32					32																																					32	0							
Chappel Heights 2nd Addition	4/19/2016	37								1	5	9	11	4	2																													32	5							
East Cambridge Phase III	6/5/2018	16											3	7	3	2																												15	1							
Notting Hill (COMPLETED)	7/17/2018	12									5	7																																12	0							
Chappel Heights Addition-Phase 3	10/2/2018	38											9	14	10	1																												34	4							
Northborough Replat First Addition (COMPLETED)	11/20/2018	20											20																															20	0							
Milestone Addition (COMPLETED)	9/1/2020	8												1	6	1																												8	0							
Sunflower Crossing	1/19/2021	62													2	16																												18	44							
Chappel Heights Phase IV	4/20/2021	49													4	20																												24	25							
Hawkeye Addition	6/15/2021	11														5																												5	6							
Lost Rivers Addition Phase I	6/15/2021	37																																										0	37							
Hunters Glen Phase I	10/19/2021	86																																										0	86							
Sunset Terrace Phase 1A	12/21/2021	70																																										0	70							
Chappel Heights V	9/6/2022	82																																										0	82							
Inactive RHIDs																																																				
Custom Milestone																																																				
Hunters Glen Phase II																																																				
Hunters Glen Phase 3A																																																				
Hunters Glen Phase 3B																																																				
Hunters Glen Phase 4																																																				
Montoya Addition																																																				
Petra Residences																																																				
Hamptons Addition Phase II (226 units)	10/2/2018																																																			
Hamptons Addition Phase III (255 units)	11/6/2018																																																			
Columbus Addition (28 units)	1/8/2019																																																			
Totals		1086	0	75	1	61	77	13	24	30	67	43	36	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	479	607						

Legend	
	Year RHID Expires
	Inactive RHIDs w/ Development Agreement
	Potenetial to be Fully Reimbursed
	State approved areas w/o agreement
	Not fully reimbursed before RHID expiration
	Unable to determine at this time



RHID Build Status



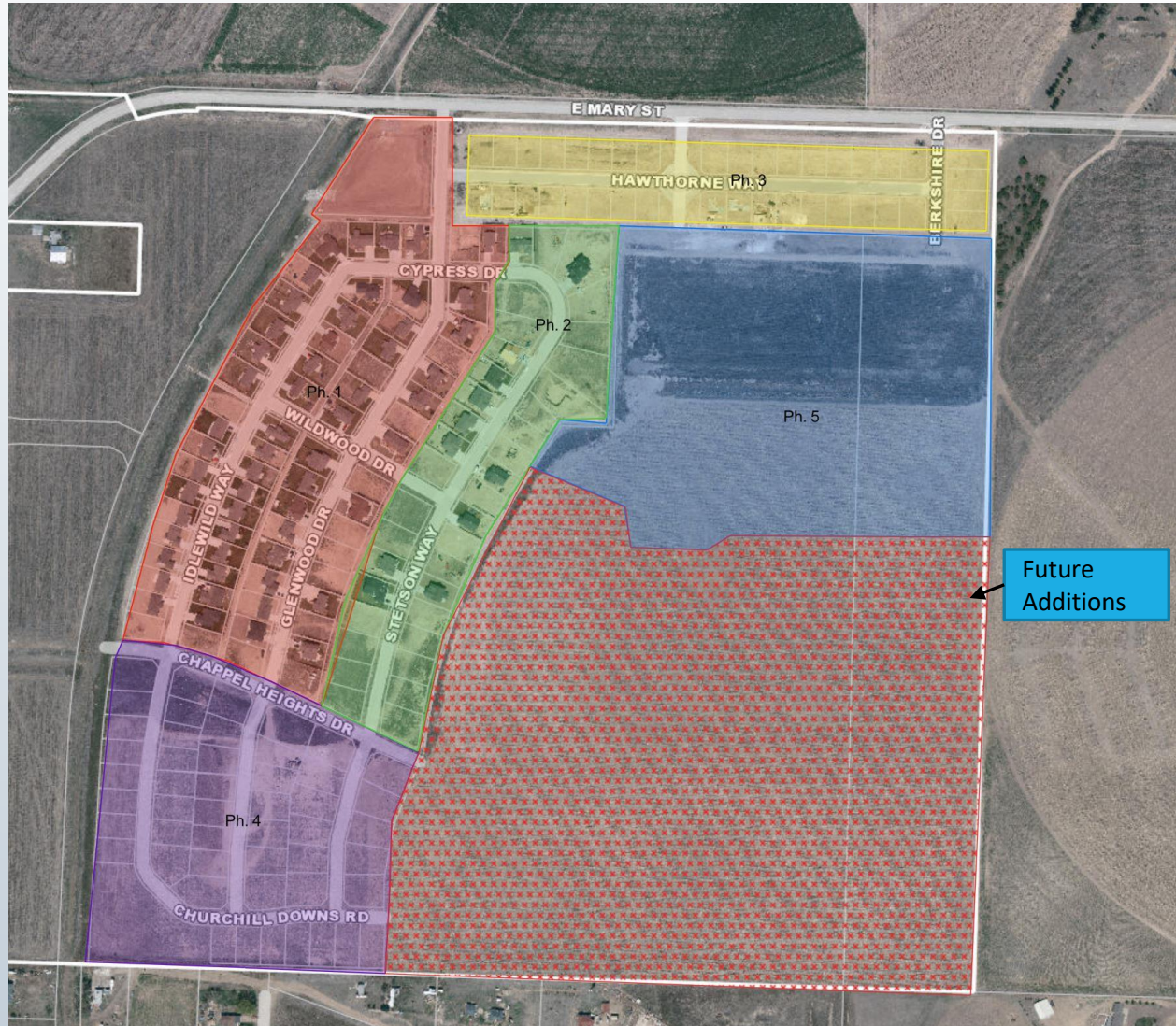
Last updated:
January 2024

Disclaimer: This map is produced by Neighborhood & Development Services and is for informational purposes. This map is not prepared for or suitable for legal, engineering, or surveying purposes.



ACTIVE & IN
PROGRESS
RHID'S



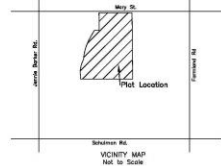


Chappel Heights Addition

- ▶ Phase 1 – 70 units (2 duplexes)
- ▶ Phase 2 = 37 units
- ▶ Phase 3 = 38 units
- ▶ Phase 4 = 49 units
- ▶ Phase 5 = 82 units

Total units for Phases 1 thru 5 = 276

**PRELIMINARY PLAT OF FUTURE
CHAPPEL HEIGHTS ADDITION,
In the N/2 of Section 10, T24S, R32W,
Garden City, Finney County, KS.**



GENERAL NOTES

1. This survey does not certify to ownership.
2. Easements are based on the benchmark H.A.R.N. "Els".
3. R-1 Building Setback Lines:
 - Front 15' Dwelling
 - 25' Garage
 - Side 3.5'
 - Rear 10'
4. Sidewalk widths to be 5'.
5. Latest Date of Field Work was 17 January, 2022.
6. Proposed 8" Water and Sanitary Sewer Mainlines.

LEGEND

○ Found Monument
R Measurement
— Dead
0.00' Measured = M
SUE Sanitary Sewer Utility Easement
PUE Public Utility Easement
NAE Non-Access Easement



RECEIVED

City of Garden City, KS

Project Number: SPGC18-07AMEND3
Received by: MB
Date: 13May2022
No. of Pages: 1 (PRELIM PLAT)
3rd Submittal

DEVELOPER
Chappel Heights, LLC
Attn: Bernard Chappel
3170 N. Farmland Rd.
Garden City, KS. 67846
620-521-0857

CORNERSTONE
Professional
Services, Inc.





Sunflower Crossings Addition

SPRUCE & SARAH



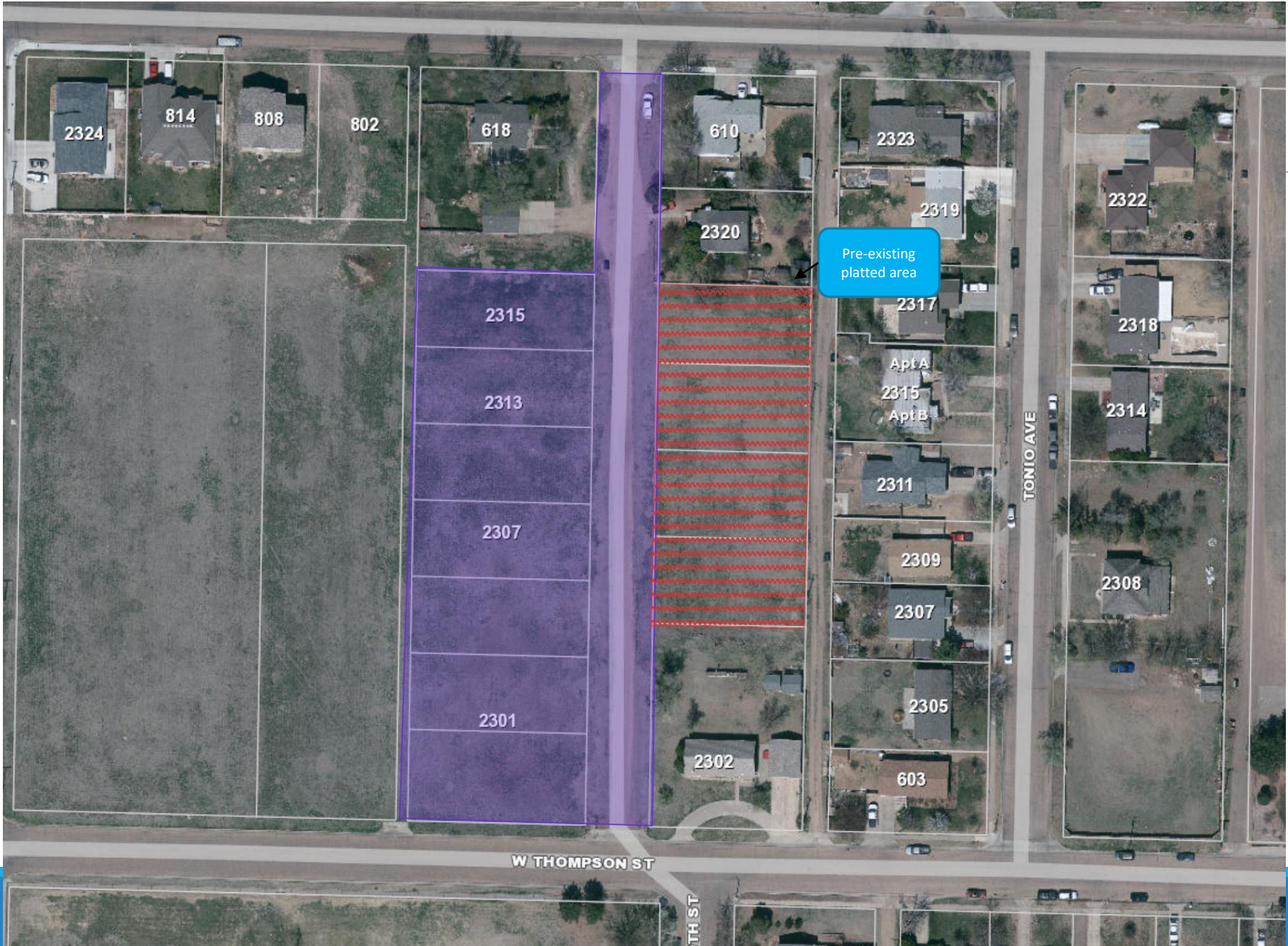
- 62 Single Family Dwellings
- PUD Overlay for 18 lots = smaller lots
- 18 Homes completed
- 44 Homes remaining to build





Hawkeye Development

W. Emerson & 9th Street

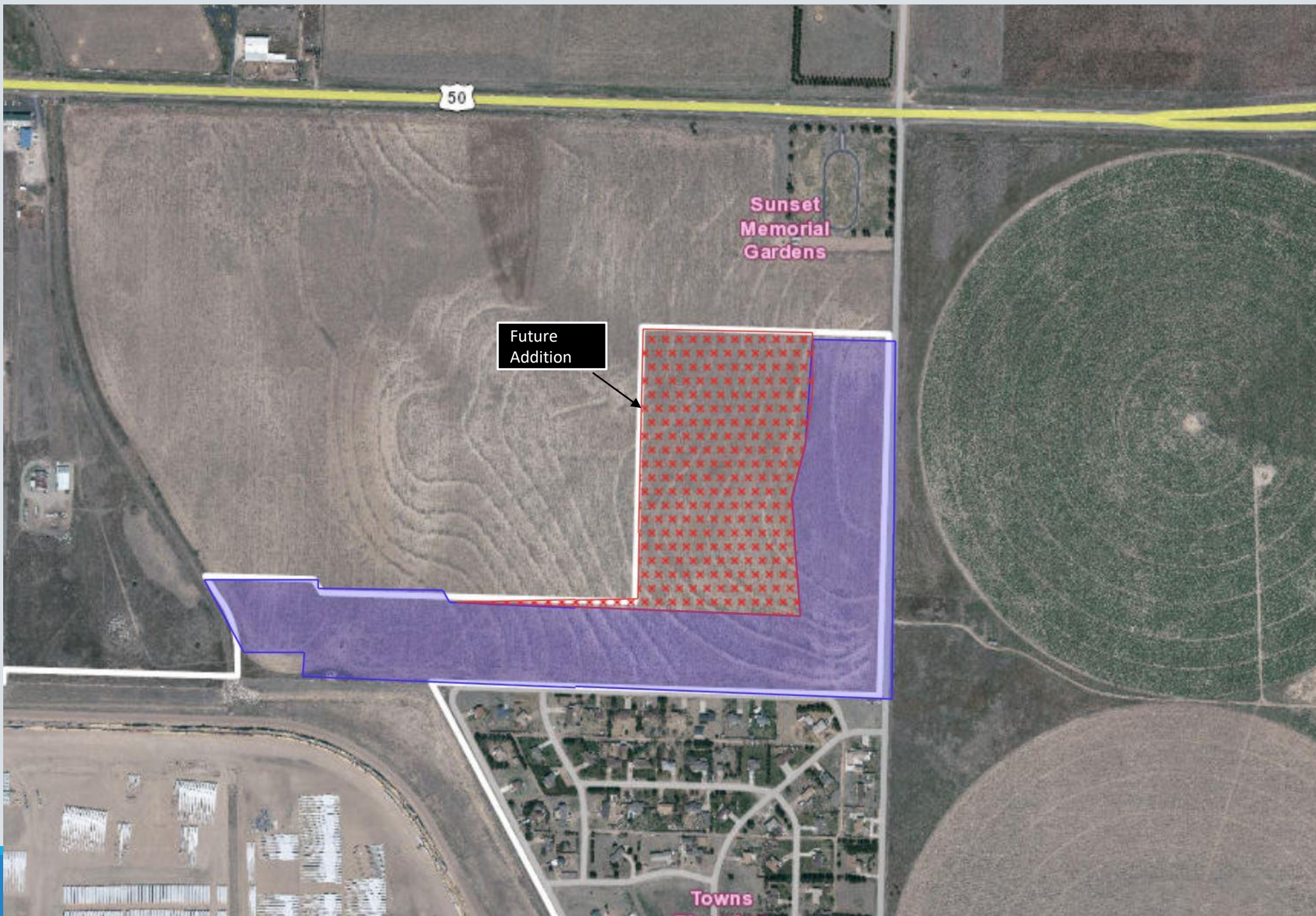


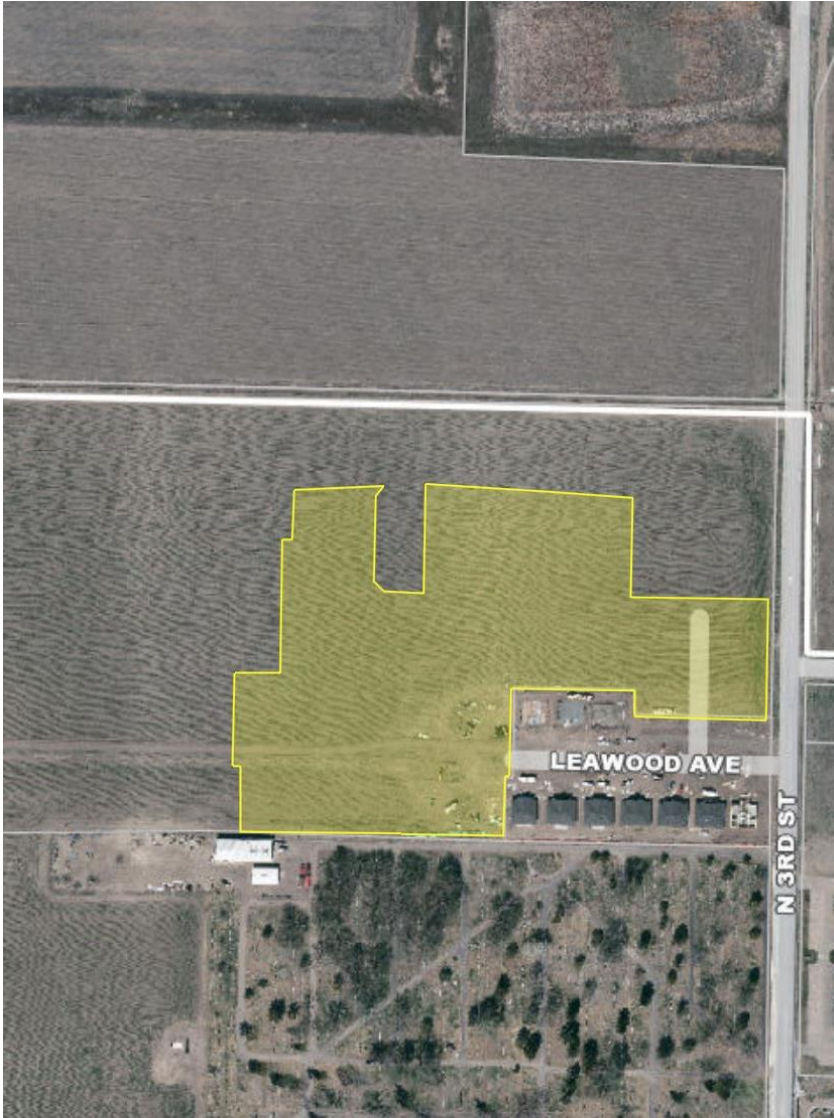


- ▶ 55 UNITS
- ▶ ALL SINGLE
FAMILY
DETACHED
HOMES

Sunset Terrace Estates Phase 1A

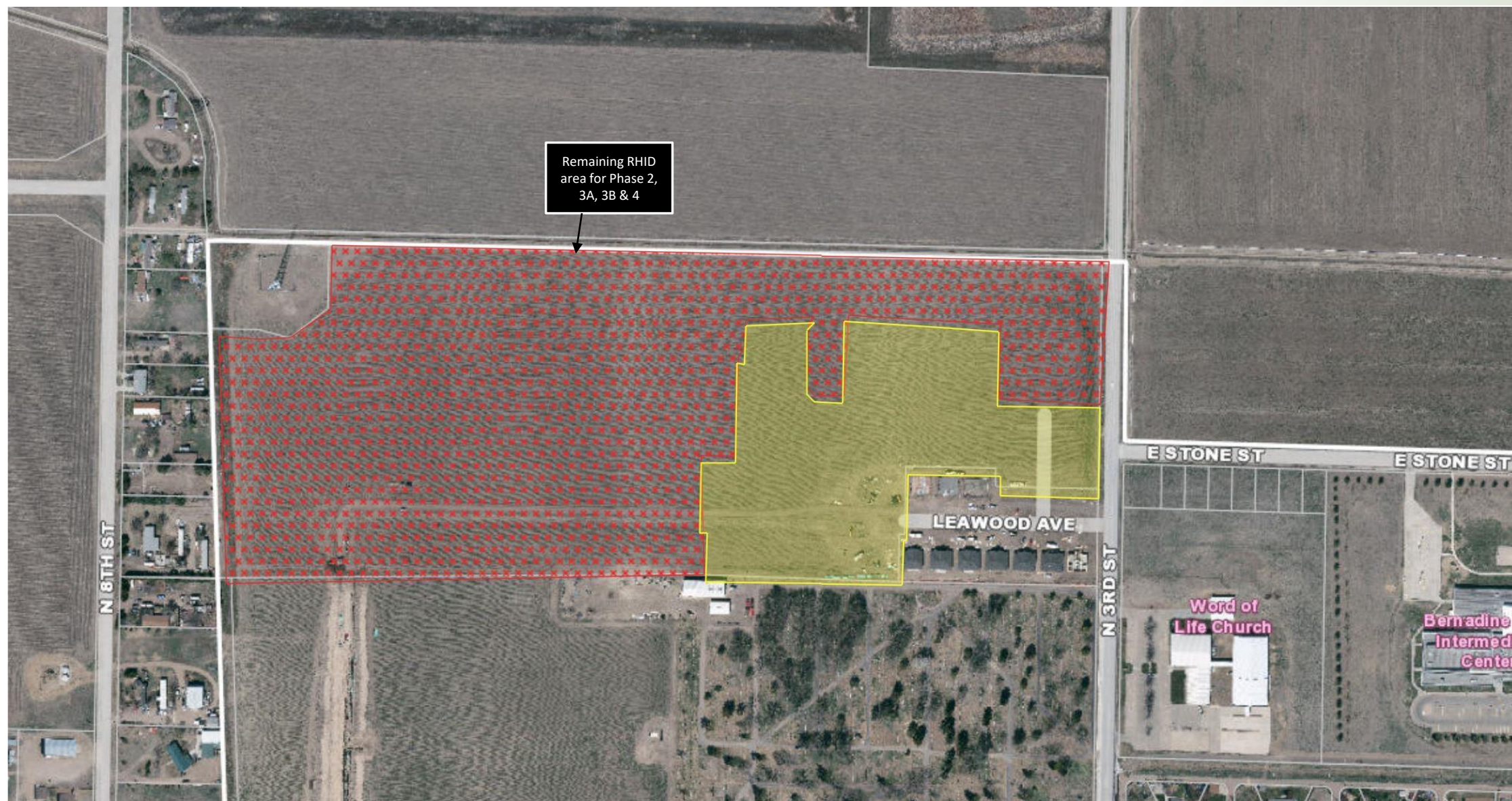
West of S. Towns Road





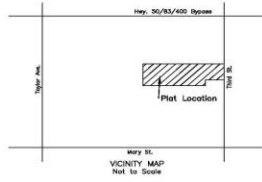
HUNTERS GLEN PHASE 1

- 23 lots total
- Consist of 4-plex & duplex



Preliminary Plat of HUNTERS GLEN

A Tract of Land in the NE/4 of Section 6, T24S, R32W,
Garden City, Finney County, KS.



PLAT LEGAL DESCRIPTION:

A Tract of Land, surveyed by Ken Parks, PLS1289, on 30 September, 2021, in the Southwest and Southeast Quarters of the Northeast Quarter of Section 6, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of Lot 1, Block 2 of the Northborough Replat of the First Addition being a found 1/2" R-bar, CPS (electric cap typist);

thence North 88°38'20" West on the North line of said Addition a distance of 270.03 feet to a found 1/2" R-bar, Sloan;

thence North 00°58'40" East on the North line of said Addition a distance of 48.02 feet to a found 1/2" R-bar, Sloan;

thence North 88°47'54" West on the North line of said Addition a distance of 236.75 feet to a found 1/2" R-bar, Sloan;

thence South 00°58'40" East on the North line of said Addition a distance of 178.02 feet to a set 1/2" R-bar;

thence North 88°47'54" West on the West line of said Addition a distance of 15.31 feet to a set 1/2" R-bar;

thence South 00°58'40" West on the West line of said Addition a distance of 124.98 feet to a found 1/2" R-bar, Matthews;

thence North 88°48'42" West on the North line of a Cemetery Tract a distance of 518.44 feet to a found 1/2" R-bar, origin unknown;

thence South 88°42'55" West a distance of 1211.94 feet to a found 1/2" R-bar, Matthews;

thence North 01°43'37" West on the East line of the Howard Smith First Addition a distance of 657.80 feet to a set 1/2" R-bar;

thence South 88°47'54" East a distance of 123.73 feet to a set 1/2" R-bar;

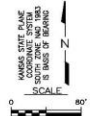
thence South 74°34'21" East a distance of 84.85 feet to a set 1/2" R-bar;

thence North 51°47'20" East a distance of 126.84 feet to a set 1/2" R-bar;

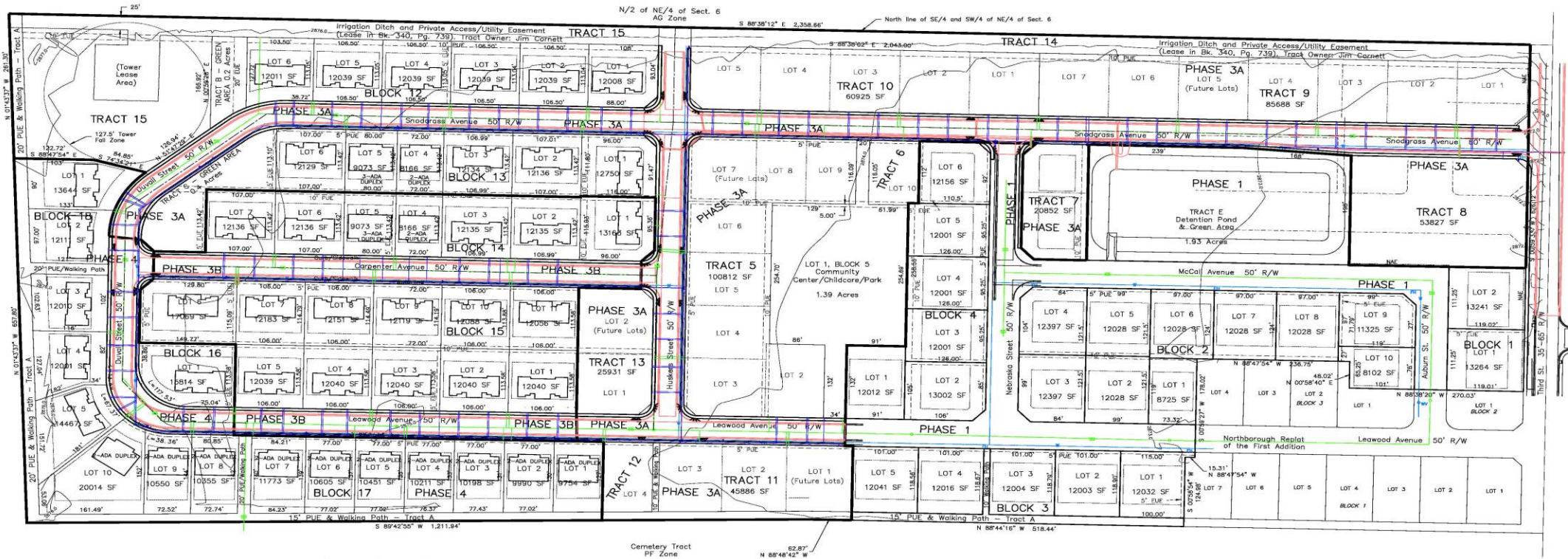
thence North 00°59'28" East a distance of 166.92 feet to a set 1/2" R-bar;

thence South 88°38'02" East on said South Eastment line a distance of 2,043.00 feet to a set 1/2" R-bar;

thence South 00°58'33" West on the West Third Street Right of Way line a distance of 582.51 feet to the Point of Beginning, containing an area of 41.17 acres, more or less.



- ### GENERAL NOTES
- This survey does not certify to ownership.
 - R-3 Building Setback Lines:
 - Front 20' Dwelling
 - Side 5'
 - Rear Smaller of 25' or 20% of Lot Depth
 - R-3 Lot Size Minimum Requirements:
 - Duplex - 8,000 s.f.
 - Fourplex - 12,000 s.f.
 - Elevations are based on the benchmark H&A.N. Point 1111.
 - This property does not fall within a 100 year floodplain.
 - Latest Date of Field Work was 12 May, 2022.
 - Tracts B and C will be owned and maintained by the Developer.
 - Phrasing is indicative of platting only, and not necessarily of infrastructure development.
 - Sidewalks are 5 feet wide.



Olson Development Corp.
Attn: Kevin Enyart
1712 Main St., #206
Kansas City, MO 64108
816-215-3247

CORNERSTONE
Professional
Services, Inc.

7.0. Nov 1988
Garden City, KS 67846
2001 600-878-7999
P.L. No. 2001 Copyright



EAST CAMBRIDGE SQUARE PHASE 3





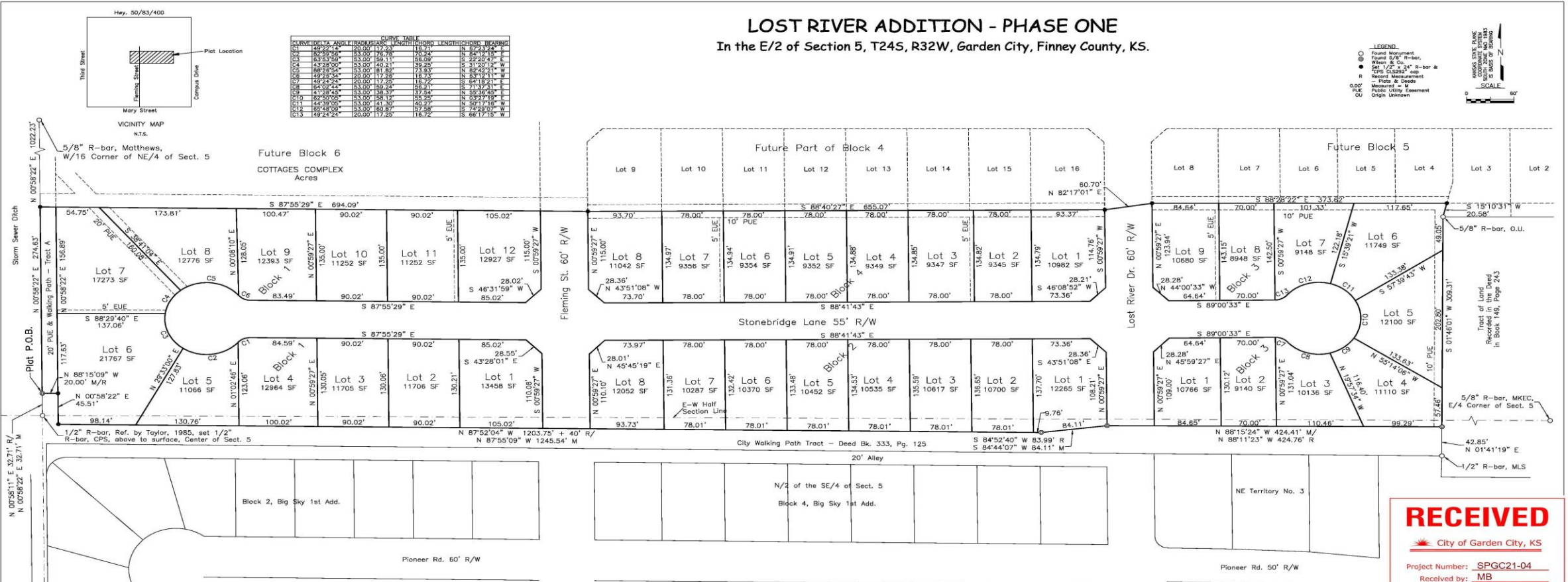


Lost River Addition Phase 1

- 37 Units
- All Single Family Detached Homes

LOST RIVER ADDITION - PHASE ONE

In the E/2 of Section 5, T24S, R32W, Garden City, Finney County, KS.



PLAT LEGAL DESCRIPTION:

A Tract of Land in the East Half of Section 5, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas more particularly described as follows:

Commencing at the Center corner of said Section 5 being a found 1/2" R-bar, CPS; thence North 00°58'22" East on the West line of the Northeast Quarter of said Section 5 a distance of 32.71 feet to the Point of Beginning being a found 5/8" R-bar, Wilson; thence continuing North 00°58'22" East on said West line a distance of 274.63 feet to a set 1/2" R-bar, CPS cap typical; thence South 87°55'29" East a distance of 694.09 feet to a set 1/2" R-bar; thence South 88°40'27" East a distance of 655.07 feet to a set 1/2" R-bar; thence North 82°17'01" East a distance of 60.70 feet to a set 1/2" R-bar; thence South 88°28'22" East a distance of 373.52 feet to a set 1/2" R-bar; thence South 15°10'31" West a distance of 20.58 feet to a found 5/8" R-bar, origin unknown; thence South 01°46'01" West on the West line of the Church of Christ Tract a distance of 309.31 feet to a found 5/8" R-bar, Wilson; thence North 88°15'24" West on the North line of the City's Walking Path Tract a distance of 424.41 feet to a found 5/8" R-bar, Wilson; thence South 84°44'07" West on said North line a distance of 84.11 feet to a found 5/8" R-bar, Wilson; thence North 87°55'09" West on said North line a distance of 1,245.54 feet to a set 1/2" R-bar; thence North 00°58'22" East a distance of 45.51 feet to a set 1/2" R-bar; thence North 88°15'09" West on said North line a distance of 20.00 feet to the Point of Beginning, containing 13.2 acres, more or less.

GENERAL NOTES

1. Only known improvements, utilities, and easements are shown.
2. This survey does not certify to ownership.
3. Plat Zone is R-1. Building Setback are per the latest Subdivision Zoning Regulations.
4. All house fronts will face the narrowest lot frontage.
5. Latest Field Work was on 19 March, 2021.

Boundary Closure Information:

Closure Error Distance = ±0.002'
Error Bearing = N 1°40'10" E
Closure Precision = 1 in 1,799,096

SURVEYOR'S CERTIFICATION

This is to certify to the best of my knowledge that the survey of the described land division is accurately represented on this plat.

COUNTY REVIEW SURVEYOR'S CERTIFICATION

I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.



Ken Parks, PS No. 1289



David J. Matthews

OWNER'S CONSENT AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, being the sole proprietor and owner of the land included within the plat shown hereon, am the only person whose consent is necessary to pass clear title to said land and I hereby consent to the making and recording of said plat. The public Right of Ways and Easements and Tract A are hereby dedicated to the public for such public uses.

IN WITNESS WHEREOF these consent and dedications are executed this day of 2021.

Danny Walpert
WVG Investments, LLC

State of Kansas ss.
Finney County

These consents and dedications were acknowledged before me, the undersigned officer, by Danny Walpert, WVG Investments, LLC this day of 2021.

Notary Public

HOLCOMB/GARDEN CITY/FINNEY COUNTY AREA PLANNING COMMISSION

State of Kansas ss.
Finney County

This plat has been reviewed and is hereby approved this day of 2021.

Vicki M. Germann, Chairman

Carol Davidson, Secretary

THE CITY OF GARDEN CITY, KANSAS

State of Kansas ss.
Finney County

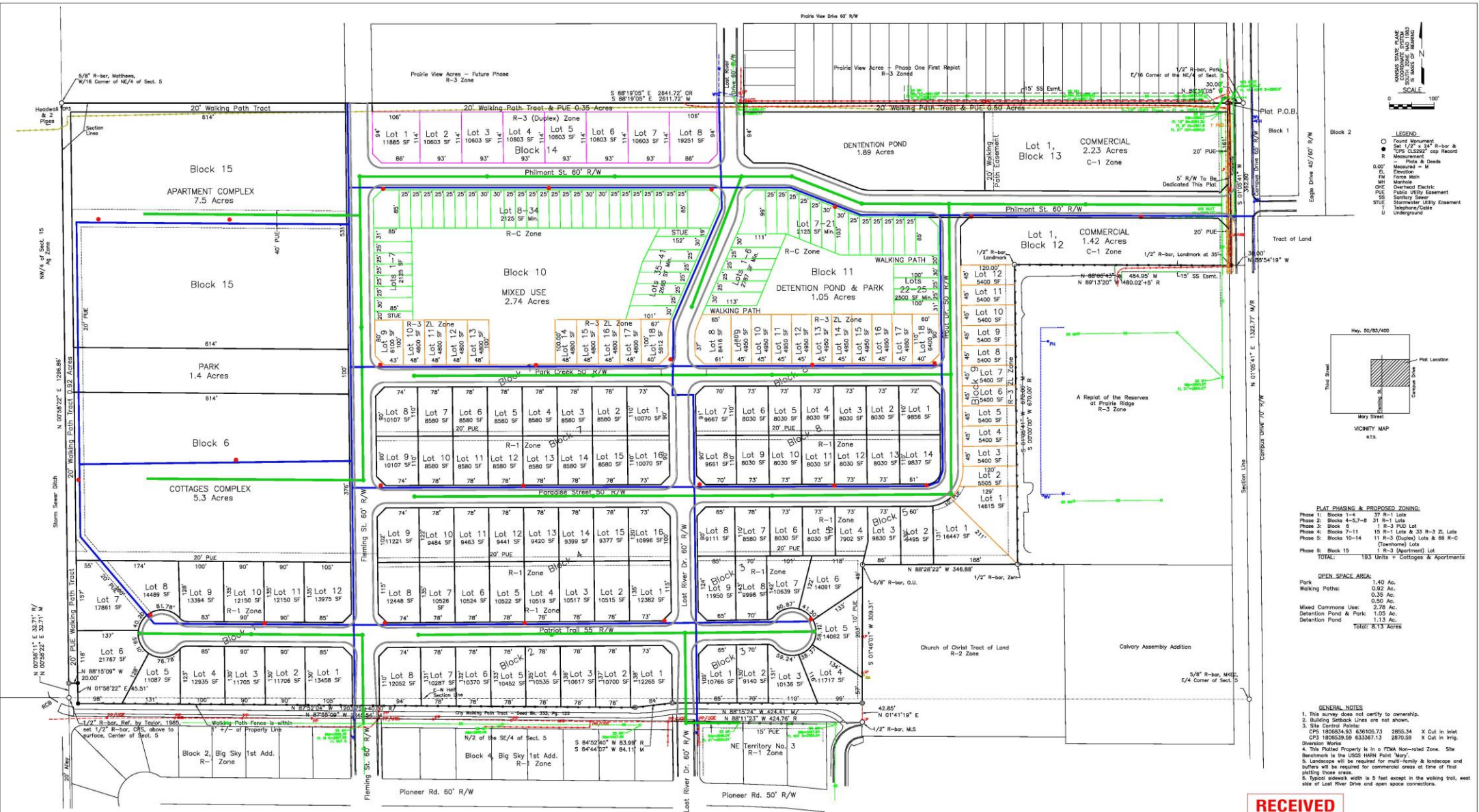
The public right of ways and easements and Tract A are accepted by the Governing Body of the City of Garden City, Kansas, as shown on this plat, and are hereby dedicated this day of 2021.

Roy Cessna, Mayor

Attest: Celyn N. Hurtado, City Clerk

CORNERSTONE
Services, Inc.
1500 North Shore Circle
Garden City, KS 67840
Phone: 620-272-0999
Fax: 620-272-0999
Email: info@cornerstoneks.com
www.cornerstoneks.com

SPGC21-04 AMEND1 Lost River Addition Phase One
1st Submittal, 10Jun2021; Page 1 of 1



A Tract of Land being the Remainder of a Tract of Land recorded in the Deed in Book 170, Page 251, located in the South Half of the Northeast Quarter and in the North Half of the Southeast Quarter of Section 5, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas more particularly described as follows:

Commencing at the Southeast Corner of said South Half being a found 5/8" R-bar, MKC; thence North 01°00'41" East on the East line of said South Half a distance of 1322.77 feet to found 1/2" R-bar, Parks; thence North 88°19'05" West a distance of 30.00 feet to the Point of Beginning being a set 1/2" R-bar, CPS cap typical; thence South 01°00'41" East on the West Camp Drive Right of Way Line a distance of 302.80 feet to a set 1/2" R-bar; thence North 88°05'43" West on the North line of a Replat of the Reserves of Prairie Ridge a distance of 484.85 feet to a found 1/2" R-bar, Landmark; thence South 01°00'41" East on the West line of said Replat a distance of 670.00 feet to a found 1/2" R-bar, Zero; thence North 88°28'22" West on the North line of a Tract of Land recorded in the Deed in Book 145, Page 243 a distance of 346.88 feet to a found 1/2" R-bar, origin unknown; thence South 01°00'41" East on the West line of said Tract of Land in Book 170, Page 251 a distance of 309.31 feet to a found 5/8" R-bar, origin 0.25 feet East; thence North 88°15'24" West on the North line of the City Walking Path Tract of Land recorded in the Deed in Book 333, Page 125 a distance of 424.41 feet to a found 5/8" R-bar, Wilson; thence South 84°44'27" West continuing on said North line a distance of 84.11 feet to a found 5/8" R-bar, Wilson; thence North 87°55'09" West continuing on said North line a distance of 1245.54 feet to a set 1/2" R-bar; thence North 02°58'22" East a distance of 45.51 feet to a set 1/2" R-bar; thence North 88°15'09" West continuing on said North line a distance of 20.00 feet to a found 5/8" R-bar, Wilson; thence North 02°58'22" East on the West line of said South Half a distance of 1298.66 feet to the Northwest Corner of said South Half being a found 5/8" R-bar, Matthews; thence South 88°19'05" East on the North line of said South Half and partially on the South line of Prairie View Acres - Phase One First Replat a distance of 2611.72 feet to the Point of Beginning, containing 67.1 acres, more or less.


PRELIMINARY PLAT LOST RIVER ADDITION, In the E/2 of Section 5, T24S, R32W, Garden City, Finney County, KS.

RECEIVED
City of Garden City, KS
Project Number: SPGC21-03
Reviewed by: MB
Date: 21Apr2021
No. of Pages: 1 (PLAT)
4th Submittal

Developer:
WVG Investments, LLC
1808 Van Dittie
Garden City, KS. 67846

CORNERSTONE
Professional
Services, Inc.
1555 North Shore Circle
Garden City, KS. 67846
© 2020 620-272-7991
Copyrighted

COMPLETED
RHID'S

A thin, vertical blue line is positioned to the right of the text, extending from the top of the word 'COMPLETED' down to the bottom of the word 'RHID'S'.

Notting Hill



Reserves at Prairie Ridge I & II



Pioneer Road Estates



Clarion Estates



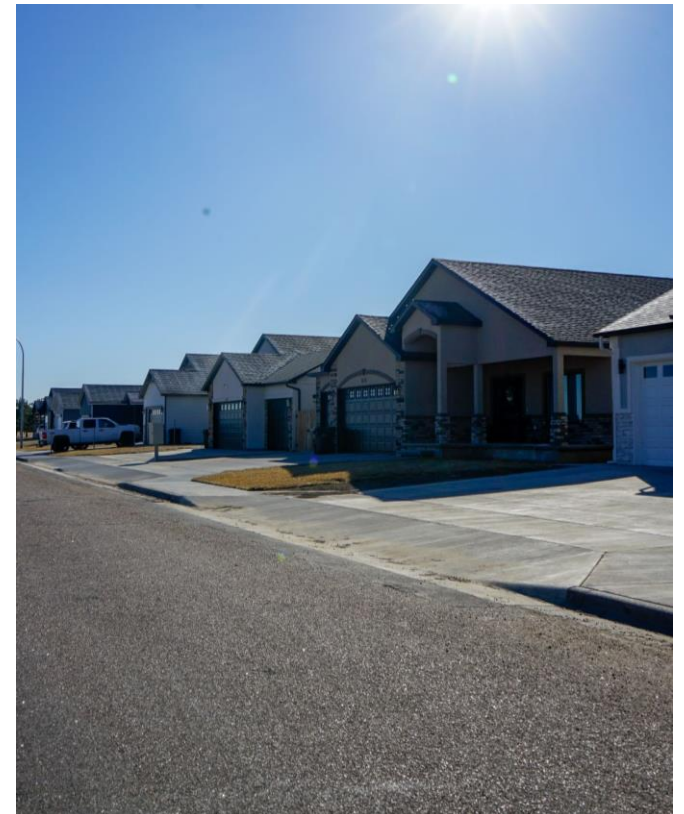


NORTHBOROUGH FIRST ADDITION REPLAT



- ▶ Total lots= 10
- ▶ Duplex units completed = 20

Milestone Addition



Maggie's Addition

Total units: 6



NON-RHID RESIDENTIAL DEVELOPMENTS

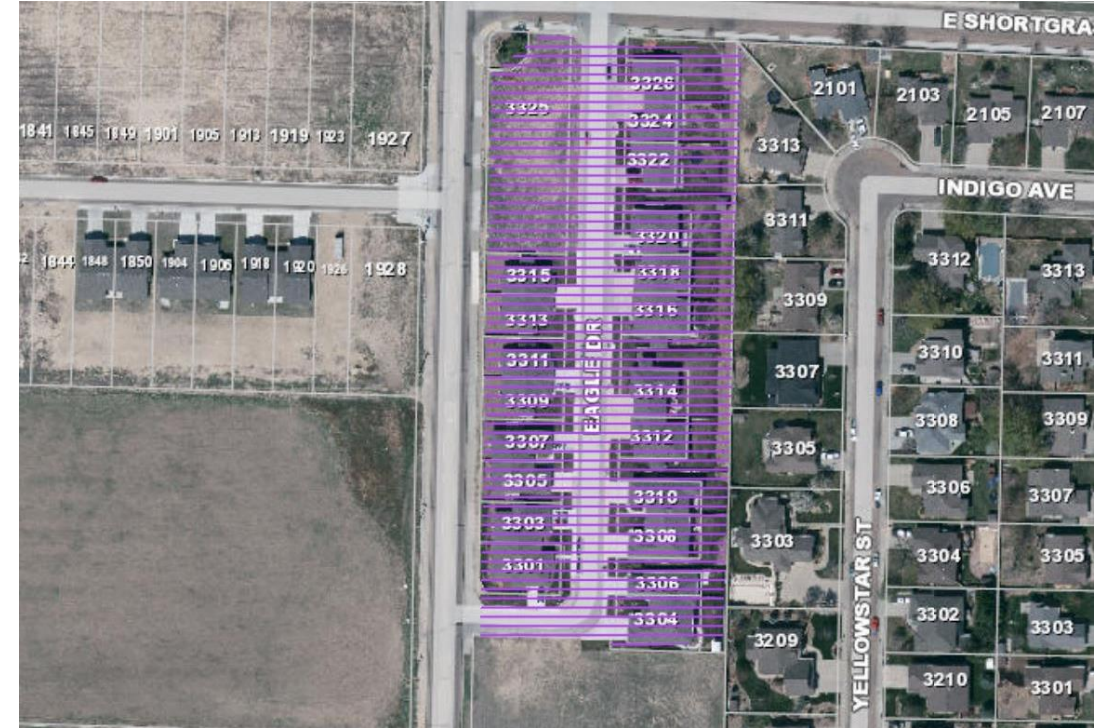




East Cambridge Square Phase 1

Pheasant Valley Third Addition Replat





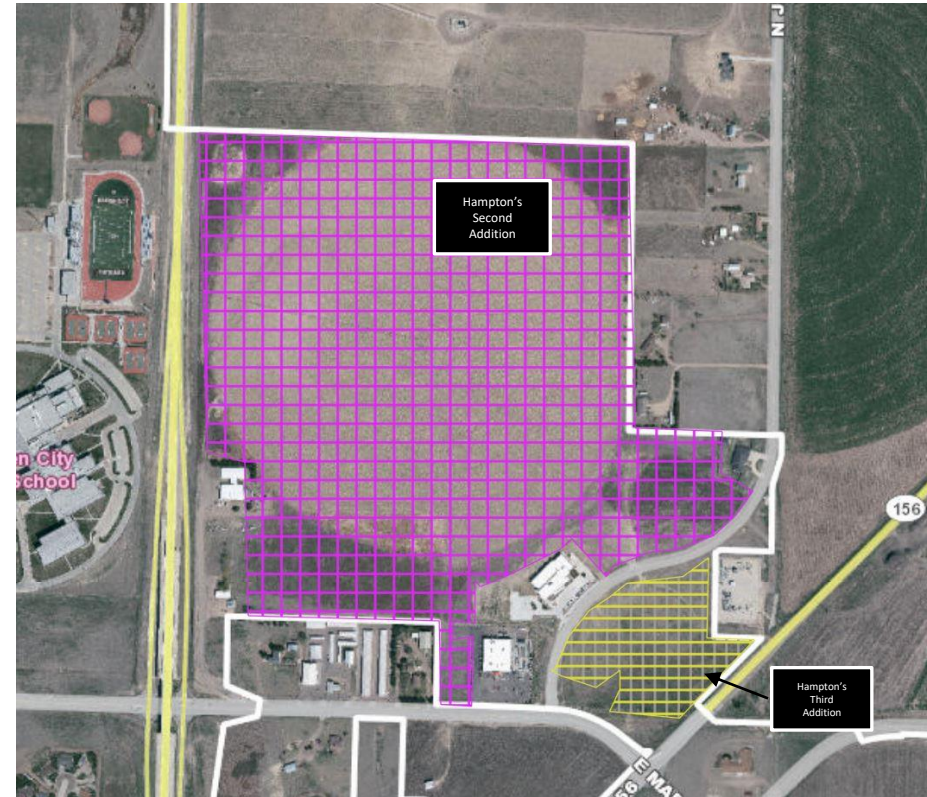
Eagle Crest Addition

INACTIVE RHID'S



Hamptons Second & Third Addition

- ▶ Has been through the entire RHID Process with a development agreement, but developer did not proceed



Columbus Addition

- ❓ Has been through the entire RHID Process with a development agreement, but developer did not proceed

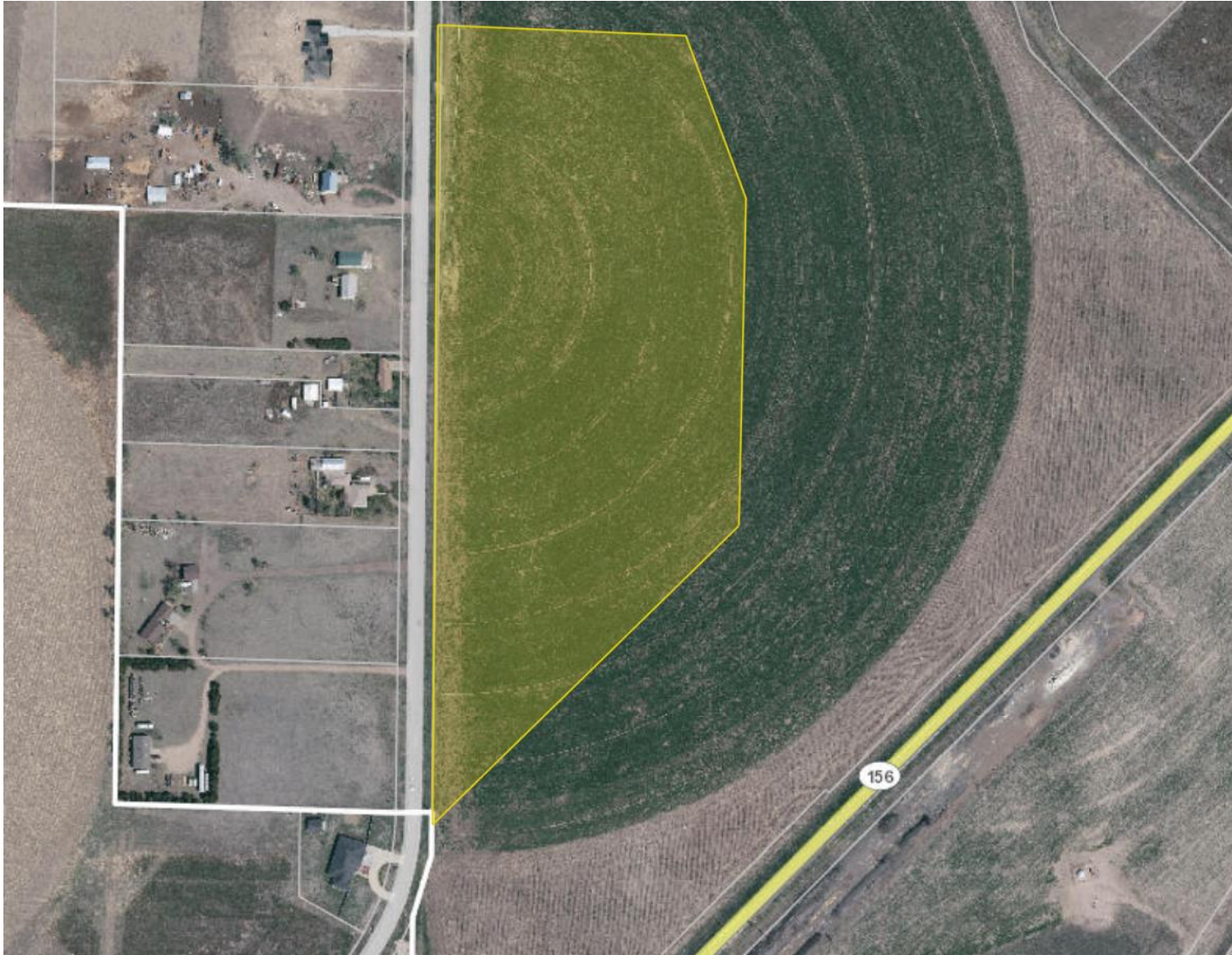


Anticipated 2024 RHID's



Montoya Addition

- Potential lots: 11
- Single Family homes with a PUD overlay for reduce lots sizes



Petra

- Potential Units: 348
- Duplexes and Apartment units



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kori Longoria, Deputy City Clerk
DATE: January 16, 2024
RE: 01-02-2024 Commission Meeting minutes

ISSUE:

January 2, 2024 Commission Meeting minutes

ATTACHMENTS:

Description	Upload Date	Type
01-02-2024 minutes	1/12/2024	Backup Material

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City

January 2, 2024

Call to Order

The regular meeting of the Board of Commissioners of the City of Garden City was held at 11:00 AM at the City Administrative Center Tuesday, January 2, 2024. All members were present. Commissioner Ortiz opened the meeting with the Pledge of Allegiance and Invocation.

Reorganization of the Board of City Commissioners

Commissioner Dick thanked his wife Nicole and family for their support and sacrifices during his time as City Commissioner. Commissioner Dick stated he has received compliments from citizens in the community stating how good of a job he has done as a Commissioner, but he believes those compliments are should really be directed to staff and their leadership.

Commissioner Dick thanked City Manager Allen, Public Works and Utilities Director Muirhead, Assistant City Manager Ramos, and Assistant City Manager Burke, and many other City staff members for their leadership and making the City of Garden City a better place.

Commissioner Dick continued by reminiscing back to April 2019, when he joined the City Commission and stated it was a fun retrospective to see what was being talked about then and how that still applies today. Commissioner Dick stated he moved his family back to Garden City because he believed in the community and what Garden City stands for. Garden City continues to grow because residents want to raise the best and the brightest kids and no one should have to move out of Garden City to find better opportunities. Garden City has the opportunity and ability to grow because of continued leadership.

Mayor Oyler reflected on her time as Mayor and is filled with a profound sense of gratitude and accomplishment. Serving as the Mayor of Garden City has been an honor and a privilege, and she is deeply humbled by the trust placed in her.

Mayor Oyler stated when she took office, she believed that by leveraging the City's strengths as a regional hub, the City would create new opportunities for growth and development while building a strong and successful future for Garden City. Together, the City embarked on a journey to build a community where all voices were heard, and where all citizens felt a sense of belonging. Through the highs and lows, the City faced challenges head-on, always guided by the principle that collaboration and teamwork are the cornerstones of our great city.

Mayor Oyler continued that the City initiated projects to improve infrastructure, enhance public services, and create a sustainable environment for future generations. Collective efforts resulted in a city that not only meets the needs of today but also lays the groundwork for a thriving and resilient tomorrow.

Mayor Oyler believes that beyond the bricks and mortar, the true heart of the City's success lies in the connections forged. A community is more than just a dot on a map; it is a collection of diverse stories, dreams, and aspirations. As Mayor she has had the privilege of meeting remarkable individuals who inspire her daily with their commitment to making Garden City a better place to live, work, and raise a family.

Mayor Oyler stated in the face of adversity, the City rallied together, displaying resilience and determination. The City weathered storms, both metaphorical and literally, and emerged stronger than ever. The spirit of this community is unbreakable, and it is the people—the backbone of the City's success— that she will forever carry in her heart.

Mayor Oyler stated as she passes the gavel to the next Mayor, she is confident that the City is in capable hands. The journey ahead may be challenging, but she believes in the collective strength and wisdom of the City commission, city staff, and citizens. Her time as Mayor may be coming to an end, but the shared commitment to progress, collaboration, and alliance will endure.

Mayor Oyler thanked the community for allowing her to be a part of this incredible chapter in Garden City's history. Garden City have built something truly special, and she looks forward to witnessing the continued growth and prosperity of this remarkable community.

Mayor Oyler ended her comments with the hope that the City will always shine bright, and its future will be filled with potential and possibility. Mayor Oyler thanked everyone.

City Clerk Hurtado administered the oath of office to newly elected Commissioners Bryce Landgraf and Tom Nguyen.

The newly elected Commissioners took their seats at the bench.

Commission Unruh moved to appoint Commission Ortiz as the Chairperson of the Board, who shall assume the duties and title of Mayor. Commissioner Cessna seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Mayor Ortiz presented a recognition award to former Mayor Oyler. Former Mayor Oyler passed the traditional wooden gavel to newly elected Mayor Ortiz.

Mayor Ortiz stated he was humbled and honored to take on the role of mayor for Garden City, a community that holds a special place in his heart. Mayor Ortiz expressed his deepest gratitude to his family for their unwavering support and exemplary character extended beyond their home and into the community by helping neighbors and students in need through services or programs by various organizations. Mayor Ortiz commented that he has often heard others praise the kindness and character of his wife and children and feels blessed to hear those words. Mayor Ortiz gave all glory to God for providing him with guidance and patience to instill humility and support within his family. Mayor Ortiz thanked his wife Ginny, his children, Aedryc, Aesyc, Emma and Elly, for their hard work, patience, and for allowing him to follow his heart.

Mayor Ortiz expressed his gratitude to Commissioner Oyler and Commissioner Dick for their remarkable accomplishments in the past few years and their unwavering support in all the projects, programs, and initiatives they've been involved in.

Mayor Ortiz acknowledged city staff and workers from all levels and behind the scenes for their dedication, which forms the backbone of our success.

Mayor Ortiz commented that true leadership goes beyond titles; it involves teaching and mentorship and in Garden City, we are fortunate to have leaders who recognize the importance of equality. Mayor Ortiz believes we are fostering an inclusive community where everyone, regardless of background, has the opportunity to thrive. The City has experienced a significant increase in its diverse population, which is a clear indication of the appeal of our vibrant community. This growth is not coincidental but rather the outcome of strategic initiatives led by our dedicated leaders, a vision led community, partners, and the support of the City Commission throughout the years. For decades, they have made the deliberate choice to embrace diversity within our community, resulting in economic growth, increased entrepreneurship, higher labor force participation, and greater consumer spending. This diversity has created a thriving economy and a more resilient community that is well-prepared to tackle the challenges of the 21st century.

Mayor Ortiz stated his commitment as Mayor is to continue investing in staff and community and building on the foundations of growth, support, and leadership. Together, he believes everyone working together will shape a Garden City that not only excels economically but also stands as a beacon of equality and opportunity for all.

Commissioner Unruh moved to appoint Commissioner Cessna as the Vice Chairperson, who shall assume the duties and title of Vice Mayor and serve as the Chairperson in the absence of the Mayor. Commissioner Landgraf seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Commissioner Nguyen moved to approve and authorize the designation of "Rules of Order" to be followed in the conduct of meetings. Commissioner Unruh seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Commissioner Unruh moved to approve to hold regular Commission meetings on the 1st and 3rd Tuesday of each month at 1:00 p.m. in the Commission Chambers in the City Administrative Center. Commissioner Cessna seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Commissioner Cessna moved to approve and authorize the Clerk of the City Commission and City Attorney to be seated at the Commission bench. Commissioner Nguyen seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Commissioner Landgraf moved to approve and designate the Garden City Telegram as the official city newspaper. Commissioner Unruh seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Commission took a recess to allow for family members and the public to congratulate the new Mayor, Vice Mayor, and Governing Body and will resume at 1:00 p.m.

Approval of Minutes

The December 19, 2023, Commission Meeting minutes were approved as presented.

Consideration of Petitions, Memorials and Remonstrances

The Governing Body considered and approved allowing the Mayor to proclaim January 2, 2024 as Shannon L. Dick Day in Garden City, Kansas.

Commissioner Cessna moved to approve. Commissioner Nguyen seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved allowing the Mayor to proclaim January 2, 2024 as Deborah Oyler Day in Garden City, Kansas.

Commissioner Unruh moved to approve. Commissioner Cessna seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved a request from Garden City Public Schools and St. Catherine Hospital to allow the Mayor to proclaim the week of January 22 - January 25, 2024 as Health Awareness Week in Garden City, Kansas.

Commissioner Cessna moved to approve. Commissioner Nguyen seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved a request from Cody Condif, Co-Founder Hidden Trail Brewing, to be categorized as a Mobile Food Vendor under the Itinerant Merchant license category and to allow one food truck to be located at 2010 E. Schulman Avenue at any given time.

Commissioner Unruh moved to approve. Commissioner Landgraf seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Report of the City Manager

Presentation of the November 2023 report from the Garden City Regional Airport.

Presentation of the November 2023 Master Activity Report from the Garden City Police Department.

Presentation of the December 2023 Monthly Sales Tax Reports from Service and Finance.

Meetings of Note

- January 2, 2024 - Reorganization of the Governing Body at the regularly scheduled Commission meeting beginning at 11:00 a.m.
- January 17, 2024 - Garden City Area Chamber of Commerce Breakfast at the Clarion Inn at 7:10 a.m.
- January 18, 2024 - Finney County Economic Development Corporation Regular Board Meeting at Garden City Community College Endowment Room at 10:30 a.m.
- January 18, 2024 - Finney County Economic Development Corporation 2023 Annual Meeting at Garden City Community College Endowment Room at 11:30 a.m.
- January 30, 2024 - Town Hall Meeting at the City Administrative Center - Commission Chambers at 7:00 p.m.
- February 5, 2024 - Southwest Kansas Chambers Night Out in Topeka at the Beacon from 4:00 - 7:00 p.m.
- February 15, 2024 - City Commission training with Mike Conduff at the City Administrative Center from 8:30 a.m. - 1:30 p.m.
- March 8, 2024 - Governing Body Goal Setting Retreat at the Finnup Center from 8:30 a.m. - 5:00 p.m.

Consideration of Appropriation Ordinance

Appropriation Ordinance No. 2594-2024A, "an appropriation ordinance making certain appropriations for certain claims in the amount of \$6,036,058.26," was read and considered section by section.

Commissioner Ortiz moved to approve. Commissioner Unruh seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Consideration of Ordinances and Resolutions

The Governing Body considered and approved an Environmental Nuisance Resolution.

1. Resolution No. 3091-2024, a resolution authorizing the removal of nuisance conditions from the property listed below in the City pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas (2104 N. 3rd Street - Indoor appliances, mattresses, and other misc. items located outside of the property).

Commissioner Nguyen moved to approve. Commissioner Unruh seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved an Environmental Nuisance Resolution.

1. Resolution No. 3092-2024, a resolution authorizing the removal of nuisance conditions from the property listed below in the City pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas (2109 Dennison Street - Boxes and other misc. items located outside of the property).

Commissioner Landgraf moved to approve. Commissioner Nguyen seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved a Motor Vehicle Nuisance Resolution.

1. Resolution No. 3093-2024, 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 (601 E. Hazel Street - White Vehicle).

Commissioner Unruh moved to approve. Commissioner Nguyen seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

New Business

The Governing Body considered and approved the Lease and Operations Agreement between the City of Garden City and Alysia and Emmanuel Guzman for lease of space and operation of a restaurant located at the Garden City Regional Airport.

Commissioner Cessna moved to approve. Commissioner Landgraf seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved the preparation of an ordinance for an August 6, 2024 ballot issue on the Primary Election to continue reauthorization of a 1/2-cent sales tax to stabilize the City's ad valorem property tax levy and finance construction and maintenance of transportation improvements expiring September 30, 2025.

Commissioner Cessna moved to approve. Commissioner Unruh seconded the motion. The vote was taken by yeas and nays and recorded as follows:

The Governing Body considered and approved the City of Garden City's Title VI Plan.

Commissioner Cessna moved to approve. Commissioner Landgraf seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved the waiver of Resolution No. 2196 to reappoint Amy Longa to a three-year term from January 1, 2024 - December 31, 2026, and appointing Velia Rodriguez and Nidia Ortega to fill unexpired terms that end December 31, 2025 on the Cultural Relations Board.

Commissioner Nguyen moved to approve. Commissioner Landgraf seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

Consent Agenda

Commissioner Ortiz moved to approve the following items on the Consent Agenda. Commissioner Unruh seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Landgraf, Nguyen, Ortiz, Unruh

The Governing Body considered and approved the Final Plat, Fire Station Number Three.

The Governing Body considered and approved the Final Plat, Maverick Mary Street Addition.

The Governing Body considered and approved the contractor licenses for January 02, 2024.

The Governing Body considered and approved the 2024 Cereal Malt Beverage License Renewals.

The Governing Body considered and approved the Precious Metals Dealer License Renewal for 2024.

Other Entities

Presentation of the November 9, 2023, minutes from the Garden City Regional Airport Advisory Board.

Presentation of the November 16, 2023, Holcomb-Garden City-Finney County Area Planning Commission Minutes.

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

Manuel F. Ortiz, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

City Commission Reports

A. Mayor Ortiz congratulated new Commissioner Nguyen and Commissioner Landgraf and commended Commissioner Oyler and Commissioner Dick for their hard work and dedication over the last four years. Mayor Ortiz stated their work will never be done and that he will probably be calling on them still over the next year. Mayor Ortiz wished everyone a Happy New Year!

B. Commissioner Unruh thanked Commission Oyler and Commissioner Dick for their years of service to the community and congratulated Commissioner Nguyen and Commissioner Landgraf. Commissioner Unruh wished the community a Happy New Year and is looking forward to an incredibly successful year. Commissioner Unruh encouraged citizens to shop local and that those sales tax dollars do make a difference in our community.

C. Commission Cessna congratulated Mayor Ortiz on his new role as Mayor and thanked Commissioner Oyler and Commissioner Dick for their great leadership throughout the years. Commissioner Cessna welcomed Commissioners Nguyen and Commissioner Landgraf. Commissioner Cessna stated he enjoyed receiving the Parks & Recreation Activity Guide in the mail and challenged the community to go through the guide to find activities to participate in. Commissioner Cessna wished everyone a Happy New Year!

D. Commissioner Landgraf congratulated new Mayor Ortiz and looks forward to working with him this next year. Commissioner Landgraf thanked Commissioner Oyler and Commissioner Dick for their service to the community. Commissioner Landgraf thanked staff for the reception welcoming new Commissioners and looks forward to the future for Garden City.

E. Commissioner Nguyen wished everyone a Happy New Year! Commissioner Nguyen congratulated Mayor Ortiz and thanked Commissioner Oyler and Commissioner Dick for their leadership and support over the last couple of months to him. Commissioner Nguyen congratulated Commissioner Landgraf and is excited to have two new faces at the bench. Commissioner Nguyen shared about an event hosted by LiveWell Finney County for Youth Mental Health First Aide scheduled for January 9, 2024, from 8:00 a.m. - 5:00 p.m. for youth ages 12-18 years of age.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: January 16, 2024
RE: IdeaTek Request - Local Itinerant Merchant

ISSUE:

The Governing Body is asked to consider a request from James Krstolich, IdeaTek, to be categorized as a Local Business on the application for an Itinerant Merchant license.

BACKGROUND:

In November 2019, the Governing Body approved Ordinance No. 2854-2019 and Ordinance No. 2856-2019, regarding Itinerant Businesses in the City.

Per Ordinance No. 2854-2019, Itinerant Business means any person, business, corporation, association or other entity, however organized, engaging temporarily in the retail sale of goods, wares, merchandise, or services within the City, including any person who for the purpose of conducting such business, rents, leases or occupies any room, building, hotel, motel, structure, parking lot, vacant lot, or motor vehicle of any kind, to sell goods, wares, merchandise, or services, or that goes place to place, or door to door, that may include but not limited to the premises of a private residence, not having been invited by the occupant, for the purpose of taking or attempting to take orders for the sale of goods, wares, merchandise or services for immediate or future delivery.

Local Itinerant Business License is a license for any business that has a permanent physical location of not less than 1,000 square feet of retail, office or warehouse space within Finney County, and has operated at the location for a minimum of twelve consecutive months. Per Ordinance No. 2856-2019, the fee for this license is \$25 per day, \$100 per month or \$300 per year.

Non-Local Itinerant Business License is a license for any business that does not have a permanent physical location of at least 1,000 square feet of retail, office or warehouse space within Finney County, or has a permanent physical location within Finney County but has not operated at the location for the minimum of twelve consecutive months. Per Ordinance No. 2856-2019, the fee for this license is \$300 per day or \$900 per month.

Prior to Ordinance No. 2854-2019, a previous request from a Holcomb business to be considered as a Local Business for the purposes of the Itinerant Merchant license was approved. The Governing Body approved that request each year from 2012-2018.

IdeaTek does not have a permanent physical location of at least one thousand square feet of retail,

office, or warehouse space within Finney County.

ALTERNATIVES:

1. The Governing Body may approve the request to be considered a Local Business.
2. The Governing Body may deny the request to be considered a "Local Business" and require the applicant to be considered a Non-Local Business and pay the fees related to it.

RECOMMENDATION:

Staff has no recommendations.

FISCAL NOTE:

The fee for a Local Itinerant Merchant license is \$25 per day, \$100 per month or \$300 per year.
The fee for a Non-Local Itinerant Merchant license is \$300 per day or \$900 per month.

ATTACHMENTS:

Description	Upload Date	Type
IdeaTek Request	1/11/2024	Backup Material
Ord. No. 2854-2019	1/11/2024	Backup Material
Ord. No. 2856-2019	1/11/2024	Backup Material

Ideatek Variance Peddlers License

Good Afternoon City Council,

I'm James Krstolich, community and public relations manager for IdeaTek. IdeaTek is a Kansas-based telecommunications company dedicated to bringing Internet Freedom to all Kansans. We already provide fiber internet in several area communities, and our crews recently began fiber internet construction in Garden City.

We are writing to you today to talk about the ordinance Section 22-101. This ordinance affects our door-to-door sales team and how much IdeaTek would pay for licensing compared to another company with a brick-and-mortar presence in the city.

While IdeaTek doesn't have a physical building exceeding 1,000 square feet within city limits, we believe our commitment to Garden City extends far beyond a physical presence.

- **Fiber is a game-changer for Garden City:** Fiber is the gold standard for broadband investment, offering symmetrical speeds, reliability, affordability and unthrottled service. We also don't have contracts. This future-proof technology lays the groundwork for economic growth, job creation, improved healthcare and education, and ensures Garden City thrives in the digital economy.
- **IdeaTek's investment in Garden City is substantial.** We are injecting over \$5 million into the local economy and will provide high-speed fiber connectivity to more than 6,000 homes and businesses. Our deployment demonstrates IdeaTek's long-term investment in Garden City.
- **We've been a partner in the community for several years.** We already provide fiber connectivity to all of Finney County's government buildings. More recently, IdeaTek secured a Capital Project Fund Grant, enabling the construction of 400 miles of fiber to connect farms, feedlots, and rural residents along the U.S. 83 Highway corridor from Liberal to Scott City, with contributions from the Finney County Commission.

Our investment goes beyond building bricks. While we might not have a building in the city limits, our fiber investment is a testament to how a local Kansas company is investing in Garden City's digital future. Our extensive fiber network will be in the ground for the next 50 years.

Thank you for your time, I welcome the opportunity to address any questions you have. Below I have attached a snippet of the current ordinance you have.

Local Itinerant Business License is a license for any business that has a permanent physical location of not less than one thousand (1,000) square feet of retail, office, or warehouse space within Finney County, and has operated at the location for a minimum of twelve (12) consecutive months.

Non-Local Itinerant Business License is a license for any business that does not have a permanent physical location of at least one thousand (1,000) square feet of retail, office, or warehouse space within Finney County, or has a permanent physical location within Finney County but has not operated at the location for the minimum requirement of twelve (12) consecutive months.

ORDINANCE NO. 3854-2019

AN ORDINANCE REGULATING ITINERANT BUSINESSES AND MOBILE FOOD VENDORS IN THE CITY OF GARDEN CITY, KANSAS; AMENDING CURRENT CODE SECTIONS 22-101, 22-103, 22-105 AND 22-131; ADDING NEW ARTICLE V, AND CODE SECTION 22-240; REPEALING CURRENT CODE SECTIONS 22-101, 22-103, 22-105 AND 22-131; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

SECTION 1. Section 22-101 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended, to read as follows:

Sec. 22-101. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Itinerant Business means any person, business, corporation, association, or other entity, however organized, engaging temporarily in the retail sale of goods, wares, merchandise, or services within the city, including any person who for the purpose of conducting such business, rents, leases or occupies any room, building, hotel, motel, structure, parking lot, vacant lot, or motor vehicle of any kind, to sell goods, wares, merchandise, or services, or that goes place to place, or door to door, that may include but not be limited to the premises of a private residence, not having been invited by the occupant, for the purpose of taking or attempting to take orders for the sale of goods, wares, merchandise, or services for immediate or future delivery. A Mobile Food Vendor, as defined in this section, shall not be considered an Itinerant Business.

Mobile Food Vendor means any person, business, corporation, association or other entity, however organized, that offers food and/or beverage for sale from any self-contained motor vehicle.

Noncommercial activity means any activity conducted for personal use or enjoyment without the intent of realizing a profit or recovering costs through the sale of goods, wares, merchandise or services.

Charitable Organization means any entity that has a permanent physical location within Finney County, Kansas which: (1) has been certified as a not-for-profit organization under the Internal Revenue Code, and/or (2) has religious, charitable, or benevolent functions. As used in this definition, a charitable organization is an organization which exclusively, and in a manner consistent with existing laws, operates to address and assist with physical, mental, or spiritual needs of persons. Commercial, for profit organizations or businesses shall not be considered charitable organizations.

Local Itinerant Business License is a license for any business that has a permanent physical location of not less than one thousand (1,000) square feet of retail, office, or warehouse space within Finney County, and has operated at the location for a minimum of twelve (12) consecutive months.

Non-Local Itinerant Business License is a license for any business that does not have a permanent physical location of at least one thousand (1,000) square feet of retail, office, or warehouse space within Finney County, or has a permanent physical location within Finney County but has not operated at the location for the minimum requirement of twelve (12) consecutive months.

SECTION 2. Section 22-103 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended, to read as follows:

Sec. 22-103. – Exemption.

The following activities, businesses, organizations or persons shall be exempt from the licensing provisions of this article:

(a) Activities or businesses where a special event permit has been obtained, if applicable, or where such activity or business is sponsored in part by the city, civic organizations, not-for-profit organizations, charitable organizations, public or private schools, or educational institutions.

(b) Auctions regulated by this code or state statute.

(c) Garage sales at private residences.

(d) Sales of agricultural products, nursery products and foliage plants at an organized farmer's market or other such event at a specified location; provided, that such sales of agricultural products, nursery products and foliage plants shall comply with the prohibitions listed in Section 22-105.

(e) Sales of Christmas trees and other seasonal items.

(f) Newspaper vendors.

(g) Sales at wholesale to retail merchants by commercial travelers or selling agents in the usual course of business.

(h) Sales to the owner or legal occupant of residential premises at such premises pursuant to prior invitation by the owner or legal occupant. Such invitation shall have been issued by the owner or legal occupant at least twenty-four (24) hours prior to the sale and the invitation shall not have been solicited in person, but by other means such as telephone, mailing, email, internet, or other advertisement.

SECTION 3. Section 22-105 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended, to read as follows:

Sec. 22-105. – Prohibited Acts.

It shall be unlawful for any itinerant business to:

(a) Conduct business or carry on activities in violation of any zoning requirements of the city, including setback requirements.

(b) Conduct business or carry on activities other than between the hours of eight (8) a.m. and eight (8) p.m.

(c) Fail to provide adequate parking for customers or other persons going to and from the activity or business conducted by the itinerant business, or to allow or encourage any traffic or parking congestion which interferes with traffic flow or the use of parking facilities by permanent businesses entitled to use the parking areas.

(d) Use any electronic device for amplification in an outdoor area or to otherwise create, or gather people who create, noise sufficient so as to disturb the peace, quiet or repose of surrounding residential or commercial areas.

(e) Provide any false or misleading information in completing the license application or to fail to obtain permission of the property owner where such activity or business is being conducted.

(f) Fail to provide, at the request of the purchaser or customer, a written receipt for purchases exceeding \$5.00.

(g) Fail to provide any customer, or other person, with his/her name, the name of the company or organization represented, the name of the product, or to make any representation as to the identity which is false or misleading.

(h) Fail to allow authorized law enforcement officers or city employees to enter into or upon the premises, or to otherwise interfere with any inspection of the premises or business.

(i) Fail to remove any structure, tent, device, trash or debris caused, created or associated with the itinerant businesses' activities in an outdoor area.

(j) Erect or display more than one sign or any sign greater than sixteen (16) square feet in total area. Streamers, pennants, search lights and any device with flashing, blinking, rotating or moving actions or messages are prohibited. No signage shall be placed in a public right-of-way.

(k) Erect or construct any temporary structure or tent greater than one hundred forty-four (144) square feet. All temporary structures and tents shall be removed by eight (8) p.m. daily.

(l) Conduct business or carry on activities within fifty (50) feet of any driveway entrance or access lane from a public street to an existing business.

(m) Conduct business or carry on activities within the public right-of-way or other publicly owned property.

SECTION 4. Section 22-131 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended, to read as follows:

Sec. 22-131. – License required.

(A) No person shall engage in the activities coming under this article within the city without first obtaining a license. Any applicant for a license under this article shall file with the city clerk a sworn application on a form furnished by the city clerk, which shall give information, or provide documentation, as follows:

- (1) Name, date of birth, copy of state or government issued identification card, and permanent residential address of all persons or employees conducting or operating as an itinerant business;

- (2) Date(s) and time(s) for which the license is desired;
- (3) A description of the location and nature of the business, the goods, wares, merchandise or services to be sold, and the manner in which the sales will occur;
- (4) Description (with dimensions) of any temporary structures to be erected, constructed and used by all persons or employees conducting or operating as an itinerant business;
- (5) A statement as to whether or not all persons or employees conducting or operating as an itinerant business has within two (2) years prior to the date of the application been convicted of any felony or misdemeanor of any kind, or a violation of any municipal ordinance regulating business licenses.
- (6) A signed statement from the applicant indicating that all of the information provided is true and correct.
- (7) Proof of a current sales tax license from the State of Kansas or proof of exempt status from state sales tax.
- (8) Provide written permission of the property owner where the itinerant business will be operating or conducting business.

SECTION 5. New Article V, Section 22-240 of the Code of Ordinances of the City of Garden City, Kansas, is hereby added, to read as follows:

Article V. Mobile Food Vendors

Sec. 22-240. – Mobile Food Vendors.

All Mobile Food Vendors, as that term is defined in Section 22-101, shall comply with the following:

(a) Mobile Food Vendors may only operate on improved surfaces in Commercial or Industrial zoned districts.

(b) Mobile Food Vendors are prohibited from operation within a public right-of-way, except as part of a city approved Special Event.

(c) Mobile Food Vendors cannot operate in a vacant lot, except as part of a city approved Special Event.

(d) Mobile Food Vendors shall not interfere with traffic, or create a safety hazard.

(e) All Mobile Food Vendors' motor vehicles shall be maintained in good repair, shall be free from peeling or flaking paint, and shall be clean and sanitary so as to not pose a threat to public health, safety, or welfare.

(f) All Mobile Food Vendors shall be connected safely to electricity and other necessary utilities, so they do not pose a threat to public health, safety, or welfare.

(g) All Mobile Food Vendors shall have a food service permit issued by the State of Kansas.

(h) All Mobile Food Vendors shall obtain a license from the city clerk, and pay the license fee set forth in Code Section 42-165.

SECTION 6. Code of Ordinances Sections 22-101, 22-103, 22-105 and 22-131, as previously existing, are hereby repealed, to be replaced as specified in this ordinance.


SECTION 7. If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 8. That this ordinance shall be in full force and effect after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, the 5th day of November, 2019.

ATTEST:


CELYN N. HURTADO, City Clerk


DAN FANKHAUSER, Mayor

APPROVED AS TO FORM:


RANDALL D. GRISELL, City Attorney

ORDINANCE NO. 285b-2019

AN ORDINANCE AMENDING THE ITINERANT BUSINESS LICENSE FEES IN THE CITY OF GARDEN CITY, KANSAS; AMENDING CURRENT CODE SECTION 42-164, REPEALING CURRENT CODE SECTION 42-164; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

SECTION 1. Section 42-164 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended, to read as follows:

Sec. 42-164. – Itinerant Businesses.

The fees for a license required by Section 22-131 are as follows:

Local Itinerant Business License

1. Annual Local Itinerant Business License Fee: \$300.00
2. Monthly Local Itinerant Business License Fee: \$100.00
3. Daily Local Itinerant Business License Fee: \$25.00

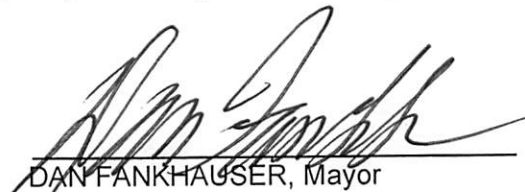
Non-Local Itinerant Business License

1. Monthly Non-Local Itinerant Business License Fee: \$900.00
2. Daily Non-Local Itinerant Business License Fee: \$300.00

SECTION 2. Code of Ordinances Section 42-164 as previously existing, is hereby repealed, to be replaced as specified in this ordinance.

SECTION 3. That this ordinance shall be in full force and effect after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, the 5th day of November, 2019.


DAN FANKHAUSER, Mayor

ATTEST:


CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:


RANDALL D. GRISELL, City Attorney



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Courtney Prewitt, Chief of Police & Jon Irsik, Fire Chief
DATE: January 16, 2024
RE: 2024 Blizzard Report

ISSUE:

Police Chief Prewitt and Fire Chief Irsik will provide a report on the coordinated emergency response to the January 8-9, 2024 blizzard.

BACKGROUND:

The blizzard began January 8th and continued into the morning of January 9th activated a coordinated emergency response. Ultimately a Disaster Declaration was issued as well. This update will include an overview of the timeline and response to the incident which was in addition to the City's typical snow removal response on City emergency snow routes and at City facilities.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
2024 Blizzard Report	1/12/2024	Backup Material

















EMERGENCY RESPONSE

911 CENTER ACTIVITIES

- 911 CALLS: 302
- CALLS ON NON-EMERGENCY LINE: 712
- CALLS BY GCPD PERSONNEL BACK TO STRANDED MOTORISTS: 300 *

RESOURCES

- **COMMAND VEHICLES: 11**
- **COMMAND TRAILER: 1**
- **FIRE APPARATUS: 11**
- **PATROL VEHICLES: 14**
- **MEDICAL EVACUATION: 3**
- **HEAVY EQUIPMENT: 3**
- **SPECIALTY / ARMORED VEHICLES: 2**

PERSONNEL

- GARDEN CITY PUBLIC WORKS : 1
- FINNEY COUNTY PUBLIC WORKS: 2
- FINNEY COUNTY SHERIFF'S OFFICE: 11
- FINNEY COUNTY EMS: 7
- FINNEY COUNTY EMERGENCY MANAGEMENT: 1
- KANSAS HIGHWAY PATROL: 3
- GARDEN CITY POLICE DEPARTMENT: 18
- GARDEN CITY FIRE DEPARTMENT: 29

LESSONS LEARNED

- **EOC OPEN AND STAFFED EARLY**
- **EOC ACTIVITIES DURING STORM**
- **UNIFIED RESPONSE**
- **LEPC MEETINGS / UPDATES**
- **CONTINUED PLANNING, TRAINING & PREPARATION**



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Staff
DATE: January 16, 2024
RE: FCEDC board vacancy create by the resignation of Phil Escareno

ISSUE:

Finney County Economic Development Corporation board member Phil Escareno has submitted his resignation from the board. This is a City appointment and FCEDC will begin the process of soliciting interest in the opening the week of January 15-19th. It is intended for the the Governing Body to be in a position to consider appointing a new City representative to the board in February or early March.

BACKGROUND:

The City of Garden City has three representatives appointed to the FCEDC Board of Directors. One of those representatives and current Chair, Phil Escareno, is resigning his seat.

FCEDC will begin the process of soliciting interest in serving on the board and provide the City with applications. The Governing Body at that point may interview some or all of those interested or make an appointment based on the material submitted. Attached is a letter outlining the process, a copy of FCEDC Bylaws, and a list of current FCEDC initiatives and areas of focus.

While the Governing Body is obligated to look forward and identify someone new to serve in this capacity, it is also appropriate to look back on and celebrate Phil Escareno's contributions to economic development in Finney County. Phil not only served as the City's representative on the FCEDC Board, but has been its chair for the last few years. Prior to his retirement, Phil was a very active contributor to economic development projects in his role with the natural gas company. This marks the end of an era and, on behalf of the Garden City Commissioners and staff, we say "Thank you, Phil!"

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
FCEDC Memo re Board vacancy	1/12/2024	Backup Material
FCEDC Activities and Duties - 2023	1/12/2024	Backup Material

MEMORANDUM

Date: January 11, 2024
To: Matt Allen
From: Lona DuVall, President/ CEO of Finney County Economic Development Corporation
Re: FCEDC Board Appointment

Phil Escareno has served as a City of Garden City appointee to the FCEDC Board of Directors since 2016. Unfortunately, Phil has determined that he no longer has the time to commit to the position any longer and is resigning his position.

As you know, the process for appointment of board members is as follows:

1. FCEDC advertises for interested parties to submit a letter of interest/ resume;
2. FCEDC forwards the letters of interest to the appointing entity; and
3. The appointing body may choose to interview candidates and/ or simply make an appointment from the interested pool.

Please let me know when you would like to begin the process for appointment, and we will coordinate with you.

FCEDC Activities and Duties

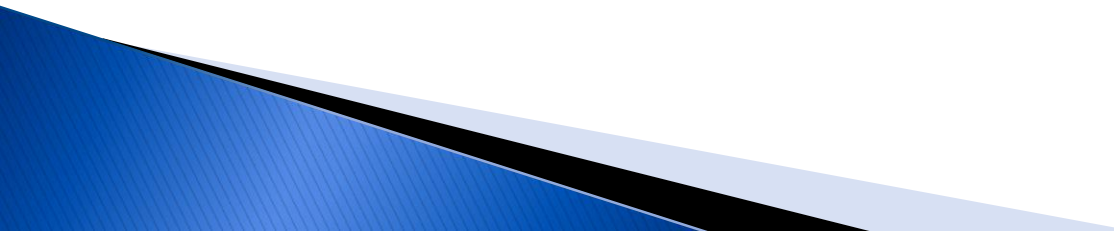
***Finney County
Economic Development Corporation***

The logo for the Finney County Economic Development Corporation features a yellow swoosh that starts under the word 'Finney' and ends under 'Corporation', with a yellow five-pointed star at the end of the swoosh. The text is in a bold, italicized, dark blue font.

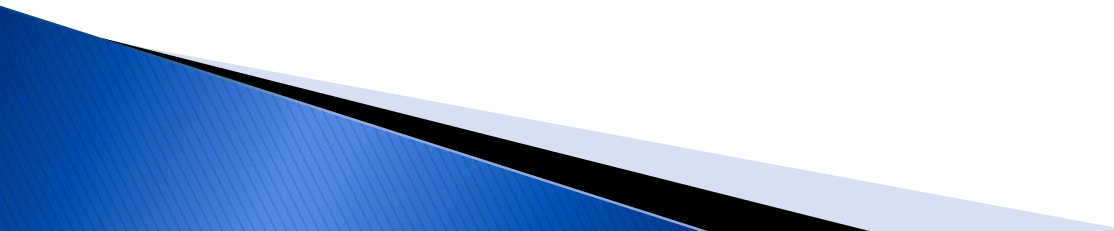
General Duties

- ▶ Industrial Recruitment
- ▶ New Business Recruitment
- ▶ Existing Business Growth and Support
- ▶ Incentive Program Promotion
- ▶ Speculative Developments
- ▶ Liaison to Local Government
- ▶ Legislative Advocacy
- ▶ Media Management
- ▶ Grant Writing
- ▶ Statewide Organization Participation
- ▶ Legislative Relationship Building
- ▶ Property Identification Assistance
- ▶ Available Real Estate Marketing
- ▶ Redevelopment Identification and Marketing
- ▶ Developing Partner Relationships
- ▶ Community Marketing
- ▶ Event and Promotional Assistance

Commercial Development

- ▶ Retail Recruitment
 - ▶ Entrepreneurial Support
 - ▶ NetWork Kansas/E-Community
 - ▶ Legacy Planning
 - ▶ Website Development
 - ▶ Business Plan Development
- 

Housing Development

- ▶ Housing developer recruitment
 - ▶ Builders Association support
 - ▶ Site identification and layout assistance
 - ▶ Local government process assistance
 - ▶ RHID assistance
 - ▶ Biennial CHAT (Community Housing Assessment Tool)
 - ▶ Innovative housing solutions
- 

Core District Development

- ▶ Projects are in the intersection of Commercial and Residential, with its own set of regulations and incentives. As such all functions provided above apply.

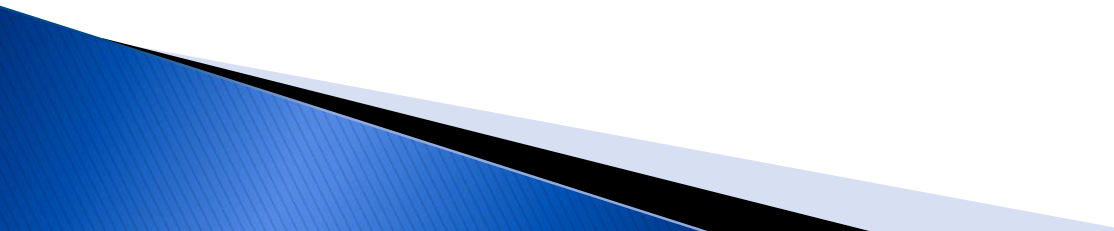
Industrial Developments

- ▶ Transload
 - ▶ Natural Resource Management
 - ▶ Infrastructure Development Assistance
 - ▶ Transportation Development and Advocacy
- 

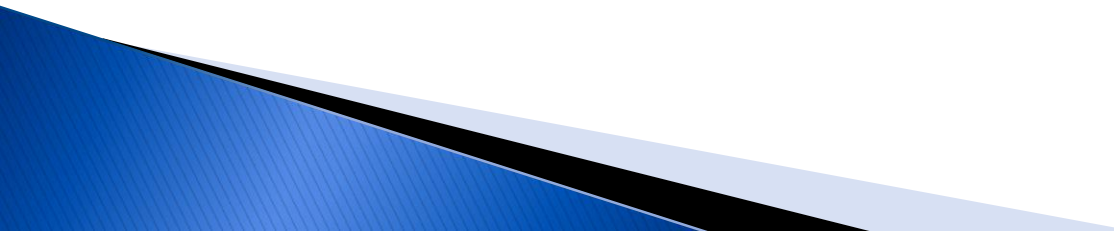
Agricultural Developments

- ▶ Value Added Ag Development
 - ▶ Sustainable Ag Development
 - ▶ Natural Resource Sustainability Initiatives
 - ▶ Product Research
- 

Community Development

- ▶ Greater Garden City and Garden City Journal
 - ▶ Community Resource Development
 - ▶ Promotional/Event Assistance
 - ▶ Community Outreach and Education
 - ▶ Quality of Life Initiatives
 - ▶ Community Wellness Initiatives
 - ▶ Community Agency Support
- 

Workforce Development

- ▶ Childcare
 - ▶ MakerSpace
 - ▶ Customized Training
 - ▶ “Grow Your Own” Initiatives
 - ▶ Education and Workforce Alignment (K–12 and GCCC)
 - ▶ 4 year Degree Options
 - ▶ Professional Development
 - ▶ New Hire Resource Development
- 

Strategic Services

- ▶ Strategic Business Services
 - ▶ Analytical Services
 - ▶ Contract Services
 - ▶ Regional Economic Development Assistance
 - ▶ Community Economic Development Assistance
 - ▶ Regional Capacity Building Assistance
 - ▶ Strategic Planning
- 

FINNEY COUNTY ECONOMIC DEVELOPMENT CORPORATION

BYLAWS

Amended 2023

ARTICLE I

Office

Section 1. Principal Office. The principal office for the transaction of the business of the corporation is hereby located at 114 W Pine Street, Garden City, Kansas 67846.

Section 2. Registered Office. The corporation, by resolution of its board of directors, may change the location of its registered office as designated in the articles of incorporation to any other place in Kansas. By like resolution, the resident agent at such registered office may be changed to any other person or corporation, including itself. Upon adoption of such a resolution, a certificate certifying the change shall be executed, acknowledged and filed with the Secretary of State.

Section 3. Other Offices. Branch or subordinate offices may at any time be established by the board of directors at any place or places where the corporation is qualified to do business.

Article II

Membership

Section 1. Membership. The members of the corporation shall consist of the following individuals, groups, legal entities or organizations:

Board Of County Commissioners of Finney County, Kansas
City of Garden City, Kansas
Garden City Community College
City of Holcomb, Kansas

Future members, if any, shall be selected by a two-thirds vote of the Board of Directors.

All of the founding members shall be voting members and shall each have one vote, with the exception of selection of directors, as specified in Article III, Section 2. Future members shall receive such voting rights, if any, as are granted by the directors at the time membership is conferred.

Section 2. Resignation from Membership. A resignation from membership shall be presented to the Board of Directors, but shall not relieve any member from any liability for any dues, assessments or other obligations to the corporation which are unpaid at the time such resignation is filed, or which may arise prior to the acceptance of the resignation.

Section 3. Transfer of Memberships. Memberships of the corporation shall be non-transferable.

Section 4. Place of Meetings. All annual meetings of members and all other meetings of members shall be held at the principal office of the corporation unless another place within or without the State of Kansas is designated either by the board of directors pursuant to authority hereinafter granted to said board, or by the written consent of all members entitled to vote thereat, given either before or after the meeting and filed with the Secretary of the Corporation.

Section 5. Annual Membership Meetings. There shall be an annual meeting of the voting Members. At such Meeting, Directors shall be elected, reports of the affairs of the Corporation shall be considered, and any other business may be transacted which is within the power of the Members.

Notice, either written or electronic of Annual Meeting shall be given to each Member entitled to vote. All such notices shall be sent not less than ten (10) days before each annual meeting.

Section 6. Special Meetings. Special meetings of the Voting Members, for any purpose may be called at any time by the Chairman or by two or more Members of the Corporation. Special meetings shall be given in the same manner as for Annual Meetings of Members. Notices of any special meeting shall specify the place, day and hour of such meeting, and the specific nature of the business to be transacted.

Section 7. Voting. Unless the board of directors has fixed in advance by resolution a record date for purposes of determining entitlement to vote at the meeting, the record date for such determination shall be as of the close of business on the day next preceding the date on which the meeting shall be held. Such vote may be by voice vote, email vote, or by ballot; provided, however, that all elections for directors must be by ballot upon demand made by a member at any election and before the voting begins. Each voting member shall have one (1) vote on all matters which may properly come before the members at any annual or special meeting, other than votes for directors, as specified in Article III, Section 2.

Section 8. Quorum. The presence in person of a majority of voting members shall constitute a quorum for the transaction of business. The voting members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough voting members to leave less than a quorum.

Section 9. Inspection of Corporate Records. The membership ledger, the books of account, and minutes of proceedings of the members, the board of directors and of executive committees of directors shall be open to inspection upon the written demand of any member within five (5) days of such demand during ordinary business hours if for a purpose reasonably related to its interests as a member. A list of members entitled to vote shall be exhibited at any reasonable time and at meetings of the members when

required by the demand of any member at least twenty (20) days prior to the meeting. Such inspection may be made in person or by an agent or attorney authorized in writing by a member, and shall include the right to make abstracts. Demand of inspection other than at a members' meeting shall be made in writing upon the president or secretary of the corporation.

Section 10. Inspection of Bylaws. The corporation shall keep in its principal office for the transaction of business the original or a copy of these bylaws as amended or otherwise altered to date, certified by the secretary, which shall be open to inspection by the members at all reasonable times during ordinary business hours.

Article III

Directors

Section 1. Powers. Subject to limitations of the Articles of Incorporation, the bylaws, and the Kansas Corporation Code as to action which shall be authorized or approved by the members, and subject to the duties of directors as prescribed by the bylaws; all corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be controlled by, the board of directors. Without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the directors shall have the following powers, to-wit:

First--To alter, amend or repeal the bylaws of the corporation, with a two-thirds (2/3) majority vote at any regular or special meeting of the board of directors where a quorum is present.

Second--To select and remove all the other officers, agents and employees of the corporation, prescribe such powers and duties for them as may not be inconsistent with law, or with the articles of incorporation or the bylaws, fix their compensation, and require from them security for faithful service.

Third--To conduct, manage, and control the affairs and business of the corporation, and to make such rules and regulations therefor not inconsistent with the law, or with the articles of incorporation or the bylaws, as they may deem best.

Fourth--To appoint an executive committee and other committees, and to delegate to such committees any of the powers and authority of the board in the management of the business and affairs of the corporation, except the power to declare dividends and

Fifth-- To appoint an ex-officio member of the board to perform the duties of secretary of the corporation, and to permit such ex-officio member to attend all board meetings and meetings of the members for purposes of preparing minutes of the same.

Section 2. Classification of Board. The board of directors shall consist of seven (7) members until changed by amendment to this bylaw. The seven member board shall be composed of nominees from the members and presently is as follows, to wit:

City of Garden City: Three Directors

Seat #1: This seat shall be subject to election at the Annual Meeting.

Seat #2: This seat shall be subject to election at the Annual Meeting.

Seat #3: This seat shall be subject to election at the Annual Meeting.

Finney County: Two Directors

Seat #4: This seat shall be subject to election at the Annual Meeting.

Seat #5: This seat shall be subject to election at the Annual Meeting.

Garden City Community College. One Director

Seat #6: This seat shall be subject to election at the Annual Meeting.

City of Holcomb. One Director

Seat #7: This seat shall be subject to election at the Annual Meeting.

Section 3. Vacancies. Vacancies on the board of directors shall be filled by nomination of two or more interested persons to the member responsible for selecting the directorship being vacated by reason of the death, resignation or removal of such director. The member shall choose either the nominated person or make nomination back to the Board of Directors, and specifically, the Board of Directors shall make the final decision to make appointment for the membership position that is vacant.

No reduction of the authorized number of directors shall have the effect of removing any director prior to the expiration of his term of office. All members and all Directors presently serving have and do hereby consent to the change in the composition of the Board of Directors and the terms of office as provided herein.

Section 4. Place of Meetings. Regular and special meetings of the board of directors shall be held at any place within or without the state of Kansas which has been designated from time to time by resolution of the board, by written consent of all members of the board, or at such other place within the county of the principal office as is designated by the Chairman of the Board upon calling such meeting. In the absence of such designation, all meetings shall be held at the principal office of the corporation.

Section 5. Regular Meetings. Regular meetings of the Board of Directors shall be held without call at such time as the Board of Directors may from time to time designate in advance of such meetings. Notice of all such regular meetings of the Board of Directors is hereby dispensed with.

Section 6. Special Meetings. Special meetings of the Board of Directors for any purpose or purposes shall be called at any time by the Chairman of the Board of Directors or by the Secretary or any other two Directors. Notice of such special meetings and the purpose thereof, unless waived by attendance thereat or by written consent to the holding of the meeting, shall be given by written notice mailed at least seven (7) days before the date of such meeting.

Section 7. Waiver of Notice. The transactions of any meeting of the board of directors, however called and noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum be present, and if, either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to holding such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Neither the business to be transacted, nor the purpose of, any regular or special meeting of the board of directors need be specified in the waiver of notice of such meeting. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

Section 8. Quorum. A majority of the total number of Directors shall be necessary to constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present, in person or by telephone as referenced in Article III, Section 9, shall be regarded as the act of the Board of Directors, unless a greater number be required by law or by the Articles of Incorporation. The Directors present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Directors to have less than a quorum.

Section 9. Meetings by Telephone. Members of the Board of Directors

of the Corporation, or any Committee designated by such Board, may participate in a meeting of the Board of Directors by means of conference telephone or similar communications equipment, by means of which all persons participating in the meeting can hear one another, and such participation in a meeting shall constitute presence in person at the meeting. Minutes shall reflect action taken at such meeting.

Section 10. Adjournment. A majority of Directors present may adjourn any Directors' meeting to meet again at a stated day and hour or until the time fixed for the next regular meeting of the Board.

Section 11. Fees and Compensation. Directors shall not receive any stated salary or other compensation for their services as Directors.

Section 12. Presumption of Assent. A director of the corporation who is present at a meeting of the board of directors at which action on any corporate matter is taken, shall be presumed to have assented to the action taken unless such person's dissent shall be entered in the minutes of the meeting or unless the person shall file a written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

Article IV

Officers

Section 1. Officers. The officers of the corporation shall be a president, chairman, vice-chairman, secretary and/or treasurer. The Chairman of the Board of the corporation shall serve as Chairman of the Board of Directors. The corporation may also have, at the discretion of the Board of Directors, additional Officers.

Section 2. Election. The Officers of the Corporation, except such Officers as may be appointed in accordance with the provisions of Section 3 or Section 5 of this Article IV shall be chosen annually by the Board of Directors, and each shall hold the office until they shall resign, be removed, or until the term as a Director has expired, or a successor shall be elected and qualified.

Section 3. Subordinate Officers, Etc. The Board of Directors may appoint such other Officers as the business of the Corporation may require, each of whom shall have authority and perform such duties as are provided in these bylaws or as the Board of Directors may from time to time specify, and shall hold office until such person shall resign or shall be removed or otherwise not required to serve.

Section 4. Compensation of Officers. The Board of Directors of the Corporation shall not receive salaries or any other type of compensation.

Section 5. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in these bylaws for regular appointments to such office.

Section 6. Removal and Resignation. Any officer may be removed, either with or without cause, by a majority of the directors, at any Regular or Special meeting of the Board.

Section 7. Chairman of the Board. The Chairman of the Board of the corporation shall preside at all meetings of the Board of Directors, and exercise and perform such other powers and duties as may be from time to time assigned to him by the Board of Directors or prescribed by these bylaws.

Section 8. President. The President shall be the Chief Executive Officer of the Corporation and shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business. The president

shall be an ex officio member of all the standing committees, including the executive committee, and shall have the general powers and duties of management usually vested in the office of President of a Corporation, and shall have such other powers and duties as may be prescribed by the Board of Directors or these Bylaws.

Section 9. Vice Chairman. In the absence or disability of the Chairman of the Board, the Vice-Chairman shall perform all the duties of the Chairman, and when so acting shall have all the powers of, and be subject to all the restrictions upon, the Chairman. The Vice-Chairman of the Board shall have such other powers and perform such other duties as from time to time may be prescribed for them respectively by the Board of Directors or these Bylaws.

Section 10. Secretary. The secretary shall keep, or cause to be kept, a book of minutes at the principal office or such other place as the board of directors may order, of all meetings of members, with the time and place of holding, whether regular or special, and if special, how authorized, the notice thereof given, the names of those present at directors' meetings and the proceedings thereof.

The secretary shall keep, or cause to be kept, at the principal office or at the office of the corporation's transfer agent, a membership ledger, showing the names of the members and their addresses.

The secretary shall give, or cause to be given, notice of all the meetings of the board of directors required by these bylaws or by law to be given and shall have such other powers and perform such other duties as may be prescribed by the board of directors or these bylaws.

An ex officio member may be appointed by the board to fill part or all of the duties of secretary.

Section 11. Treasurer. The treasurer shall keep and maintain or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the corporation, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital and surplus. The books of account shall at all reasonable times be open to inspection by any director.

The treasurer shall deposit all monies and other valuables in the name and to the credit of the corporation with such depositories as may be designated by the board of directors. The Treasurer shall disburse the funds of the corporation as may be ordered by the board of directors, shall render to the president and directors, whenever they request it, an account of all of his transactions as treasurer and of the financial condition of the corporation, and shall have such other powers and perform such other duties as may be prescribed by the board of directors or these bylaws. The treasurer shall be bonded, if required by the board of directors.

Article V

Miscellaneous

Section 1. Indemnification of Directors and Officers. When a person is sued, either alone or with others, because the person is or was a director or officer of the corporation, or of another corporation serving at the request of this corporation, in any proceeding arising out of his alleged misfeasance or nonfeasance in the performance of his duties or out of any alleged wrongful act against the corporation or by the corporation, such person shall be indemnified for his or her reasonable expenses, including attorneys' fees incurred in the defense of the proceeding, if both of the following conditions exist:

- (a) The person sued is successful in whole or in part, or the proceeding against him or her is settled with the approval of the court.
- (b) The court finds that such person's conduct fairly

and equitably merits such indemnity.

The amount of such indemnity which may be assessed against the Corporation, its receiver, or its trustee, by the court in the same or in a separate proceeding shall be so much of the expenses, including attorneys' fees incurred in the defense of the proceeding, as the court determines and finds to be reasonable. Application for such indemnity may be made either by the person sued or by the attorney or other person rendering services to such person in connection with the defense, and the court may order the fees and expenses to be paid directly to the attorney or other person, although such party is not a party to the proceeding. Notice of the application for such indemnity shall be served upon the corporation, its receiver, or its trustee, and upon the plaintiff and other parties to the proceeding.

Further reference is hereby made to article SIXTH of the Articles of Incorporation, regarding non-liability of directors for breach of a fiduciary duty, which Article is incorporated herein.

Section 2. Checks, Drafts, Etc. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness, issued in the name of or payable to the corporation, shall be signed or endorsed by such person or persons and in such manner as, from time to time, shall be determined by resolution of the board of directors.

Section 3. Annual Report. No annual report to members shall be required, but the board of directors may cause to be sent to the members reports in such form and at such times as may be deemed appropriate by the board of directors.

Section 4. Contracts, Deeds, Etc., How Executed. The board of

directors, except as in these bylaws otherwise provided, may authorize any officer or officers agent or agents, to enter into any contract or execute any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances; and unless so authorized by the board of directors, no officer, agent or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose in any amount, provided, however, that any deeds or other instruments conveying lands or any interest therein shall be executed on behalf of the corporation by the president or vice president, if there be one, or by any agent or attorney so authorized under letter of attorney or other written power which was executed on behalf of the corporation by the president or vice president.

Section 5. Representation of Securities of Other Corporations or Entities. The president or any vice president of this corporation is authorized to vote, represent and exercise on behalf of this corporation all rights incident to any and all securities of any other corporation or entity standing in the name of this corporation. The authority herein granted to said officers to vote or represent on behalf of this corporation any and all securities held by the corporation in any other corporation or entity may be exercised either by such officers in person or by any person authorized to do so by proxy or power of attorney duly executed by said officers.

Section6. Fiscal Year. The fiscal year of the corporation shall begin on the first day of January and end on the 31st day of December in each year. The board of directors shall have the power to change the fiscal year of the corporation.

Article VI

Amendments

Section 1. Power of Directors. New bylaws may be adopted or these

bylaws may be amended or repealed by a two-thirds (2/3) majority vote of the board of directors at any regular or special meeting thereof, provided, however, that the time and place fixed by the bylaws for the annual election of directors shall not be changed within sixty (60) days next preceding the date on which such elections are to be held. Notice of any amendment of the bylaws by the board of directors shall be given to each member having voting rights within ten (10) days after the date of such amendments by the board.


CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

(1) That I am the duly elected and acting Secretary of Finney County Economic Development Corporation, a Kansas corporation; and

(2) That the foregoing bylaws, comprising fourteen (14) pages, constitute the Bylaws of said Corporation, as duly amended at the meeting of the Board of Directors thereof duly held on the 26TH day of JANUARY, 2023.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the said corporation this 26TH day of JANUARY, 2023


Stewart Nelson
Secretary



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Jon Irsik, Fire Chief
DATE: January 16, 2024
RE: Fire Department Activity Report for November 2023

ISSUE:

Presentation of the November 2023 Activity Reports from the Garden City Fire Department.

BACKGROUND:

Attached are the Garden City Fire Department incident and inspection reports for November 2023.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
November Incidents	12/29/2023	Backup Material
November Inspections	12/29/2023	Backup Material

Garden City Fire Department

Garden City, KS

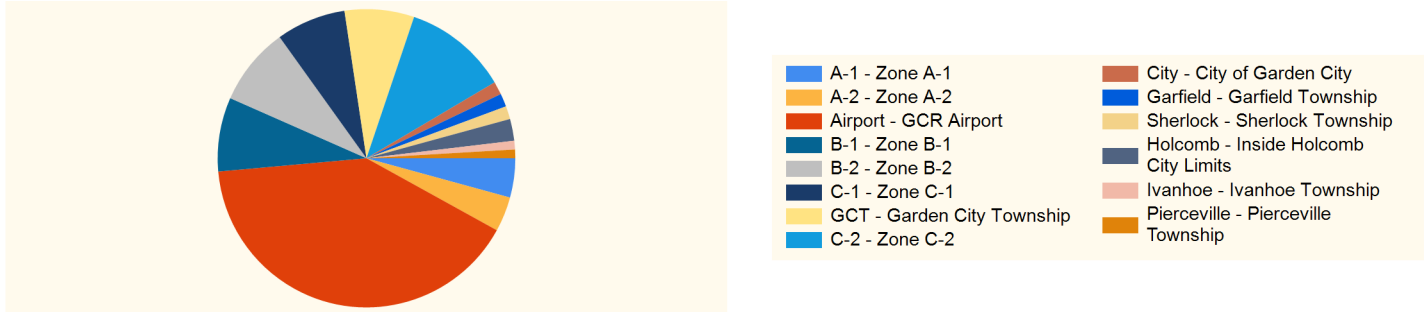
This report was generated on 12/29/2023 10:34:08 AM



Count of Incidents by Incident Type per Zone

Incident Status: All | Start Date: 11/01/2023 | End Date: 11/30/2023

% of Incidents per Zone



INCIDENT TYPE	# INCIDENTS	% of TOTAL
A-1 - Zone A-1		
113 - Cooking fire, confined to container	1	0.47%
240 - Explosion (no fire), other	1	0.47%
311 - Medical assist, assist EMS crew	2	0.94%
321 - EMS call, excluding vehicle accident with injury	1	0.47%
324 - Motor vehicle accident with no injuries.	1	0.47%
553 - Public service	1	0.47%
611 - Dispatched & cancelled en route	1	0.47%
622 - No incident found on arrival at dispatch address	1	0.47%
Zone: A-1 - Zone A-1 Total Incident:	9	4.25%
A-2 - Zone A-2		
113 - Cooking fire, confined to container	1	0.47%
244 - Dust explosion (no fire)	1	0.47%
311 - Medical assist, assist EMS crew	1	0.47%
322 - Motor vehicle accident with injuries	2	0.94%
324 - Motor vehicle accident with no injuries.	2	0.94%
561 - Unauthorized burning	1	0.47%
Zone: A-2 - Zone A-2 Total Incident:	8	3.77%
Airport - GCR Airport		
462 - Aircraft standby	86	40.57%
Zone: Airport - GCR Airport Total Incident:	86	40.57%
B-1 - Zone B-1		
111 - Building fire	2	0.94%
311 - Medical assist, assist EMS crew	4	1.89%
321 - EMS call, excluding vehicle accident with injury	1	0.47%
322 - Motor vehicle accident with injuries	2	0.94%
324 - Motor vehicle accident with no injuries.	2	0.94%
356 - High-angle rescue	1	0.47%

Report shows count of incidents for Status selected.



emergencyreporting.com
Doc Id: 1390
Page # 1 of 3

412 - Gas leak (natural gas or LPG)	1	0.47%
444 - Power line down	1	0.47%
651 - Smoke scare, odor of smoke	1	0.47%
736 - CO detector activation due to malfunction	1	0.47%
740 - Unintentional transmission of alarm, other	1	0.47%
Zone: B-1 - Zone B-1 Total Incident:	17	8.02%
B-2 - Zone B-2		
131 - Passenger vehicle fire	1	0.47%
311 - Medical assist, assist EMS crew	7	3.30%
324 - Motor vehicle accident with no injuries.	3	1.42%
412 - Gas leak (natural gas or LPG)	3	1.42%
542 - Animal rescue	1	0.47%
553 - Public service	1	0.47%
611 - Dispatched & cancelled en route	1	0.47%
622 - No incident found on arrival at dispatch address	1	0.47%
Zone: B-2 - Zone B-2 Total Incident:	18	8.49%
C-1 - Zone C-1		
131 - Passenger vehicle fire	1	0.47%
311 - Medical assist, assist EMS crew	2	0.94%
322 - Motor vehicle accident with injuries	1	0.47%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.47%
324 - Motor vehicle accident with no injuries.	2	0.94%
412 - Gas leak (natural gas or LPG)	3	1.42%
520 - Water problem, other	1	0.47%
571 - Cover assignment, standby, moveup	2	0.94%
611 - Dispatched & cancelled en route	2	0.94%
733 - Smoke detector activation due to malfunction	1	0.47%
Zone: C-1 - Zone C-1 Total Incident:	16	7.55%
C-2 - Zone C-2		
143 - Grass fire	2	0.94%
154 - Dumpster or other outside trash receptacle fire	1	0.47%
311 - Medical assist, assist EMS crew	3	1.42%
321 - EMS call, excluding vehicle accident with injury	1	0.47%
322 - Motor vehicle accident with injuries	2	0.94%
324 - Motor vehicle accident with no injuries.	1	0.47%
412 - Gas leak (natural gas or LPG)	1	0.47%
413 - Oil or other combustible liquid spill	3	1.42%
422 - Chemical spill or leak	1	0.47%
424 - Carbon monoxide incident	1	0.47%
542 - Animal rescue	1	0.47%
551 - Assist police or other governmental agency	1	0.47%
622 - No incident found on arrival at dispatch address	1	0.47%
651 - Smoke scare, odor of smoke	1	0.47%
671 - HazMat release investigation w/no HazMat	2	0.94%
731 - Sprinkler activation due to malfunction	1	0.47%

Report shows count of incidents for Status selected.



736 - CO detector activation due to malfunction	1	0.47%
Zone: C-2 - Zone C-2 Total Incident:	24	11.32%
City - City of Garden City		
150 - Outside rubbish fire, other	1	0.47%
322 - Motor vehicle accident with injuries	1	0.47%
652 - Steam, vapor, fog or dust thought to be smoke	1	0.47%
Zone: City - City of Garden City Total Incident:	3	1.42%
Garfield - Garfield Township		
322 - Motor vehicle accident with injuries	2	0.94%
324 - Motor vehicle accident with no injuries.	1	0.47%
Zone: Garfield - Garfield Township Total Incident:	3	1.42%
GCT - Garden City Township		
111 - Building fire	2	0.94%
160 - Special outside fire, other	1	0.47%
311 - Medical assist, assist EMS crew	6	2.83%
322 - Motor vehicle accident with injuries	5	2.36%
324 - Motor vehicle accident with no injuries.	1	0.47%
744 - Detector activation, no fire - unintentional	1	0.47%
Zone: GCT - Garden City Township Total Incident:	16	7.55%
Holcomb - Inside Holcomb City Limits		
113 - Cooking fire, confined to container	1	0.47%
311 - Medical assist, assist EMS crew	2	0.94%
322 - Motor vehicle accident with injuries	1	0.47%
412 - Gas leak (natural gas or LPG)	1	0.47%
Zone: Holcomb - Inside Holcomb City Limits Total Incident:	5	2.36%
Ivanhoe - Ivanhoe Township		
171 - Cultivated grain or crop fire	1	0.47%
341 - Search for person on land	1	0.47%
Zone: Ivanhoe - Ivanhoe Township Total Incident:	2	0.94%
Pierceville - Pierceville Township		
311 - Medical assist, assist EMS crew	1	0.47%
321 - EMS call, excluding vehicle accident with injury	1	0.47%
Zone: Pierceville - Pierceville Township Total Incident:	2	0.94%
Sherlock - Sherlock Township		
143 - Grass fire	1	0.47%
321 - EMS call, excluding vehicle accident with injury	1	0.47%
412 - Gas leak (natural gas or LPG)	1	0.47%
Zone: Sherlock - Sherlock Township Total Incident:	3	1.42%
TOTAL INCIDENTS FOR ALL ZONES:	212	100%

Report shows count of incidents for Status selected.



Garden City Fire Department

Garden City, KS

This report was generated on 12/29/2023 10:35:10 AM



Count of Occupancies Inspected per Occupancy Type per Inspection Type for Date Range

Start Date: 11/01/2023 | End Date: 11/30/2023

OCCUPANCY	COUNT
INSPECTION TYPE: Business Inspection	
Assembly	3
Auto Repair	1
Bakeries	1
Beauty/Barber Shop	3
Business Office	9
Church/Places of Worship	1
Medical, Surgical, Psychiatric	1
Mercantile	4
Motel/Hotel	4
Restaurant	16
INSPECTION TYPE: CMB & Liquor License	
Assembly	5
Bar/Nightclub	1
Convenience Store	13
Liquor Store	1
Mercantile	13
Restaurant	9
INSPECTION TYPE: Construction	
Assembly	1
INSPECTION TYPE: Fire Assembly Inspection	
Assembly	1
INSPECTION TYPE: Hood and Duct Inspection	
Convenience Store	2
INSPECTION TYPE: Mobile Food Truck	
Mobile Food Truck	1
INSPECTION TYPE: Zoning Compliance	
Business Office	1
Mercantile	1
Restaurant	2
Total # of Inspections:	94

Locked inspections only.



emergencyreporting.com

Doc Id: 1132

Page # 1 of 1



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Trent Maxwell, Neighborhood & Development Services Director
DATE: January 16, 2024
RE: Neighborhood & Development Services Building Report-December 2023.

ISSUE:

Presentation of the December 2023 Building Report from Neighborhood & Development Services.

BACKGROUND:

Attached is the December 2023 Building Report from Neighborhood & Development Services.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
December 2023 Building Report	1/10/2024	Backup Material

Neighborhood & Development Services

Building Report

December 2023

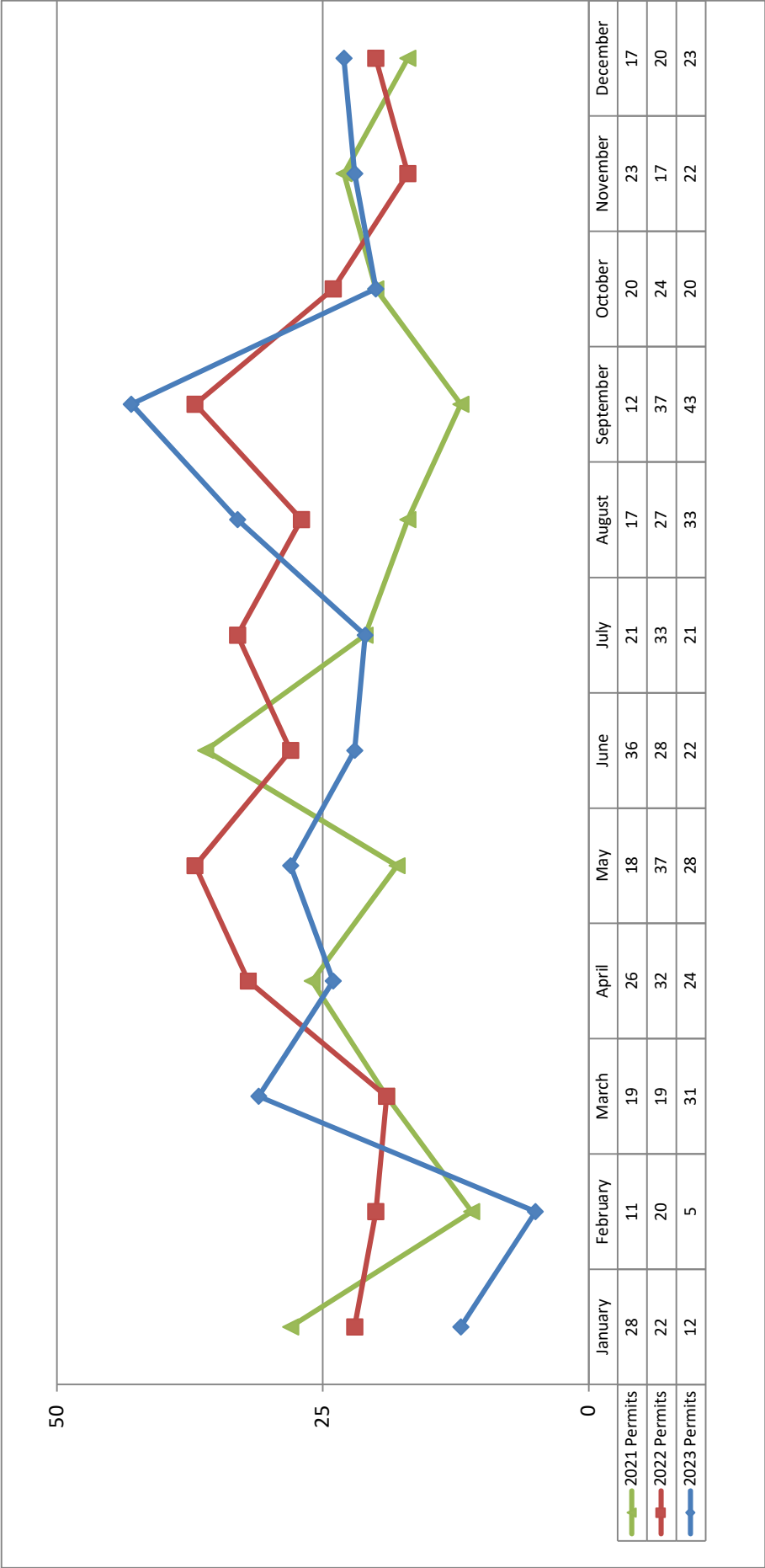


FINNEY COUNTY

2023 MONTHLY BUILDING REPORT

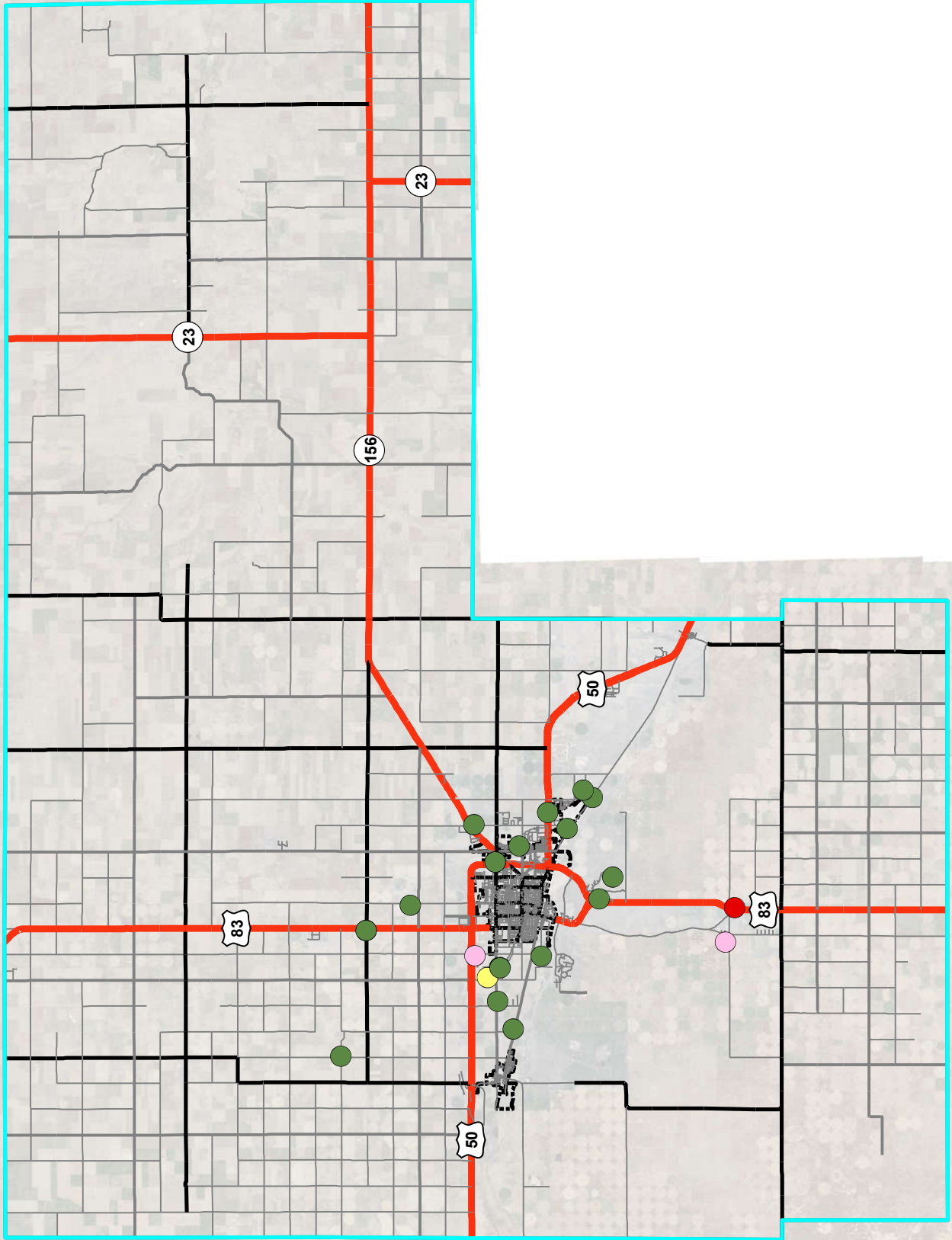
2023 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (two or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	Total Fee, Permits & Valuation	Total Number of Inspections
JAN	FEE				413.00	82,160.00		1,200.25		\$ 83,773	79
	PERMITS				7	1		4		12	
	VALUATION				27,779	40,000,000		234,809		\$ 40,262,588	
FEB	FEE	2,299	624		771					3,694	33
	PERMITS	1	1		3					5	
	VALUATION	220,000	108,000		94,000					422,000	
MAR	FEE		183		2,627			4,969		\$ 7,779	34
	PERMITS		1		26			4		31	
	VALUATION		25,000		290,635			1,272,437		\$ 1,588,072	
APR	FEE	1,126	274		2,071			1,528		\$ 4,999	47
	PERMITS	1	4		13			6		24	
	VALUATION	225,000	22,000		292,698			243,850		\$ 783,548	
MAY	FEE		372		4,921		30	2,205		\$ 7,528	64
	PERMITS		1		19		1	7		28	
	VALUATION		55,000		1,045,995		5,000	422,000		\$ 1,527,995	
JUN	FEE	8,776	355		1,154	13,435	3,160	1,347		\$ 28,227	58
	PERMITS	3	1		11	2	1	4		22	
	VALUATION	2,324,400	60,000		115,412	5,493,000	750,000	187,850		\$ 8,930,662	
JUL	FEE				1,999			1,609		\$ 3,608	78
	PERMITS				17			4		21	
	VALUATION				207,128			284,555		\$ 491,683	
AUG	FEE	957	702		2,208	2,434		1,766		\$ 8,067	69
	PERMITS	1	1		24	1		6		33	
	VALUATION	225,000	150,000		248,613	535,997		234,730		\$ 1,394,340	
SEP	FEE	2,062			2,214			7,008	62	\$ 11,346	74
	PERMITS	2			27			13	1	43	
	VALUATION	440,000			198,290			1,427,475	4,000	\$ 2,069,765	
OCT	FEE	1,092			3,067			238		\$ 4,397	84
	PERMITS	1			17			2		20	
	VALUATION	214,977			341,761			9,145		\$ 565,883	
NOV	FEE	1,263			2,335			832		4,430	76
	PERMITS	1			18			3		22	
	VALUATION	284,250			222,447			115,191		621,888	
DEC	FEE	250	413		1,795			214		2,672	58
	PERMITS	1	1		19			2		23	
	VALUATION	1,945	66,500		151,625			8,800		228,870	
2023 TOTAL PERMITS		11	10	0	201	4	2	55	1	\$ 170,518	754
										284	
										\$ 58,887,295	

2021-2023 FINNEY COUNTY BUILDING REPORT



Finney County

Permit Types
December 2023



- New Industrial
- New Commercial
- Commercial/Industrial Remodel
- Multi-Family
- Residential Remodel
- SF Manufactured (HUD Standards)
- SF Residential Includes Modular
- Misc
- Municipal Boundaries

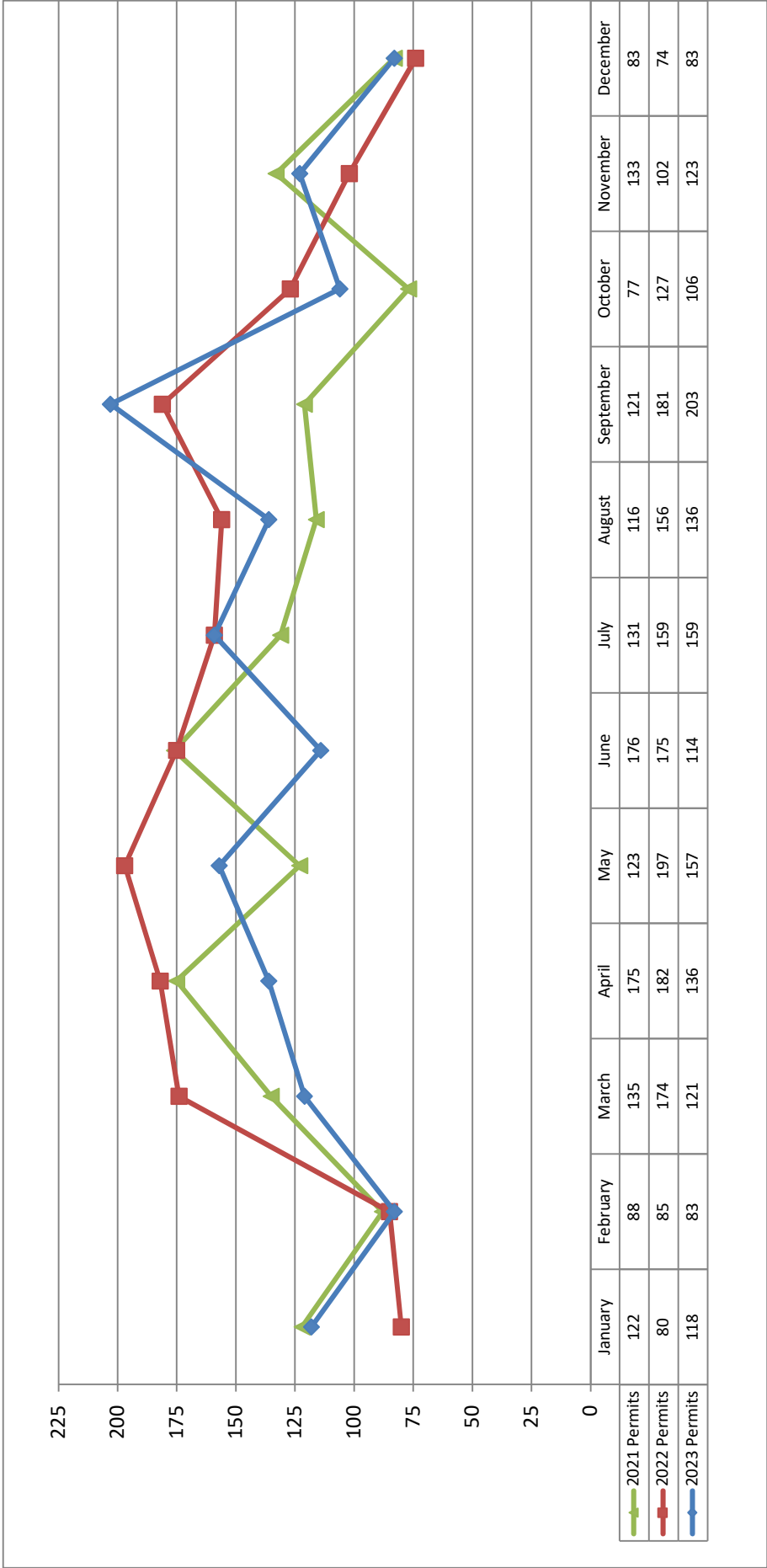
Permit#	Council District	Permit Type	Address	Amount	Value	Structure	Project Description
RR23-001150	Finney County	BD - Repair, Replacement, or Remodel Building Permit	1805 W ANNIE SCHEER RD	\$ 156.00	\$ 8,600.00	Commercial/Industrial Remodel	Replace furnace and air conditioner on doublewide trailer
RR23-001205	Finney County	BD - Repair, Replacement, or Remodel Building Permit	755 S FARMLAND RD	\$ 131.00	\$ 7,000.00	Residential Remodel	Roof Repair New 60 amp panel on existing service, 6 receptacles, 3 lights, and a gas heater
RR23-001194	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2965 E MARY ST	\$ 55.00	\$ 1,500.00	Residential Remodel	Replace furnace
RR23-001197	Finney County	BD - Repair, Replacement, or Remodel Building Permit	6165 W SEVEN MILE RD	\$ 69.00	\$ 3,300.00	Residential Remodel	Replace fan coil
RR23-001207	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3460 N FARMLAND RD	\$ 131.00	\$ 6,400.00	Residential Remodel	Concrete Steps 7x6
CP23-000179	Finney County	BD - Concrete Permit	3895 East TENDERLOIN Drive	\$ 55.00	\$ 1,300.00	Residential Remodel	New Single Family Home
RC23-000102	Finney County	BD - New Residential Construction Building Permit	7200 South US HIGHWAY 83	\$ 1,945.00	\$ 250.00	SF Residential Includes Modular	Electrical Hook up
RR23-001199	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2213 UNCOLN Lot 16	\$ 55.00	\$ 300.00	Residential Remodel	Review Electrical to Turn Meter back on
RR23-001145	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3411 North WILLIAMS Road	\$ 58.00	\$ 200.00	Commercial/Industrial Remodel	GAS PRESSURE TEST
RR23-001186	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2477 West MAPLE Street	\$ 42.00	\$ 25.00	Residential Remodel	Check on Service to Shop
RR23-001177	Finney County	BD - Repair, Replacement, or Remodel Building Permit	5800 East MANSFIELD Road	\$ 42.50	\$ 350.00	Residential Remodel	New Mobile Home at Ball trailer Park
RC22-000051	Finney County	BD - New Residential Construction Building Permit	2970 North ANDERSON 12	\$ 412.50	\$ 66,500.00	SF Manufactured (HUD Standards)	Demo House
DP23-000019	Finney County	BD - Demolition Permit	5195 East US HIGHWAY 50	\$ 30.00	\$ -	Residential Remodel	16X36 Detached Garage
RA23-000130	Finney County	BD - Residential Accessory Building Permit	1402 GRANDVIEW EAST Drive	\$ 265.00	\$ 40,000.00	Residential Remodel	7' Chain link fence with barbed wire toppler
FP23-000123	Finney County	BD - Fence Permit	1325 West SIX MILE Road	\$ 226.00	\$ 40,000.00	Residential Remodel	7' Chain link fence with barbed wire toppler
FP23-000170	Finney County	BD - Repair, Replacement, or Remodel Building Permit	109 NOTTINGHAM Court	\$ 131.00	\$ 10,000.00	Residential Remodel	R/R Roof
RR23-001173	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2213 UNCOLN Lot 20	\$ 55.00	\$ 300.00	Residential Remodel	Inspect all electrical restore service
RR23-001190	Finney County	BD - Repair, Replacement, or Remodel Building Permit	4030 West JONES Avenue	\$ 55.00	\$ 2,000.00	Residential Remodel	R/R Roof
RR23-001183	Finney County	BD - Repair, Replacement, or Remodel Building Permit	1990 North CHMELKA Road Lot B	\$ 55.00	\$ 1,000.00	Residential Remodel	New 200amp service to shop
RA23-000135	Finney County	BD - Residential Accessory Building Permit	5930 DOLITTLE Drive	\$ 170.00	\$ 20,000.00	Residential Remodel	50X30 Detached Garage
RR23-001213	Finney County	BD - Repair, Replacement, or Remodel Building Permit	6065 East OLD POST Road	\$ 55.00	\$ 1,500.00	Residential Remodel	R/R Roof
RR23-001171	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2965 East MARY Street	\$ 42.00	\$ 1,050.00	Residential Remodel	New gas meter to new shop
Total				\$ 4,366.50	\$ 227,175.00		

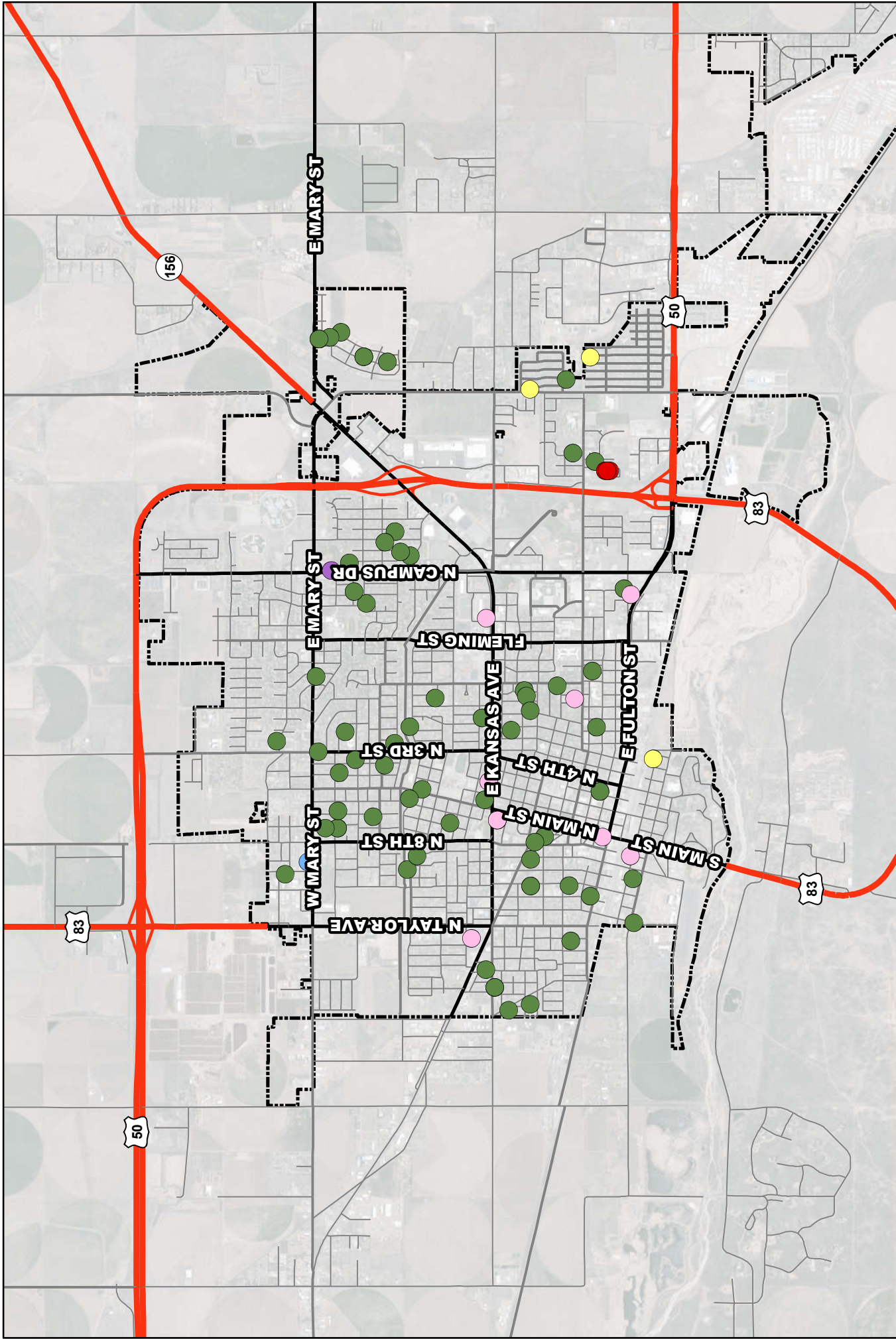
GARDEN CITY

2023 MONTHLY BUILDING REPORT

2023 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (two or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	Total Fee, Permits & Valuation	Total Number of Inspections
JAN	FEE	3,261	200		7,050	6,922		6,865		\$ 24,298	393
	PERMITS	3	1		92	2		20		118	
	VALUATION	829,000	35,000		757,223	1,850,000		1,300,816		\$ 4,772,039	
FEB	FEE	1,530			5,531	5,760		46,656		\$ 59,477	270
	PERMITS	2			59	1		21		83	
	VALUATION	525,000			733,204	1,800,000		10,357,572		\$ 13,415,776	
MAR	FEE	4,880	161		6,932			21,670	75	\$ 33,718	269
	PERMITS	5	2		97			16	1	121	
	VALUATION	1,162,880	12,300		799,496			8,484,300		\$ 10,458,976	
APR	FEE	2,051	53		8,013			12,781		\$ 22,897	596
	PERMITS	2	1		114			18	1	136	
	VALUATION	510,000	19,000		839,659			4,252,584	638,000	\$ 6,259,243	
MAY	FEE	2,574	1,559		8,540	2,352		2,815	162	\$ 18,001	797
	PERMITS	3	2		129	1		19	3	157	
	VALUATION	590,000	202,189		776,583	548,000		286,120	30,480	\$ 2,433,372	
JUN	FEE	4,221		1,650	6,179	2,360		4,826		\$ 19,236	356
	PERMITS	5		2	91	1		14	1	114	
	VALUATION	734,000		250,000	739,101	550,000		989,393	15,000	\$ 3,277,494	
JUL	FEE	770	404		11,648			10,130	320	\$ 23,271	317
	PERMITS	1	1		133			20	4	159	
	VALUATION	170,000	65,000		1,154,056			2,948,581	29,900	\$ 4,367,537	
AUG	FEE	736	200	3,249	8,070	220		2,504	4,827	\$ 19,806	368
	PERMITS	1	1	4	111	1		13	5	136	
	VALUATION	160,000	28,000	1,764,000	755,292	45,000		312,989	1,193,559	\$ 4,258,840	
SEP	FEE	4,531	105		11,079			2,892	91	\$ 18,697	319
	PERMITS	5	1		166			27	4	203	
	VALUATION	1,069,900	21,000		1,027,143			192,067	18,154	\$ 2,328,264	
OCT	FEE		105		9,923			2,280		\$ 12,308	407
	PERMITS		1		88			17		106	
	VALUATION		2,800		18,812,228			318,988		\$ 19,134,016	
NOV	FEE	1,472	200		4,978			9,649	130	16,429	312
	PERMITS	2	1		96			23	1	123	
	VALUATION	320,000	27,000		389,208			2,436,932	15,856	3,188,996	
DEC	FEE	2,412	315		3,675	1,462		1,385	30	9,279	262
	PERMITS	3	3		67	1		8	1	83	
	VALUATION	540,000	39,600		247,647	325,000		152,190	10,000	1,314,437	
2023 TOTAL PERMITS		32	14	6	1243	7	0	216	21	\$ 277,415	4666
										1539	
										\$ 75,208,990	

2021-2023 GARDEN CITY BUILDING REPORT





Garden City

Permit Types
December 2023

Permit#	Council District	Permit Type	Address	Amount	Value	Structure	Project Description
RR23-001105	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1005 MELANIE LN	\$ 105.00	\$ 11,000.00	Residential Remodel	installing an Andersen gliding patio door
RR23-001122	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2209 ARAPAHO DR	\$ 56.00	\$ 3,900.00	Residential Remodel	Replace furnace
RR23-001138	Garden City	BD - Repair, Replacement, or Remodel Building Permit	211 N MAIN ST	\$ 130.00	\$ 19,990.00	Commercial/Industrial Remodel	Replace furnace and air conditioner
DP23-000018	Garden City	BD - Demolition Permit	613 N 9TH ST	\$ 30.00	\$ -	Residential Remodel	Interior Demolition
RR23-001103	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1111 E SPRUCE ST	\$ 485.00	\$ 80,000.00	Commercial/Industrial Remodel	Interior Remodel
RP23-000109	Garden City	BD - Right of Way and Excavation Permit	1706 W KANSAS AVE	\$ 30.00	\$ 3,200.00	Residential Remodel	EMERGENCY - REPLACE SEWER LINE FROM CLEANOUT TO SEWER MAIN
RP23-000110	Garden City	BD - Right of Way and Excavation Permit	613 N 11TH ST	\$ 30.00	\$ 4,289.00	Residential Remodel	EXCAVATION FOR SEWER LINE REPLACEMENT - HOME TO ALLEY MAIN
RR23-001157	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1706 W KANSAS AVE	\$ 56.00	\$ 3,200.00	Residential Remodel	EMERGENCY - REPLACE SEWER LINE FROM CLEANOUT TO SEWER MAIN
RR23-001169	Garden City	BD - Repair, Replacement, or Remodel Building Permit	613 N 11TH ST	\$ 56.00	\$ 4,289.00	Residential Remodel	SEWER LINE REPLACEMENT - HOME TO ALLEY MAIN
RR23-001198	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2705 North 10TH Street	\$ 29.00	\$ 1,000.00	Residential Remodel	Fire damage repair - Drywall
RR23-000111	Garden City	BD - Right of Way and Excavation Permit	402 W EMERSON AVE	\$ 30.00	\$ 7,500.00	Residential Remodel	EXCAVATION FOR SEWER LINE REPLACEMENT
RR23-001162	Garden City	BD - Repair, Replacement, or Remodel Building Permit	703 W CAMPBELL ST 4	\$ 29.00	\$ 3,000.00	Residential Remodel	Replacing the air conditioning equipment
RR23-001188	Garden City	BD - Repair, Replacement, or Remodel Building Permit	511 SUSAN Street	\$ 56.00	\$ 4,500.00	Residential Remodel	REPLACE TANK WATER HEATER WITH TANKLESS WATER HEATER
RR23-001189	Garden City	BD - Repair, Replacement, or Remodel Building Permit	402 W EMERSON AVE	\$ 56.00	\$ 4,289.00	Residential Remodel	SEWER LINE REPLACEMENT - HOME TO ALLEY MAIN
RR23-001204	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1718 PAWNEE RD	\$ 29.00	\$ 1,500.00	Residential Remodel	REPLACING 40GALLON NG WITH 50GALLON NG WATER HEATER
RR23-001206	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1704 North MAIN Street	\$ 29.00	\$ 1,500.00	Residential Remodel	40GALLON ELECTRIC WATER HEATER
RR23-001209	Garden City	BD - Repair, Replacement, or Remodel Building Permit	406 WASHINGTON ST	\$ 29.00	\$ 2,000.00	Residential Remodel	Replace main water line from meter
FP23-000121	Garden City	BD - Fence Permit	907 INGE Avenue	\$ 29.00	\$ 460.00	Residential Remodel	6' Wood Fence
RR23-001159	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2005 APACHE DR	\$ 56.00	\$ 4,000.00	Residential Remodel	Replace furnace
RR23-001174	Garden City	BD - Repair, Replacement, or Remodel Building Permit	910 LVLE AVE	\$ 56.00	\$ 5,800.00	Residential Remodel	Replace gas fireplace insert
CP23-000155	Garden City	BD - Concrete Permit	1211 BUFFALO JONES Avenue	\$ 156.00	\$ 19,000.00	Commercial/Industrial Remodel	Replacing manholes over the fuel tanks at the fueling facility
CP23-000174	Garden City	BD - Concrete Permit	2508 C Street	\$ 29.00	\$ 600.00	Residential Remodel	Replace Sidewalk around home
SP23-000049	Garden City	BD - Sign Permit	301 East KANSAS Avenue	\$ 300.00	\$ -	Commercial/Industrial Remodel	Sign Replacement (Pizza Hut)
DP23-000012	Garden City	BD - Demolition Permit	1106 BANCROFT Street	\$ 30.00	\$ -	Residential Remodel	REMOVE & FILL IN SWIMMING POOL
RR23-001172	Garden City	BD - Repair, Replacement, or Remodel Building Permit	605 LABRADOR Boulevard	\$ 105.00	\$ 10,000.00	Residential Remodel	Replace Walls, windows 2x4, & Sheetrock
RR23-001175	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1013 North 1ST Street	\$ 56.00	\$ 4,000.00	Residential Remodel	R/R Roof
RR23-001176	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1820 KOSTER Street	\$ 56.00	\$ 3,500.00	Residential Remodel	R/R Roof
FP22-000121	Garden City	BD - Fence Permit	704 West MAPLE Street	\$ 108.00	\$ 250.00	Residential Remodel	6' Fence
DP23-000016	Garden City	BD - Demolition Permit	201 West SANTA FE Street	\$ 30.00	\$ -	Commercial/Industrial Remodel	DEMO EXTERIOR WALLS & ROOF (SOUTH & WEST WALL & ROOF OF FRONT STRUCTURE)
CP23-000177	Garden City	BD - Concrete Permit	1809 OROSCO Place	\$ 29.00	\$ 1,200.00	Residential Remodel	driveway extension
RR23-000110	Garden City	BD - New Residential Construction Building Permit	217 PENNSYLVANIA Avenue	\$ 29.00	\$ 3,000.00	Residential Remodel	36X14 addition
RC23-000111	Garden City	BD - New Residential Construction Building Permit	707 East SANTA FE Street	\$ 105.00	\$ 15,000.00	SF Manufactured (HUD Standards)	Set mobile home
RR23-001146	Garden City	BD - Repair, Replacement, or Remodel Building Permit	202 COLLEGE Street	\$ 56.00	\$ 3,500.00	Residential Remodel	Run New Service Cable
RR23-001168	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2107 B Street	\$ 29.00	\$ 1,800.00	Residential Remodel	Replace Water line
RR23-001160	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2017 North 6TH Street	\$ 29.00	\$ 2,000.00	Residential Remodel	R/R Roof
RR23-001163	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2208 East FAIR Street	\$ 105.00	\$ 6,300.00	Residential Remodel	(1) 60,000 BTU furnace, (1) 3 ton evap coil
RR23-001164	Garden City	BD - Repair, Replacement, or Remodel Building Permit	908 PERSHING Avenue	\$ 105.00	\$ 9,250.00	Residential Remodel	R/R Roof
RR23-001165	Garden City	BD - Repair, Replacement, or Remodel Building Permit	601 MOORES Avenue	\$ 56.00	\$ 4,000.00	Residential Remodel	R/R roof - Roll Roof
RR23-001179	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2001 SIOUX Drive	\$ 105.00	\$ 8,000.00	Residential Remodel	Remodel
RR23-001184	Garden City	BD - Repair, Replacement, or Remodel Building Permit	204 North 12TH Street	\$ 29.00	\$ 400.00	Residential Remodel	Repair existing gas line - up to code
RR23-001185	Garden City	BD - Repair, Replacement, or Remodel Building Permit	613 GARDEN CITY Avenue	\$ 106.00	\$ 5,000.00	Residential Remodel	R/R Sewer line from house to main
RR23-001166	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2520 North 3RD Street Unit B	\$ 29.00	\$ 1,000.00	Residential Remodel	New Sewer service
FP23-000051	Garden City	BD - Fence Permit	410 DAVIS Street	\$ 56.00	\$ 5,000.00	Residential Remodel	New Fence
FP23-000124	Garden City	BD - Fence Permit	715 CENTER Street	\$ 29.00	\$ 2,500.00	Residential Remodel	Fence Replacement
RP23-000039	Garden City	BD - Right of Way and Excavation Permit	303 East THOMPSON Street	\$ 30.00	\$ 2,800.00	Residential Remodel	Curb & Gutter
RP23-000040	Garden City	BD - Right of Way and Excavation Permit	803 East JOHNSON Street	\$ 30.00	\$ 1,100.00	Residential Remodel	Curb Replacement
RP23-000041	Garden City	BD - Right of Way and Excavation Permit	1406 B Street	\$ 30.00	\$ 2,680.00	Residential Remodel	Curb & Gutter
RP23-000042	Garden City	BD - Right of Way and Excavation Permit	2406 North CAMPUS Drive	\$ 30.00	\$ 10,000.00	Misc	Replace Approach and Make New Sidewalk
RA23-000132	Garden City	BD - Residential Accessory Building Permit	2511 CARRIAGE Lane	\$ 56.00	\$ 4,000.00	Residential Remodel	10X16 Pre-built storage shed
RA23-000133	Garden City	BD - Residential Accessory Building Permit	950 North JENNIE BARKER 51	\$ 56.00	\$ 3,500.00	Residential Remodel	Pre built 10X12 Storage shed
RR23-001192	Garden City	BD - Repair, Replacement, or Remodel Building Permit	306 North 5TH Street	\$ 216.67	\$ 950.00	Residential Remodel	Upgrade main service
RR23-001195	Garden City	BD - Repair, Replacement, or Remodel Building Permit	614 SUSAN Street	\$ 29.00	\$ 2,000.00	Residential Remodel	Install Check Valve on sewer line
RR23-001187	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1715 East KANSAS	\$ 220.00	\$ 30,000.00	Commercial/Industrial Remodel	Replace Griddle, Fryers, Oven Range
CP23-000061	Garden City	BD - Concrete Permit	607 East HAWLINE Street	\$ 29.00	\$ 1,200.00	Residential Remodel	Concrete for future carport
CC23-000033	Garden City	BD - New Commercial Construction Building Permit	1719 East FULTON Street	\$ 32.00	\$ 2,200.00	Commercial/Industrial Remodel	Cut 4x2 Window in West Wall per Attached Detail
RA23-000129	Garden City	BD - Residential Accessory Building Permit	2364 STEFSON Way	\$ 29.00	\$ 2,400.00	Residential Remodel	40X14 Shed
FP23-000114	Garden City	BD - Fence Permit	2138 GLENWOOD Drive	\$ 105.00	\$ 7,000.00	Residential Remodel	6' fence with cement

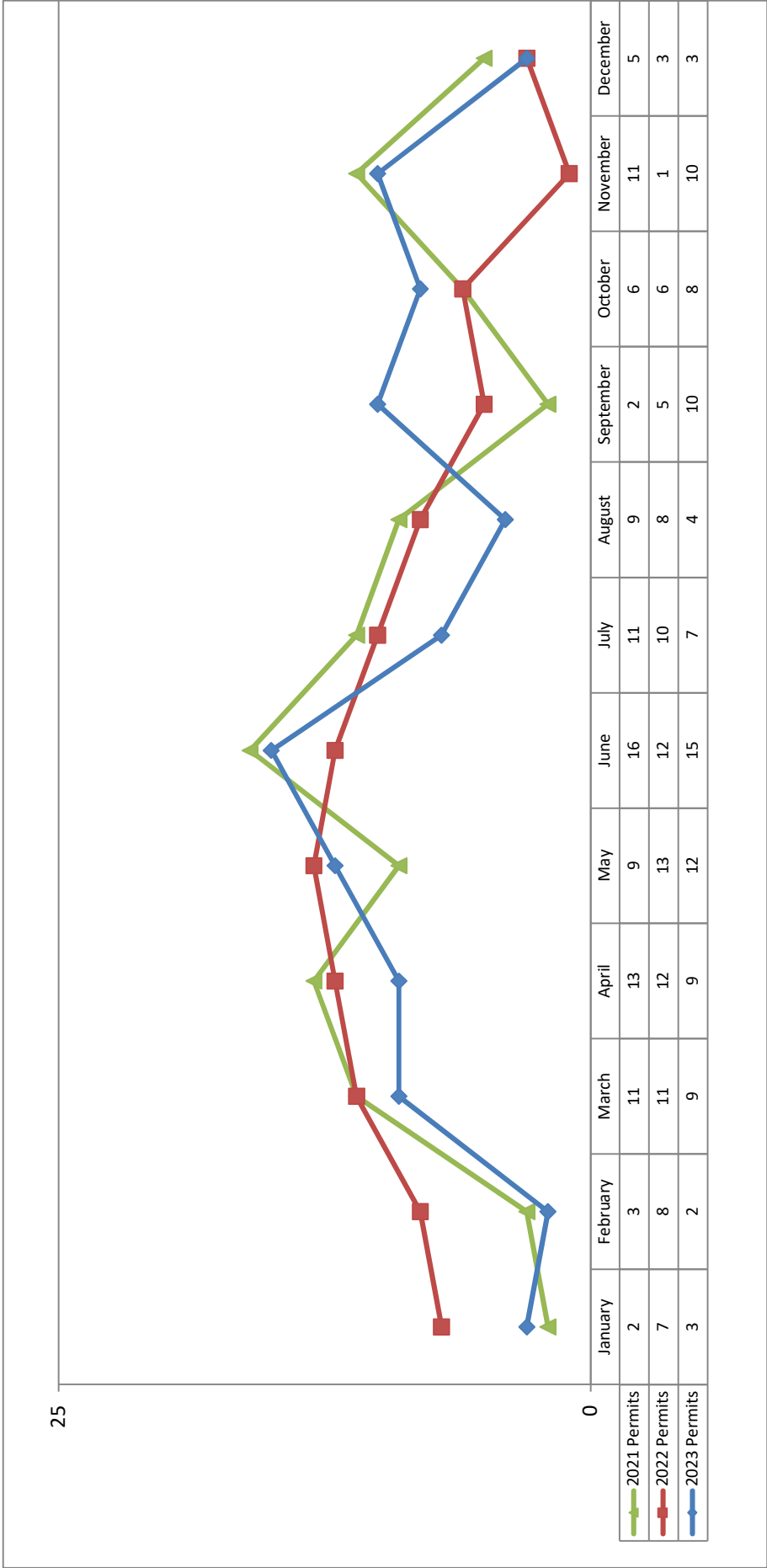
RC23-000113	Garden City	BD - New Residential Construction Building Permit	319 SARAH Street	\$	804.00	\$	180,000.00	SF Residential Includes Modular	Single Family Home
RC23-000112	Garden City	BD - New Residential Construction Building Permit	323 SARAH Street	\$	804.00	\$	180,000.00	SF Residential Includes Modular	New Single Family Home
RC23-000114	Garden City	BD - New Residential Construction Building Permit	321 SARAH Street	\$	804.00	\$	180,000.00	SF Residential Includes Modular	New Single Family Home
RC23-000115	Garden City	BD - New Residential Construction Building Permit	950 North JENNIE BARKER lot 70	\$	105.00	\$	14,300.00	SF Manufactured (HUD Standards)	Install new mobile home
RR23-001201	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2322 North 7TH Street	\$	79.00	\$	2,000.00	Residential Remodel	R/R Roofing
RR23-001202	Garden City	BD - Repair, Replacement, or Remodel Building Permit	628 North 8TH Street	\$	32.00	\$	500.00	Residential Remodel	R/R plumbing work / work done by unlicensed plumber
RR23-000112	Garden City	BD - Right of Way and Excavation Permit	1106 North MAIN Street	\$	30.00	\$	9,000.00	Residential Remodel	R/R Curb, Gutter, & Sidewalk
RR23-001203	Garden City	BD - Repair, Replacement, or Remodel Building Permit	907 LYLE Avenue	\$	29.00	\$	2,500.00	Residential Remodel	R/R roof
FP23-000113	Garden City	BD - Fence Permit	908 EVANS Street	\$	108.00	\$	200.00	Residential Remodel	Fence Repairs
FP23-000127	Garden City	BD - Fence Permit	109 West JOHNSON Street	\$	29.00	\$	1,200.00	Residential Remodel	6' Wood fence
RA23-000131	Garden City	BD - Residential Accessory Building Permit	206 South 10TH Street	\$	200.00	\$	28,000.00	Residential Remodel	24x24 Detached Garage/Mother in law suite with Drive & sidewalk/breezeway to house
RA23-000134	Garden City	BD - Residential Accessory Building Permit	708 IDA Street	\$	29.00	\$	1,500.00	Residential Remodel	6x24 Covered Patio
DP23-000017	Garden City	BD - Demolition Permit	110 West KANSAS Avenue	\$	30.00	\$	-	Residential Remodel	Remove Vinyl flooring
RP23-000113	Garden City	BD - Right of Way and Excavation Permit	2240 GLENWOOD Drive	\$	30.00	\$	2,500.00	Residential Remodel	Driveway extension & fill patch between sidewalk and curb
CC23-000040	Garden City	BD - New Commercial Construction Building Permit	601 West MARY Street	\$	56.00	\$	3,500.00	Residential Remodel	Driveway extension & fill patch between sidewalk and curb
RR23-001216	Garden City	BD - Repair, Replacement, or Remodel Building Permit	624 BRIAR HILL Drive	\$	1,462.00	\$	325,000.00	New Commercial	New Metal Building for American Electric
RR23-001218	Garden City	BD - Repair, Replacement, or Remodel Building Permit	306 North 5TH Street	\$	105.00	\$	10,000.00	Residential Remodel	Bath remodel
RR23-001222	Garden City	BD - Repair, Replacement, or Remodel Building Permit	315 North 11TH Street	\$	105.00	\$	8,000.00	Residential Remodel	R/R roof
FP23-000129	Garden City	BD - Fence Permit	4005 HAWTHORNE Way	\$	105.00	\$	10,000.00	Residential Remodel	R/R siding - stucco
CP23-000182	Garden City	BD - Concrete Permit	4005 HAWTHORNE Way	\$	14.50	\$	500.00	Residential Remodel	3' wood Fence
CP23-000180	Garden City	BD - Concrete Permit	4021 CYPRESS Drive	\$	29.00	\$	500.00	Residential Remodel	Sidewalk around home
RA23-000138	Garden City	BD - Residential Accessory Building Permit	4005 HAWTHORNE Way	\$	29.00	\$	850.00	Residential Remodel	Slab 8x10 for Future Shed
RC23-000116	Garden City	BD - New Residential Construction Building Permit	4101 East US HIGHWAY 50 #423	\$	29.00	\$	1,500.00	Residential Remodel	10x16 shed
CP23-000178	Garden City	BD - Concrete Permit	210 West EMERSON Avenue	\$	105.00	\$	10,300.00	SF Manufactured (HUD Standards)	Install Mobile Home and all Services
RR23-001178	Garden City	BD - Repair, Replacement, or Remodel Building Permit	110 West KANSAS Avenue	\$	29.00	\$	1,000.00	Residential Remodel	Concrete Steps 7x6
			Total	\$	\$9,279.17	\$	\$1,314,437.00	Commercial/Industrial Remodel	Remodel

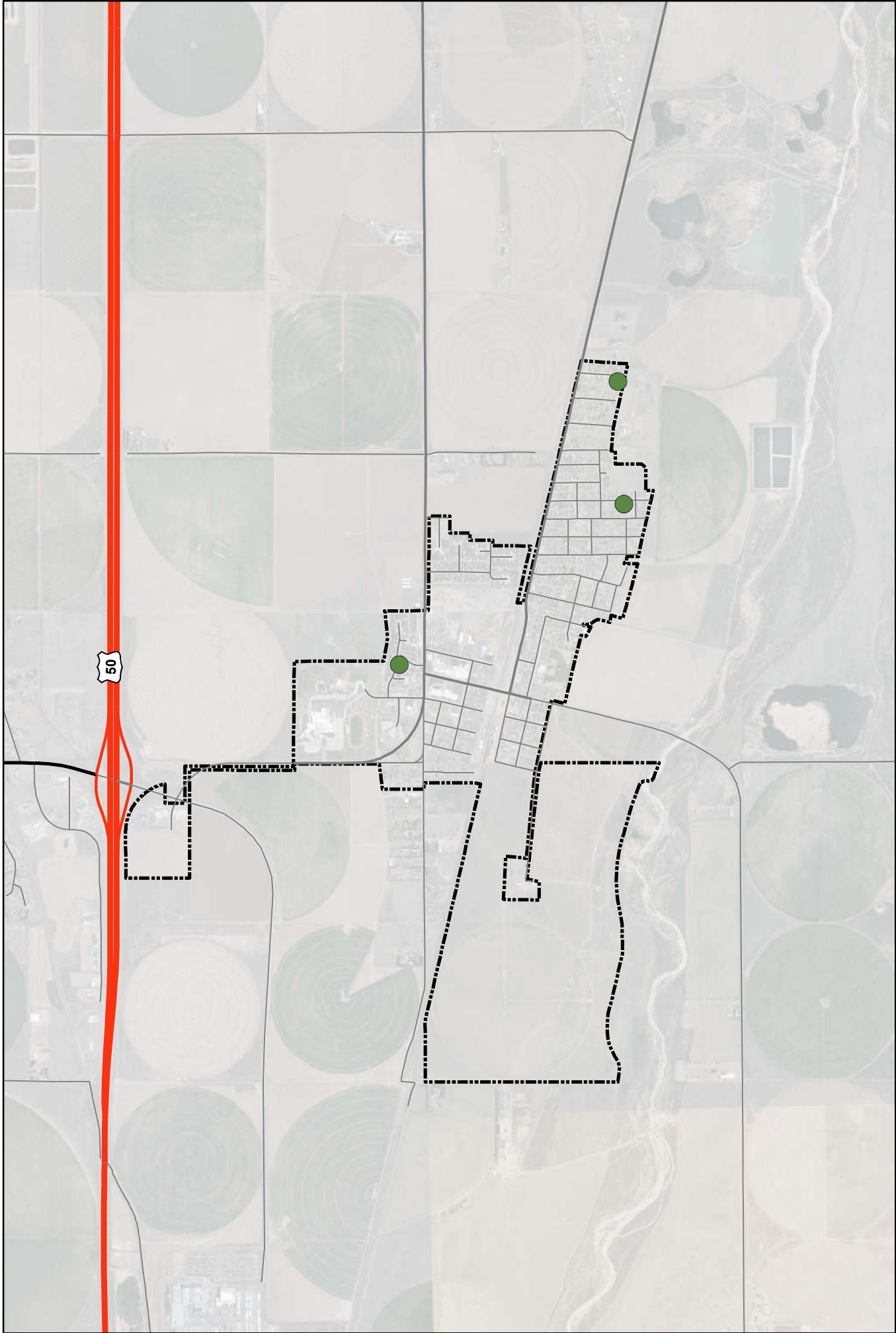
HOLCOMB










2023 MONTHLY BUILDING REPORT

2023 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (two or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	Total Fee, Permits & Valuation	Total Number of Inspections
JAN	FEE				317					\$ 317	5
	PERMITS				3					3	
	VALUATION				19,407					\$ 19,407	
FEB	FEE				147					\$ 147	16
	PERMITS				2					2	
	VALUATION				23,000					\$ 23,000	
MAR	FEE				1,132			43		\$ 1,175	16
	PERMITS				8			1		9	
	VALUATION				145,332					\$ 145,332	
APR	FEE				808			32		\$ 840	12
	PERMITS				8			1		9	
	VALUATION				49,581			2,000		\$ 51,581	
MAY	FEE				964					\$ 964	8
	PERMITS				12					12	
	VALUATION				56,555					\$ 56,555	
JUN	FEE				1,049				32	\$ 1,081	13
	PERMITS				14				1	15	
	VALUATION				87,576				1,000	\$ 88,576	
JUL	FEE				370					\$ 370	14
	PERMITS				7					7	
	VALUATION				17,171					\$ 17,171	
AUG	FEE				229				130	\$ 359	8
	PERMITS				3				1	4	
	VALUATION				16,000				19,640	\$ 35,640	
SEP	FEE				1,091				130	\$ 1,221	6
	PERMITS				9				1	10	
	VALUATION				238,252				7,200	\$ 245,452	
OCT	FEE				610					\$ 610	7
	PERMITS				8					8	
	VALUATION				51,596					\$ 51,596	
NOV	FEE				742					\$ 742	12
	PERMITS				10					10	
	VALUATION				62,972					\$ 62,972	
DEC	FEE				314					314.00	
	PERMITS				3					3	
	VALUATION				38,825					0	
2023 TOTAL PERMITS		0	0	0	87	0	0	2	3	\$ 8,140	117
										92	
										\$ 797,282	

2021-2023 HOLCOMB BUILDING REPORT





- | | | | | | |
|---|-------------------------------|---|---------------------------------|---|----------------------|
|  | New Industrial |  | Residential Remodel |  | Municipal Boundaries |
|  | New Commercial |  | SF Manufactured (HUD Standards) | | |
|  | Commercial/Industrial Remodel |  | SF Residential Includes Modular | | |
|  | Multi-Family |  | Misc | | |

Holcomb
Permit Types
December 2023

Permit#	Council District	Permit Type	Address	Amount	Value	Structure	Project Description
RR23-001181	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	105 JO ELLA Drive	\$ 131.00	\$ 18,000.00	Residential Remodel	R/R Roof
RR23-001210	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	311 OLDWEILER Drive	\$ 52.00	\$ -	Residential Remodel	Interior Remodel & Roof
RR23-001167	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	115 NUNN Drive	\$ 131.00	\$ 20,825.00	Residential Remodel	R/R Roof
			Total	\$ 314.00	\$ 38,825.00		



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Yeimi Lopez, Communications Manager
DATE: January 16, 2024
RE: 2023 Fourth Quarter Social Media Report

ISSUE:

Presentation of the 2023 fourth quarter social media report from the Communications Department.

BACKGROUND:

Attached is the Communications social media report for the 2023 fourth quarter.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
2023 Fourth Quarter Social Media Report	1/11/2024	Backup Material

Social Media Report

CITY OF GARDEN CITY



Prepared by
YEIMI LOPEZ
COMMUNICATIONS MANAGER

Introduction

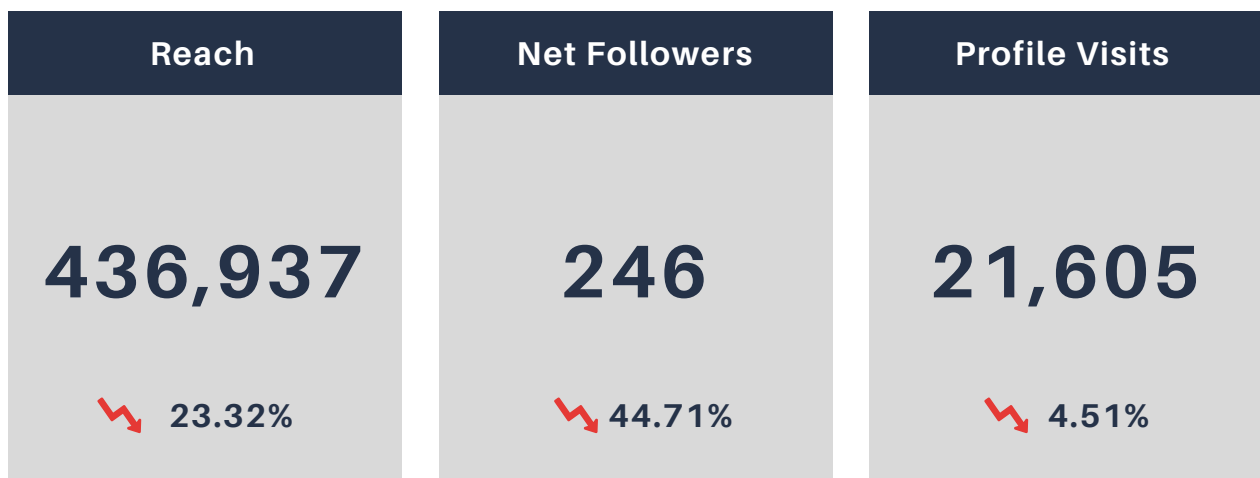
Intended Goals for 2023: Educate citizens on projects, programs, and operations within the City and the City organization. Goals were set at the beginning of 2021, and after collecting a year's worth of data, we made adjustments to our goals based on what the data was telling us.

Overall Strategy: Post consistently on varying topics. Continue to utilize Hootsuite to schedule posts and plan content. A content strategy plan has been created for all platforms that will be used to guide us.

Success Metrics: We will track Awareness Metrics (Post Reach and Audience Growth Rate) as well as Engagement Metrics (Applause Rate, Average Engagement Rate, and Amplification Rate).

Success Snapshot

Between October 1 and December 31, 2023, we achieved the following on Facebook:



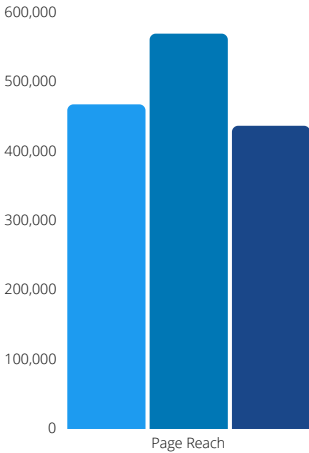
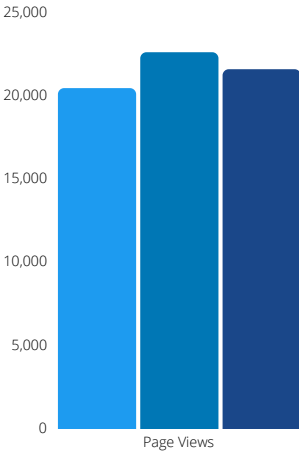
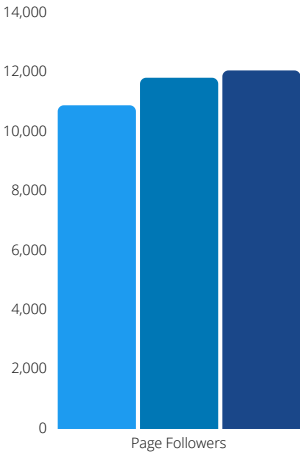
**Increase/Decrease is based off of previous quarter numbers.*



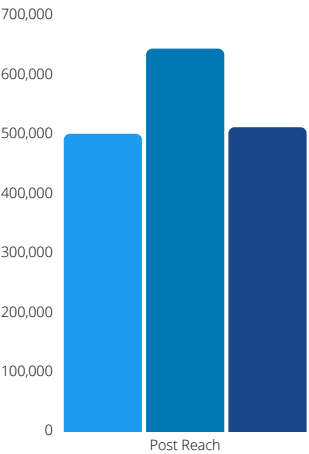
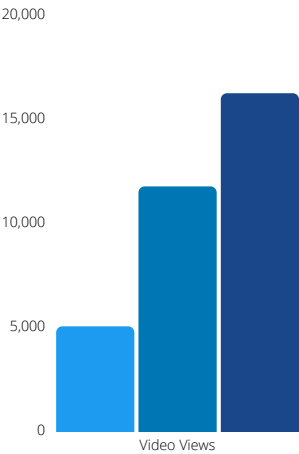
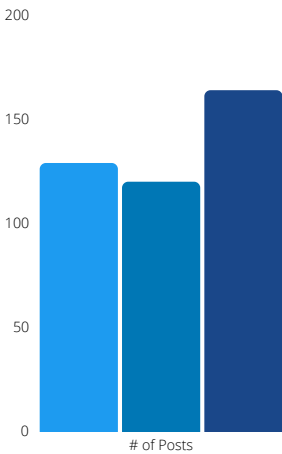
Data Tracking

October 1 - December 31, 2023

Page Engagement



Post Engagement



■ 4th Quarter 2022 ■ Previous Quarter ■ Current Quarter

Analysis

Awareness Metrics		Engagement Metrics		
Post Reach	Audience Growth Rate	Applause Rate	Average Engagement Rate	Amplification Rate
Portion of people reached in relation to the total number of followers.	The speed at which your brand's following increases.	The % of our audience that finds value in the things we post.	Content is resonating with the audience.	How willing the follower is to associate themselves with your brand.
25.87%	1.25%	0.15%	0.22%	0.06%
45.43%	1.96%	0.26%	0.39%	0.10%
35.65%	1.85%	0.27%	0.42%	0.12%

Engagement Benchmarks:
 Above 1% is good
 .5% - .99% is average
 Below .5% need to realign messaging

Takeaways

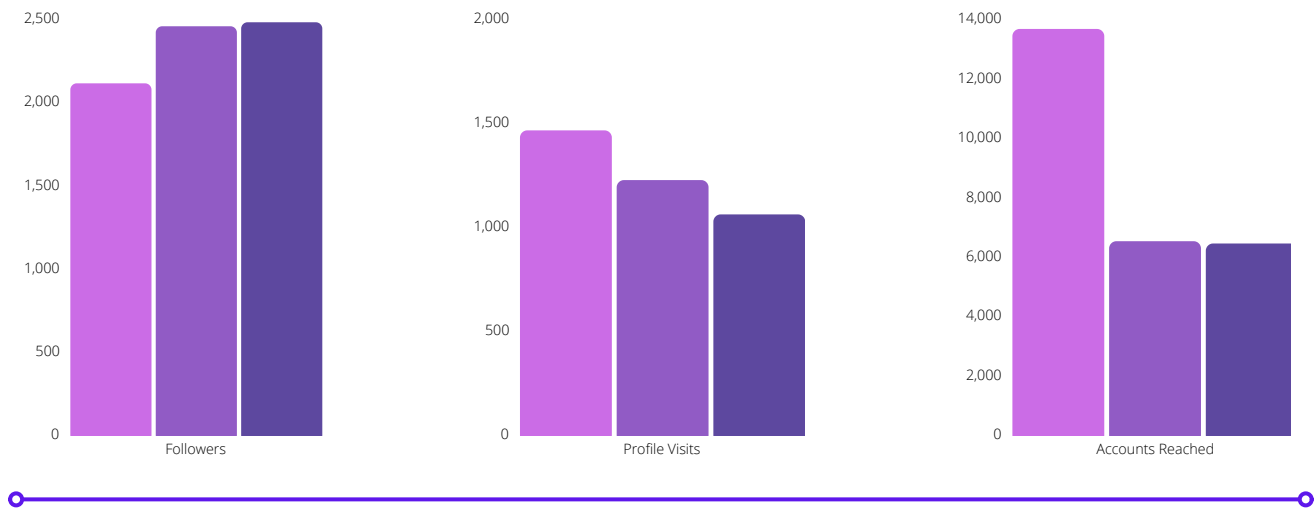
- **What happened?**
 - From the metrics on the previous page, we can see that we increased on three of the six metrics in quarter 4. In previous quarters we have seen our post engagements outweigh our page engagement metrics. This can be correlated to the winter season and a number of our posts being water main breaks or utility alerts using the local alert feature on Facebook. These alerts result in our post engagements rising as this information is making it to our residents. Our post reach continues to grow, which means the information we are pushing out is showing up on individuals' feeds. Our audience continues to grow, which indicates people find our information relevant.
- **Why did it happen?**
 - Our post count increased by 44 posts in quarter 4. Quarter 4 was our first fully-staffed quarter since quarter 2 earlier in 2023. This came with a lot of trial and error and ups and downs as platforms were being transitioned to the new members on our team and as they were becoming familiar with our content and the platforms themselves.
- **How do we know why it happened?**
 - Based on the comparison charts and Awareness and Engagement Metrics, as well as reviewing the content of the posts during this quarter.
- **What did we learn from it?**
 - Having established content strategies, plans, and guidelines leads to consistent messaging and analytics. After our Communications Retreat in December of 2023 we have new plans and content ideas to increase our metrics and continue aligning messaging with our goals.



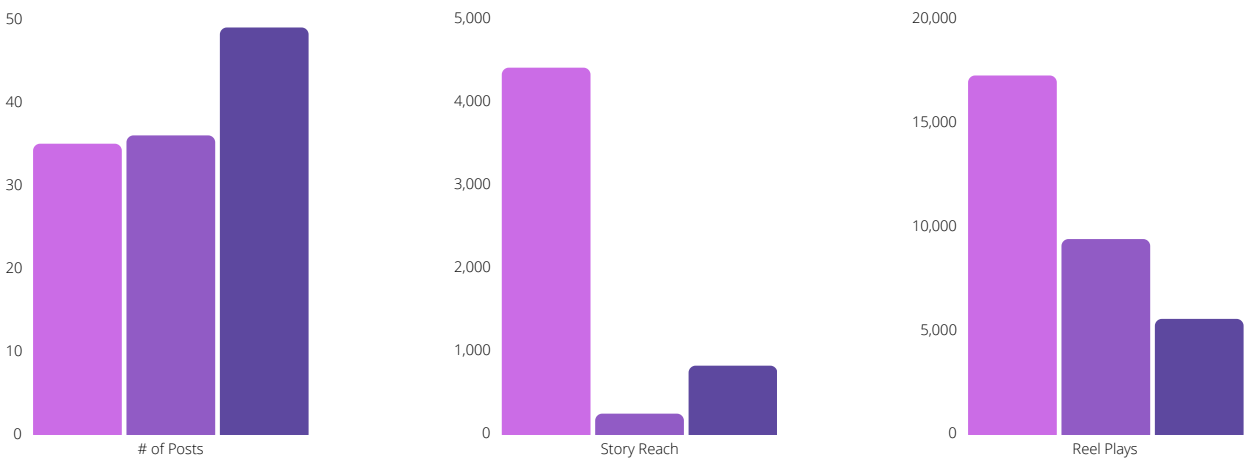
Data Tracking

October 1 - December 31, 2023

Page Engagement



Post/Story/Reel Engagement



■ 4th Quarter 2022 ■ Previous Quarter ■ Current Quarter

Analysis

Awareness Metrics		Engagement Metrics		
Post Reach	Audience Growth Rate	Applause Rate	Average Engagement Rate	Amplification Rate
Portion of people reached in relation to the total number of followers.	The speed at which your brand's following increases.	The % of our audience that finds value in the things we post.	Content is resonating with the audience.	How willing the follower is to associate themselves with your brand.
24.74%	0.65%	2.13%	2.19%	0.02%
32.11%	0.45%	2.56%	2.62%	0.05%
29.99%	4.60%	3.34%	3.43%	0.14%

Engagement Benchmarks:
 Above 1% is good
 .5% - .99% is average
 Below .5% need to realign messaging

Takeaway

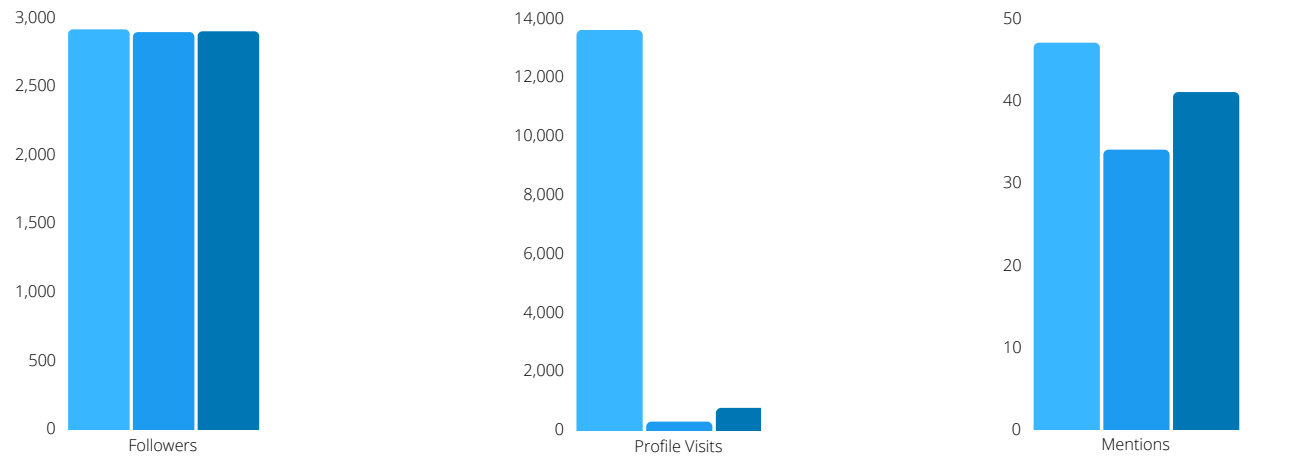
- **What happened?**
 - We are still working through being short-staffed and becoming a fully-staffed department. We increased our posts, but we were performing with no content strategies. This allowed us to see the benefit of following a consistent plan and branding and allowed newer staff members to see how specific platforms were with their target audiences and content.
- **Why did it happen?**
 - Instagram employee takeovers were so successful that they are hard to duplicate. Engagement metrics have been consistent which lets us know that residents are interacting with our content and that they are interested enough in what we are posting.
- **How do we know why it happened?**
 - Based on data collected and compared to the previous quarter and year. As well as reviewing the Awareness and Engagement Metrics. Internal department discussions around content planning and performance.
- **What did we learn from it?**
 - We need to find something to keep the momentum on this platform, and doing a Takeover every week simply isn't feasible. We have a brainstormed reel calendar that will be implemented this year along with new trendy ideas that we know could perform well on the platform based on the audience and target audience we aim to reach.



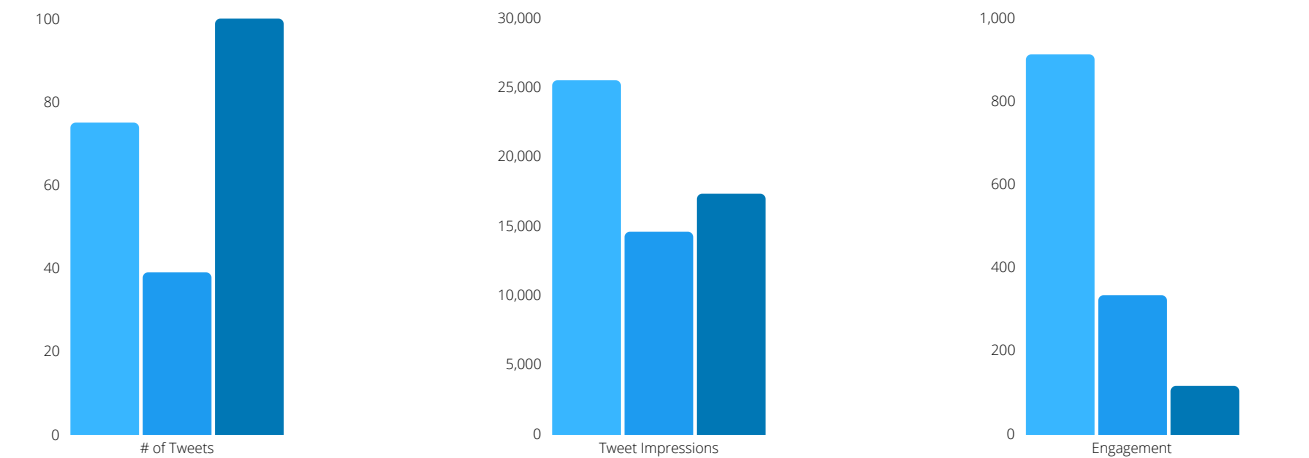
Data Tracking

October 1 - December 31, 2023

Page Engagement



Tweet Engagement



■ 4th Quarter 2022 ■ Previous Quarter ■ Current Quarter

Analysis

Awareness Metrics		Engagement Metrics		
Post Reach	Audience Growth Rate	Applause Rate	Average Engagement Rate	Amplification Rate
Portion of people reached in relation to the total number of followers.	The speed at which your brand's following increases.	The % of our audience that finds value in the things we post.	Content is resonating with the audience.	How willing the follower is to associate themselves with your brand.
5.98%	-0.10%	0.03%	0.04%	0.01%
12.95%	0.03%	0.07%	0.09%	0.02%
11.68%	0.03%	0.10%	0.13%	0.02%

Engagement Benchmarks:
 Above 1% is good
 .5% - .99% is average
 Below .5% need to realign messaging

Takeaway

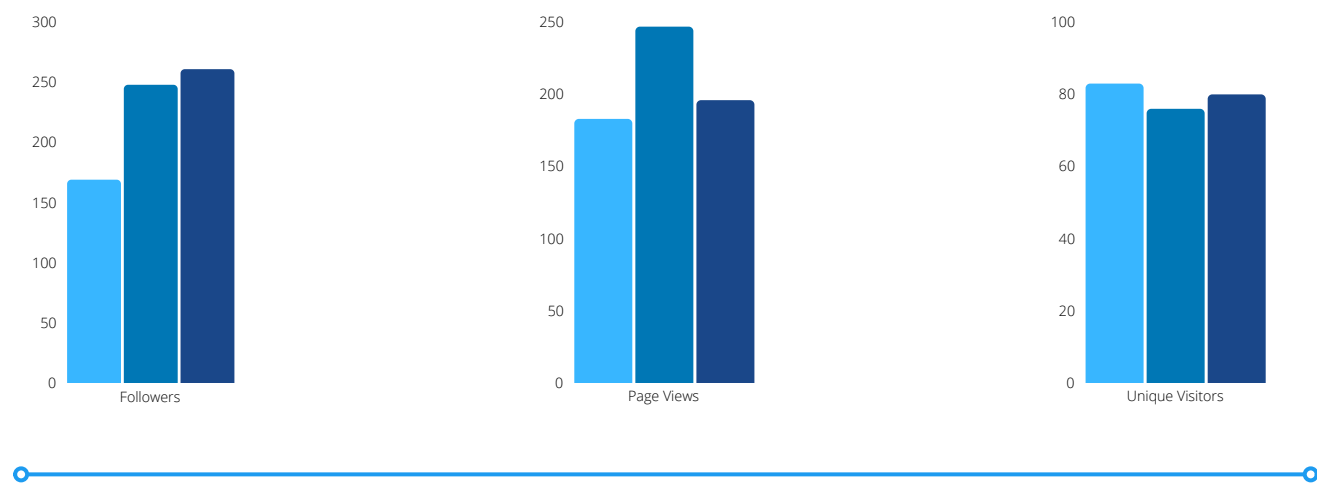
- **What happened?**
 - We attempted to be intentional in cross-posting our posts to X to see if what we were lacking was consistent posting however as we can see metrics continued to drop and we saw no benefit of our efforts.
- **Why did it happen?**
 - Twitter or X has been a platform full of consistent changes for the last six months. Our metrics continue to drop and while this can be due to the change of ownership, name, and branding it can also be due to our department not having “newsworthy” content for a platform that focuses on the latest news and what’s happening. It is becoming more and more challenging to get a good sense of how to manage it successfully.
- **How do we know why it happened?**
 - Based on comparison charts and the Awareness and Engagement Metrics and analyzing the tweets from the quarter.
- **What did we learn from it?**
 - The tweets that continue to do well are mostly weather-related or those around programs and services we offer. By “well” we mean 3-5 likes and maybe a repost. Going into this new year we want to re-evaluate our use of the platform and how it aligns with our communication efforts.



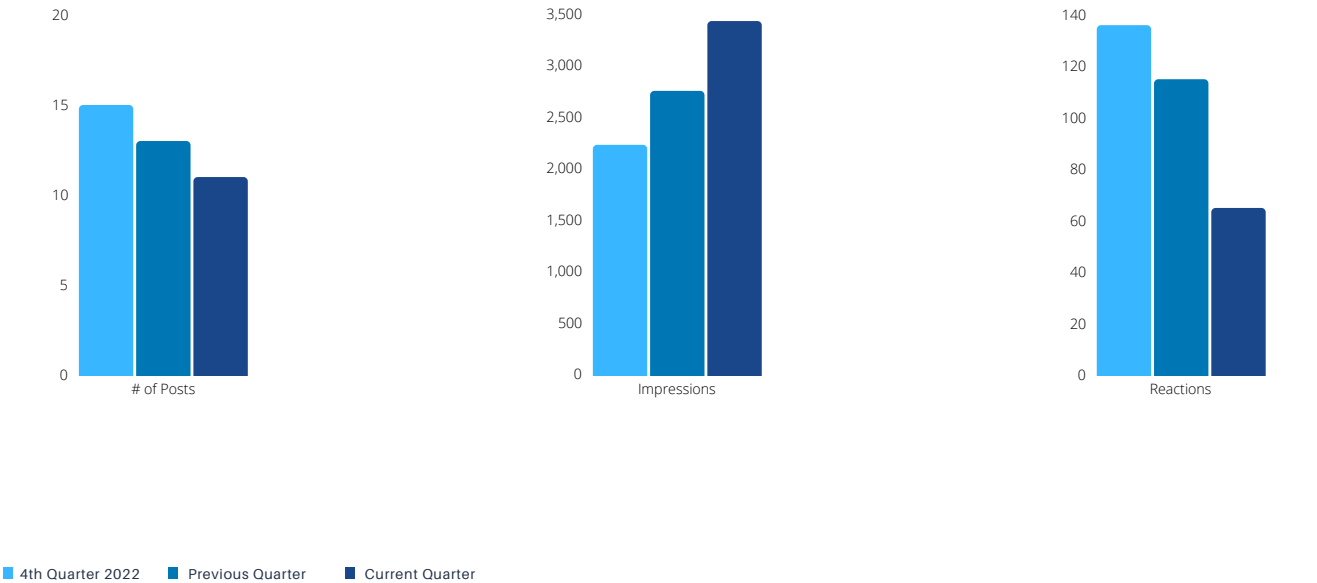
Data Tracking

October 1 - December 31, 2023

Page Engagement



Post Engagement



■ 4th Quarter 2022 ■ Previous Quarter ■ Current Quarter

Analysis

Awareness Metrics		Engagement Metrics		
Post Reach	Audience Growth Rate	Applause Rate	Average Engagement Rate	Amplification Rate
Portion of people reached in relation to the total number of followers.	The speed at which your brand's following increases.	The % of our audience that finds value in the things we post.	Content is resonating with the audience.	How willing the follower is to associate themselves with your brand.
119.82%	5.24%	2.26%	2.26%	0.03%
85.67%	5.53%	3.57%	3.72%	0.09%
162.76%	23.36%	5.36%	5.88%	0.32%

Engagement Benchmarks:
 Above 1% is good
 .5% - .99% is average
 Below .5% need to realign messaging

Takeaway

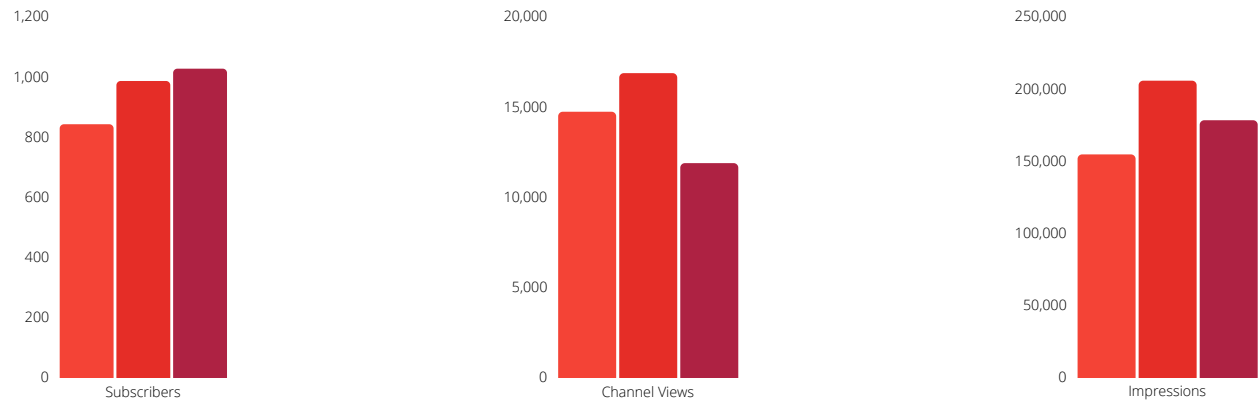
- **What happened?**
 - LinkedIn remains our newer platform which results in higher analytics due to the number of followers on the platform. Although our number of posts lowered our analytics remain considerably good based on our follower count. Our posts reached more people at a significantly higher rate than last quarter.
- **Why did it happen?**
 - Our number of followers is still fairly low, causing any engagement to increase our metrics and vice versa. Our analytics did not drop much as a result of a decrease in posts but the department is aware of the importance of consistency as this is a fairly new established platform.
- **How do we know why it happened?**
 - Based on the comparison charts and Awareness and Engagement Metrics.
- **What did we learn from it?**
 - LinkedIn is a unique platform where audiences want to understand the story behind a post, putting in more time than other platforms. This information can be used to our advantage in better showcasing the City of Garden City's departments for the community. Consistency is key to achieving our metrics, and this is where we need to focus and improve in the upcoming quarter.



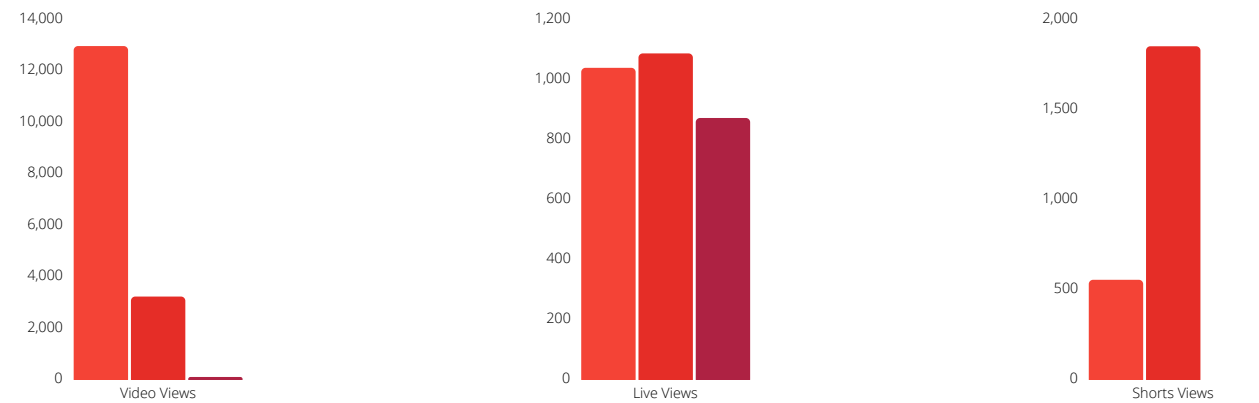
Data Tracking

October 1 - December 31, 2023

Page Engagement



Video/Shorts/Live Engagement



■ 4th Quarter 2022 ■ Previous Quarter ■ Current Quarter

Analysis

Awareness Metrics		Engagement Metrics		
Video Reach	Audience Growth Rate	Applause Rate	Average Engagement Rate	Amplification Rate
Portion of people reached in relation to the total number of followers.	The speed at which your brand's following increases.	The % of our audience that finds value in the things we post.	Content is resonating with the audience.	How willing the follower is to associate themselves with your brand.
193.93%	3.00%	0.10%	0.10%	0.05%
1355.33%	2.20%	0.13%	0.13%	0.61%
2151.54%	6.08%	2.69%	3.01%	0.32%

Engagement Benchmarks:
 Above 1% is good
 .5% - .99% is average
 Below .5% need to realign messaging

Takeaway

- **What happened?**
 - In 2022 we started being intentional with our posting which has led to higher metrics. Our metrics remain consistent but our video reach dropped along with our video views. Over the last quarter, we primarily posted live videos which have been proven to bring in lower engagement and videos. We did not focus on video content as we have previously due to staff onboarding and the time it takes to develop quality videos.
- **Why did it happen?**
 - Staff is being more intentional about understanding how each video does and if the content resonates with our audience. At this point we had established a consistent content calendar for YouTube which included lives, The World Eats Here, and shorts.
- **How do we know why it happened?**
 - Based on the comparison charts and Awareness and Engagement Metrics.
- **What did we learn from it?**
 - There are a few videos from years ago that still gain more traction each month than some of the new videos we are posting. We have learned and discussed over the last quarter different was to recycle our video content as it is something that takes a significant amount of staff time to plan, film, and edit.

Local Alerts Results

What is a Local Alert?

Local Alerts is a free Facebook tool that allows local government, public health agencies and first responder Pages to broadcast essential updates to people in their community via Facebook by marking a page post as local alert, which sends out a notification to page followers who live in a community. To gain access to the local alert feature the Page must go through the verification process and be granted the blue checkmark. When posting a local alert you can specify the location and the duration you'd like the post to remain on the top of a person's feed. The City Communications department will utilize a local alert for the following situations: weather warnings, traffic advisory, utility disruptions, utility scams, and phone lines down at City Admin.

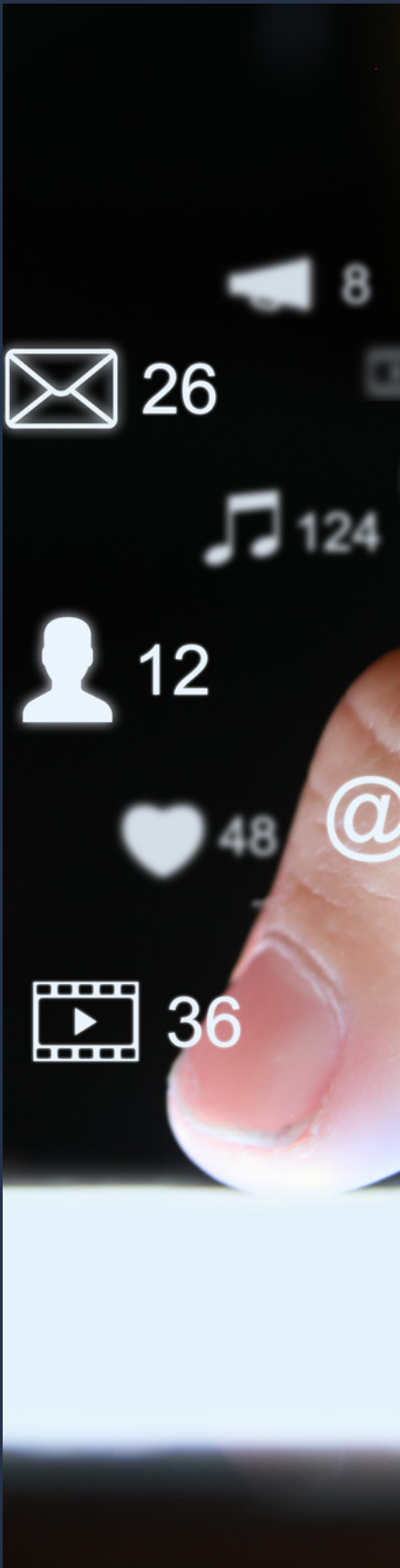
Awareness Metrics	Engagement Metrics			
Post Reach	Applause Rate	Average Engagement Rate	Amplification Rate	Click-Through Rate
Portion of people reached in relation to the total number of followers.	The % of our audience that finds value in the things we post	Content is resonating with the audience.	How willing the follower is to associate themselves with your brand.	The ratio of clicks on a specific link to the number of times a post is shown.
70.25%	0.35%	0.62%	0.20%	2.53%

*Engagement Benchmarks:
Above 1% is good
.5% - .99% is average
Below .5% need to realign messaging*

Takeaway

- **What happened?**
 - This is the third quarter that we started tracking the local alert posts specifically to see how they do overall, and as you can see, when there is a situation, our audience is willing to associate themselves with us and share the post, our reach and engagement are higher.
- **Why did it happen?**
 - By activating the Local Alert feature we were able to get any advisory or warning posts in front of a larger audience incredibly quickly.
- **How do we know why it happened?**
 - With the data collected from each local alert post throughout the quarter.
- **What did we learn from it?**
 - Being strategic on when to utilize the Local Alert feature has proved to be successful. By having the ability to turn that feature on for a post that needs to get out quickly to inform our residents of a situation has proven to be another valuable method of communication. Our audience is also willing to share those posts which is the goal in those situations - get the post in front of as many people as possible.

Conclusion



Overall Learnings

1. Our strategies have worked and they result in intentional communication efforts with our residents. Having a plan and following it allows us to
2. Consistently posting is key on all platforms. Our audiences have grown to anticipate and expect it.
3. People are searching for us and finding us, on all platforms.
4. There is a lifespan of posts/tweets/reels that we need to be more intentional about in our strategy.

Future Strategies

- **What worked?**
 - Instagram - Decrease cross-posting and align our messaging with both our audience and our goals.
 - LinkedIn - Getting employees to engage with us and associate themselves with us while including an employee-focused goal.
 - Facebook - Utilizing the Local Alert feature was effective during weather issues
- **What didn't work?**
 - Getting our followers to be comfortable enough with our brand to share posts that need to be shared, such as open jobs, advisory board positions, and RFPs continues to be a struggle on most platforms.
 - Not having consistency or a plan established when it came to content planning and what we were pushing out resulted in numerous posts needing to go out multiple times a day for multiple weeks.
- **How will we adjust our strategy in the future?**
 - We will continue to adjust our content strategy plan for each platform to focus on growing our reach and audience all while delivering consistent messaging.

Action Items

- Begin the new year/quarter with newly developed content strategies created by new staff members within the department that include unique and new perspectives in the department and reestablish our communication efforts throughout all our social media platforms. Focus on increasing our engagement metrics by publishing content that we know does well and establishing that consistency once again. Add a My GCKS section for the 2024 quarterly reports to inform the City Commission of the additional service the Communications Department offers to residents.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: January 16, 2024
RE: Lee Richardson Zoo monthly report - December 2023

ISSUE:

Presentation of the December 2023 monthly staff report from Lee Richardson Zoo

BACKGROUND:

Attached is the December 2023 monthly staff report from Lee Richardson Zoo

ALTERNATIVES:

None

RECOMMENDATION:

None

FISCAL NOTE:

None

ATTACHMENTS:

Description	Upload Date	Type
Zoo monthly report	1/9/2024	Backup Material



CITY OF GARDEN CITY ZOO DEPARTMENT DECEMBER 2023 MONTHLY REPORT

ANIMAL CARE, HEALTH AND NUTRITION

ACCESSIONS:

Births/Hatchings

None

Transfers In

0.1	Goeldi's monkey	From Houston Zoo (SSP recommendation)
0.1	Roadrunner	From Fort Worth Zoo (SSP recommendation)
3.0	Scarlet ibis	From Detroit Zoo (SSP recommendation)

DEACCESSIONS:

Deaths

1.0	Western hognose snake	Humanely euthanized due to deteriorating health; necropsy results pending
1.0	Bearded barbet	Humanely euthanized due to deteriorating health; necropsy results pending

Transfers Out

1.0	Snow leopard	To NEW Zoo, Green Bay WI (SSP recommendation)
-----	--------------	---

OPERATIONS: Precautions remain in place to protect the zoo's avian residents from HPAI. Staff worked together to prepare quarantine areas for incoming animals. A new Seasonal Keeper started. A conditional offer was accepted for an Animal Keeper position. Staff worked on training with the 1.0 Asian wild horse to allow for voluntary hoof trims and blood draws. Animal Care staff continued doing keeper chats for the public throughout the month. Animal Keeper Fricano and Deputy Director Knobbe assisted in the transport of 1.0 snow leopard to NEW Zoo. Animal Keeper Testani and Education Specialist Nelson traveled to Fort Worth to pick up 0.1 Goeldi's monkey and 0.1 roadrunner. Monthly keeper meeting focused on creating holiday-themed enrichment. Barn Owl moved into his new enclosure. Routine physical exams were held for 1.0 collared dove and 1.0 Pallas cat.

ADMINISTRATION

Senior staff reviewed updated AZA standards and end-of-year budget. The Director, Animal Care Curator, and Registrar attended a meeting of Kansas Accredited Zoos (KAZoos) in Salina. A holiday potluck staff lunch was held. Staff attended training on new Time/Attendance software and Active shooter response. Staff completed one-on-ones with the Parks and Recreation Director. The Grow Well Clinic did annual TB tests for staff and volunteers. Director attended LEPC and AZA Professional Development Committee meetings. AZA needs no other information regarding otter and rhea reports. Staff completed the last required drill (severe weather) for 2023. Senior staff are working on a timeline for projects and purchases for 2024-2027. Staff participated in the City's tree decorating contest and took first place. Picture of the month: bison by Keeper Kyle Hartleb.

CONSERVATION AWARENESS

Conservation Awareness staff completed quarterly program evaluations. Team members attended various webinars and Conservation Awareness Manager attended AZA's Principles of Ambassador Animal Management course. The AZA Ambassador Animal survey was completed. Staff worked on a new retirement home program rotation, spring break camp, Earth Day preparations, Kansas Day preparations, and habitat certification for monarch garden. Communications Specialist worked on the annual report for 2022, encounter kiosk signs for the off-season, Kansas Day flier, and Zoo Camp flier. Social media posts were made regarding exotic pets, red panda updates, employee of the quarter, and more. The annual Volunteer Awards/holiday potluck took place.

MAINTENANCE

A new Maintenance Tech II started. The Maintenance Team worked on the new eagle habitat and hauled rocks to the zoo for the new Desert bighorn sheep habitat. They made adjustments to the shipping crate for the outgoing snow leopard. They also changed locks in the quarantine building, snaked several drains, and serviced the Maintenance vehicles and equipment. Other projects included cleaning and organizing the Maintenance shop, weekly trash runs, and compost pile maintenance.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn Hurtado, City Clerk
DATE: January 16, 2024
RE: 01-16-2024 Meetings of Note

ISSUE:

- January 17, 2024 - Garden City Area Chamber of Commerce Breakfast at the Clarion Inn at 7:10 a.m.
- January 18, 2024 - Finney County Economic Development Corporation Regular Board Meeting at Garden City Community College Endowment Room at 10:30 a.m.
- January 18, 2024 - Finney County Economic Development Corporation 2023 Annual Meeting at Garden City Community College Endowment Room at 11:30 a.m.
- January 30, 2024 - Town Hall Meeting at the City Administrative Center - Commission Chambers at 7:00 p.m.
- February 5, 2024 - Southwest Kansas Chambers Night Out in Topeka at the Beacon from 4:00 - 7:00 p.m.
- February 15, 2024 - City Commission training with Mike Conduff at the City Administrative Center from 8:30 a.m. - 1:30 p.m.
- March 8, 2024 - Governing Body Goal Setting Retreat at the Finnup Center from 8:30 a.m. - 5:00 p.m.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Jared Kuhlmann, Finance Director
DATE: January 16, 2024
RE: 2024 Banking Resolution

ISSUE:

The Governing Body is asked to consider and approve a resolution designating banking institutions to be used as depositories for the City's public funds.

1. Resolution No. _____-2024, a resolution designating certain banks, savings and loan associations and federally chartered savings banks as depositories of public funds of the City of Garden City, Kansas, pursuant to the provisions of K.S.A. 9-1401.

BACKGROUND:

As an annual practice, the City of Garden City adopts this resolution at the beginning of each year. It is considered to be a best practice in accounting and public financial reporting to list the institutions that are depositories for the City's public funds.

The following list of institutions were approved in 2023. Staff recommendation is that they remain the same for 2024. The only adjustments are as follows:

Garden City State Bank was previously on the list but underwent a change to their name in 2023. They are now listed as KCB Bank.

Bank of the West was previously on the list, but was acquired by BMO in 2023. The list has been updated to reflect BMO.

1. BMO, 1301 E. Kansas Ave., Garden City, KS 67846
2. Commerce Bank, 1111 Fleming Street, Garden City, KS 67846
3. KCB Bank, P.O. Box G, Garden City, KS 67846
4. Dream First Bank, P.O. Box 928, Syracuse KS 67878
5. Western State Bank, 1500 E. Kansas Avenue, Garden City, KS 67846
6. Equity Bank, 7701 E. Kellogg Dr., Wichita, KS 67207
7. Valley State Bank, 1701 E. Mary Street, Garden City, KS 67846
8. Grant County State Bank, 511 N. Campus, Garden City, KS 67846

ALTERNATIVES:

1. The Governing Body may approve the resolution as presented.
2. The Governing Body may take no action today and provide recommendations for changing the list of institutions used to deposit public funds and direct staff to submit a resolution for

consideration at a future meeting.

RECOMMENDATION:

Staff recommends the Governing Body approve the resolution as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Banking Resolution - 2024	1/10/2024	Backup Material

RESOLUTION NO. _____-2024

A RESOLUTION DESIGNATING CERTAIN BANKS, SAVINGS AND LOAN ASSOCIATIONS AND FEDERALLY CHARTERED SAVINGS BANKS AS DEPOSITORIES OF PUBLIC FUNDS OF THE CITY OF GARDEN CITY, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 9-1401.

WHEREAS, the City of Garden City, Kansas, a municipal corporation, is duly organized and existing under the laws of the State of Kansas with its principal office at Garden City, Kansas; and

WHEREAS, Article 14 of Chapter 9 of Kansas Statutes Annotated, hereinafter cited as K.S.A. 9-1401 et seq., as amended, provides that the Governing Body of any municipal corporation shall designate by official action recorded upon its minutes the state and national banks, state and federally chartered savings and loan associations, and federally chartered savings banks with home offices located in the State of Kansas which shall serve as depositories of its funds; and

WHEREAS, K.S.A. 9-1401 et seq., as amended, provides that state and national banks, state and federally chartered savings and loan associations, and federally chartered savings banks with offices located within the County or Counties in which all or part of such municipal corporation is located and with home offices located in the State of Kansas shall be designated as such official depositories whenever the municipal corporation can obtain satisfactory security therefrom; and

WHEREAS, the below listed state and national banks, state and federally chartered savings and loan associations and federally chartered savings banks have offices located in Garden City, Kansas, and are hereby designated as official depositories:

1. BMO, 1301 E. Kansas Ave., Garden City, KS 67846
2. Commerce Bank, 1111 Fleming Street, Garden City, KS 67846-9989
3. KCB Bank, P.O. Box G, Garden City, KS 67846
4. Dream First Bank, P.O. Box 928, Syracuse, KS 67878
5. Western State Bank, 1500 E. Kansas Avenue, Garden City, KS 67846
6. Equity Bank, 7701 E. Kellogg Dr., Wichita, KS 67207
7. Valley State Bank, 1701 E. Mary Street, Garden City, KS 67846
8. Grant County State Bank, 511 N. Campus, Garden City, KS 67846

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS, that the above-listed financial institutions, as well as any financial institutions of the type specified by K.S.A. 9-1401, as amended, as shall hereafter open an office in Garden City, Kansas, are hereby declared to be depositories of funds of the City of Garden City, Kansas, from and after the date of this resolution; provided that the listed institutions are selected by the City as depositories of one or more of the City's operating accounts; and provided further that the listed financial institutions shall deposit the bond or

security as required by K.S.A. 9-1402 and 9-1405, as amended; and provided further that a copy of any joint custody receipt representing a pledged bond or security deposited as required by K.S.A. 9-1405, as amended, shall be furnished to both the Finance Director of the City of Garden City and to the listed depositories.

ADOPTED AND APPROVED by the Governing Body of the City of Garden City, Kansas on this 16th day of January 2024.

CITY OF GARDEN CITY, KANSAS

[seal]

By _____
Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Aleecya Charles, Assistant Neighborhood & Development Services Director
DATE: January 16, 2024
RE: GC2023-58 Rezone and Planned Commercial Development Plan Ordinance - 2310 E. Kansas Avenue

ISSUE:

The Governing Body is asked to consider and approve an ordinance rezoning from "C-2" General Commercial District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay and the PCD plan.

1. Ordinance No. _____, an ordinance approving the designation of certain land in the City of Garden city, Kansas to a Planned Commercial Development Overlay District and adopting a PCD Plan for the application of Special Zoning Regulations in such district; amending the Zoning Ordinance, Zoning Regulations, and District Zoning Map of the City of Garden City, Kansas; and repealing the current Zoning Ordinance, Zoning Regulations, and District Zoning Map of the same; all to the code of ordinances of the City of Garden City, Kansas.

BACKGROUND:

The applicant Jennifer Chatman on behalf of The Woodmont Company. is requesting to rezone the property generally located at 2310 E. Kansas Avenue from "C-2" General Commercial District to "C-2" General Commercial District with "PCD" Planned Commercial Development.

The property has an existing 111,391 square foot building containing Kohls, Burlington (under construction) and DaVita Dialysis. The applicant intends to use two different spaces containing 32,117 sq. ft. and 7, 868 sq. ft. for indoor storage rental units (see plan for reference).

The owner intends to split off two outparcels on this property (see plan for reference). The first phase of the PCD plan will be for the storage rental units in the north and east of the existing building. There will be an individual monitoring the operations, however customers will pay for their storage rental unit online. The second phase of the PCD plan will be the coffee out-parcel for 2024 followed by a front out-parcel for 2024-2025.

At this time, the timelines are tentative and subject to change. All phases of the PCD Plan will need to go through the site plan review process. During the review of the PCD plan, staff will review the parking layout and the ADA requirements. Any amendments that are proposed shall follow the criteria in Section 20-A.110 Amendments. At this time, no submittals have been received to split off the out-parcels, however, those areas are included as part of this PCD plan.

Since the first phase of the PCD plan will be made to the existing building, there will be no landscape added outside of the sidewalk extension along the northwest entrance road to provide

connectivity and pedestrian access to the property.

The Governing Body may make their consideration according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

- (A) The physical character of the neighborhood surrounding the property under consideration.
- (B) The existing zoning and land uses of properties both adjacent and near the property under consideration,
- (C) The suitability under existing conditions of the subject property for the land uses to which it has been zoned,
- (D) The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
- (E) The length of time the subject property has remained vacant as zoned (if applicable),
- (F) The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
- (G) The consideration of recommendations of permanent or professional staff (if applicable), The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
- (H) Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Governing Body may adopt the Planning Commission's recommendation by approving the proposed ordinance.
2. The Governing Body may override the Planning Commission's recommendation by a 2/3 majority vote.
3. The Governing Body may return the recommendation to the Planning Commission with a statement specifying the basis for the Governing Body's failure to approve or disapprove.

RECOMMENDATION:

The Planning Commission recommend approval of the rezoning request and PCD Plan at the December 21, 2023 meeting. Staff recommends the Governing Body adopt the Planning Commission's recommendation by approving the ordinance and the PCD Plan.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	1/12/2024	Backup Material
General Information	1/10/2024	Backup Material
Vicinity Map	1/10/2024	Backup Material
PC Minute Excerpt	1/11/2024	Backup Material
PCD Plan	1/12/2024	Backup Material

ORDINANCE NO. _____ - 2024

AN ORDINANCE APPROVING THE DESIGNATION OF CERTAIN LAND IN THE CITY OF GARDEN CITY, KANSAS TO A PLANNED COMMERCIAL DEVELOPMENT OVERLAY DISTRICT AND ADOPTING A PCD PLAN FOR THE APPLICATION OF SPECIAL ZONING REGULATIONS IN SUCH DISTRICT; AMENDING THE ZONING ORDINANCE, ZONING REGULATIONS, AND DISTRICT ZONING MAP OF THE CITY OF GARDEN CITY, KANSAS; AND REPEALING THE CURRENT ZONING ORDINANCE, ZONING REGULATIONS, AND DISTRICT ZONING MAP OF THE SAME; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

SECTION 1. The Zoning Ordinance of the City of Garden City, Kansas, adopted by Ordinance No. 2813-2018, with all amendments thereto, is hereby amended to approve the designation of the below described real property to a Planned Commercial Development Overlay District pursuant to Article 20-A of the Zoning Regulations of the City of Garden City, Kansas:

Lot One (1), Block One (1), of the C.B.L. Addition - Second Plat to Garden City, Finney County, Kansas, according to the recorded plat thereof.

SECTION 2. The attached PCD Plan, prepared pursuant to Section 20-A.070 of the Zoning Regulations of the City of Garden City, Kansas and as presented to the Governing Body on this date, is hereby approved and adopted.

SECTION 3. The District Zoning Map of the City of Garden City, Kansas, referred to in Article 3, Section 3.020 of the Zoning Regulations of the City of Garden City, Kansas, adopted by Ordinance No. 2813-2018, as previously existing and amended, be and the same is hereby amended, to be consistent with the amendments set forth herein.

SECTION 4. The current Zoning Ordinance, Zoning Regulations, and District Zoning Map of the City of Garden City, Kansas, as previously existing and amended, be and the same are hereby repealed, to be replaced as specified in this ordinance. All sections of said Zoning Ordinance, Zoning Regulations, District Zoning Map not specifically amended herein, shall remain in full force and effect.

SECTION 5. This ordinance shall be in full force and effect from and after its publication, or a publication of a summary in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 16th day of January, 2024.

MANUEL F. ORTIZ, Mayor

ATTEST:

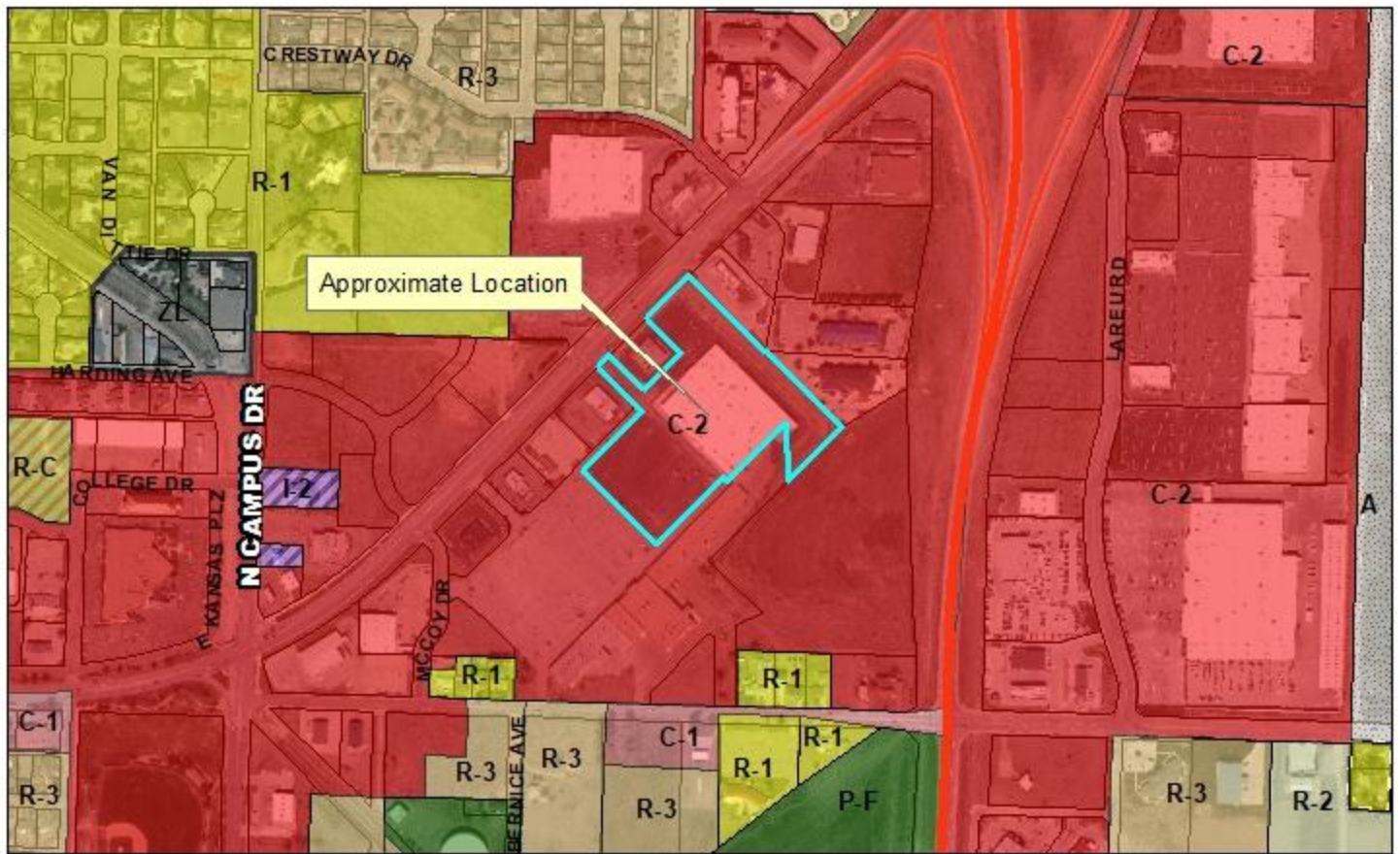
CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

JENNIFER V. CUNNINGHAM, City Attorney

GENERAL INFORMATION

Date:	January 16, 2023	Jurisdiction:	Garden City
Owner:	Woodmont Garden City Plaza, LLC		
Applicant:	Jennifer Chatman, The Woodmont Company		
Requested Action:	Rezone from "C-2" General Commercial District to "C-2" General Commercial District with "PCD" Planned Commercial Development		
Purpose:	Revitalize an existing structure		
Location address:	2310 E. Kansas Avenue		
Comprehensive Plan:	Future land use is categorized as Commercial. The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"C-2" General Commercial District		
Surrounding Zoning:	North "C-2" General Commercial District South "C-2" General Commercial District East "C-2" General Commercial District West "C-2" General Commercial District		
Land Area:	Contains 9.10 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		



Case Number: GC2023-58

Applicant: Brandi Dosch

Address: 2310 E. Kansas Ave

Request: Rezone request from "C-2" General Commercial District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District .



MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

December 21, 2023

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, December 21, 2023, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chairman Haeck called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Member Collins, Member Crockett, Vice-Chair Germann, Member Glass, Member Hitz, Member Michel, and Member Rupp. Also present were Secretary Maxwell, Staff Charles and Staff Thompson.

2. APPROVAL OF MINUTES – November 16, 2023

Member Glass made a motion to approve the minutes from November 16, 2023. *Member Collins* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

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

OPEN PUBLIC COMMENT for items not on agenda.

CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

- Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.**
- Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended**
- Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended**
- All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
- All application files in their entirety including Staff Reports**

6. NEW BUSINESS

GC2023-58: A rezone from “C-2” General Commercial District to “C-2” General Commercial District with a “PCD” Planned Commercial Development Overlay District for the property generally located at 2310 E. Kansas Ave., Garden City, Kansas, at the request of Jennifer Chatman, The Woodmont Company.

Staff Charles- Presented staff report.

Stephen Coslik, Representative for Applicant- These units differ from the typical self-store that many of us have grown up with. It’s based on technology. We will have a person that will be checking these units twice a day. But even with technology today, the need to have a person there full time is not necessary. Additionally, what was attractive to us is that this space behind the Burlington, behind Kohls, which is challenging to bring in other users because of the lack of

visibility, there is little supply within the greater Garden City market. Some storage units are heated and air conditioned. That will be our differentiation, that these units will be climate controlled. We work with a group that has a national presence in terms of layout and have done a market study that better understands what size units will be best needed in the City market and those will be the units that will be constructed within. Other than that, you did a great job in presenting.

Chairman Haeck- Have you talked to the Kohl's and the Burlington going in there? Are they okay with this going in there?

Stephen Coslik- When we negotiated the leases with them we had the ability to put in a non-retail use behind.

Chairman Haeck- I was looking at the drawing of it. The access points are wide enough for people to get in and out, you guys have done that research?

Staff Charles- What you have before you is just a preliminary site plan. The PCD plan is more of a guiding document. What they will do is go through a site plan review process that will be reviewed by all of the internal and external staff. So, any questions that may arise will be taken care of through the site plan review process.

Member Rupp- I know the rest of the shopping mall has that one percent additional sales tax for improvements. Is that part of the PCD or is that a different deal?

Staff Charles- That is a different portion. The PCD is just a plan and what you are referring to is a CID and a TIF on this area.

OPEN PUBLIC COMMENT

CLOSE PUBLIC COMMENT

Member Collins- I've got a question on the PCD. Where does it end and where does it stop?

Staff Charles- There are about four uses I believe that are allowed with the PCD. It's an overlay in the commercial, C-1 and C-2, zoning districts. They are allowed to do all the permitted uses within C-1 and C-2 with no problem. The additional things that we have added are the storage rental units, warehouses, residences, so it is a component of the mixed use for areas. C-3 was the only area that allowed mixed use, commercial on the bottom, residential on the top. A PCD plan allows you to do that in C-1 and C-2. The very light industrial uses that were added will be on top of the commercial businesses.

MEMBER COLLINS MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING REQUEST FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT WITH "PCD" PLANNED COMMERCIAL DEVELOPMENT OVERLAY DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yes	Yes	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

7. ADJOURN

MEMBER GLASS MADE A MOTION TO ADJOURN. MEMBER MICHEL SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

The meeting was adjourned at 9:32 A.M.

Trent Maxwell	Secretary
Aleecya Charles	Staff

Nathaniel Haeck	Chairman
Vicki Germann	Vice-Chairman

PLANNED COMMERCIAL DEVELOPMENT PLAN
WOODMONT GARDEN CITY PLAZA LLC

RECITALS

A. **WOODMONT GARDEN CITY PLAZA LLC**, a Texas limited liability company (“DEVELOPER”) is the owner and developer of certain real property situated in Garden City, Finney County, Kansas and more particularly described herein.

B. Said property is currently zoned as C-2, General Commercial District (“Underlying District”) and the current use of the Property is retail.

C. DEVELOPER desires to operate storage rental units on said property and such use is not permitted by the Zoning Regulations of the City of Garden City, Kansas (“Zoning Regulations”) for the existing zoning district.

D. DEVELOPER has tentative plans for future development to occur on said property to consist of Phase 2 and Phase 3, as more particularly described herein, but does not desire for said phases to be subject to this PCD Plan at this time and, as such, DEVELOPER will request an amendment to this PCD Plan as the development of Phase 2 and Phase 3 progresses.

E. DEVELOPER has made application to the **CITY OF GARDEN CITY, KANSAS**, a Kansas municipal corporation (“CITY”), for the rezoning of such real property to a Planned Commercial Development Overlay District, pursuant to Article 20-A, “PCD” Planned Commercial Development Overlay District, of the Zoning Regulations.

F. The application was presented to and approved for recommendation by the Holcomb-Garden City-Finney County Area Planning Commission (“Planning Commission”) pursuant to a staff report, a copy of which is attached hereto as **Exhibit A** and is hereby incorporated by reference as if fully set forth herein to the extent approved by the Governing Body (“Planning Commission Staff Report”).

G. The CITY desires to promote the innovative and efficient uses of the Property by providing greater flexibility than what is provided by the fixed standards of the Underlying District.

PLAN

NOW, THEREFORE, CITY proposes this Planned Commercial Development Plan (“PCD Plan”) pursuant to Article 20-A, “PCD” Planned Commercial Development Overlay District, of the Zoning Regulations, as follows:

1. **COPIES AND COUNTERPARTS.** This PCD Plan may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same PCD Plan. Delivery of signatures by electronic method, including electronic mail of PDF signature pages, shall have the same effect as an original signature. CITY and DEVELOPER shall each receive one (1) hard copy of the executed PCD Plan, which shall include any documents, exhibits, attachments, and other documents submitted in support thereof. CITY shall retain one (1) digital copy of the same and the digital copy shall be retained at the discretion of the Director of the Neighborhood & Development Services department.

2. **PROPOSED PRELIMINARY PLAT OR REPLAT.** A replat of the real property subject to this PCD Plan and more particularly described herein was filed of record with the Office of the Register of Deeds of Finney County, Kansas on January 16, 2018 and recorded in Book 332 on Page 841 under name

of C.B.L. Addition - Second Plat to Garden City, Finney County, Kansas. All lots, parcels, and tracts of land within said property are shown to have been replatted into a single subdivision by way of said replat and, therefore, the replat is in compliance with Section 20-A.070(B)(2) of the Zoning Regulations.

3. **LEGAL DESCRIPTION.** The following described real estate situated in Garden City, Finney County, Kansas shall be subject to this PCD Plan, to wit:

Lot One (1), Block One (1), of the C.B.L. Addition - Second Plat to Garden City, Finney County, Kansas, according to the recorded plat thereof ("Property").

4. **DEVELOPMENT NAME.** The development upon on the Property shall be named the Woodmont Garden City Plaza LLC and such name is found to be consistent with any existing or proposed plat.

5. **MULTI-PHASED DEVELOPMENT.** The Property shall be developed in accordance with the Preliminary Site Plan and this PCD Plan. The Property will be developed as a multi-phased development with: (a) Phase 1 consisting of the existing commercial building that will contain the proposed storage rental units; (b) Phase 2 consisting of a new commercial development; and (c) Phase 3 consisting of a new commercial development. There shall be no storage rental units contained in Phase 2 and Phase 3. The boundaries of the entire development and the individual phases are designated on the Preliminary Site Plan as follows: (i) Phase 1 shall consist of the remaining portions of the Property not designated as Phase 2 or Phase 3; (ii) Phase 2 shall consist of approximately 0.993 acres to be generally located in the northeast portion of the Property; and (iii) Phase 3 shall consist of approximately 0.585 acres to be generally located in the southwest portion of the Property. Phase 2 and Phase 3 shall not be subject to this PCD Plan and such phases shall only be subject to this PCD Plan at such time that this PCD Plan is amended. Nothing in this PCD Plan, or any document, exhibit, attachment, or other document submitted in support thereof, shall be construed as authorizing or approving the development of any real property, structure, or infrastructure situated in Phase 2 or Phase 3. In the event that DEVELOPER desires to proceed with Phase 2 or Phase 3, DEVELOPER shall request an amendment to this PCD Plan to include Phase 2 or Phase 3, as the case may be. DEVELOPER understands and acknowledges that any such amendment, if approved by CITY, shall require each such phase to comply with Article 20-A, "PCD" Planned Commercial Development Overlay District, of the Zoning Regulations and all other applicable codes, ordinances, regulations, and policies of CITY.

6. **SITE PLAN.** DEVELOPER has submitted a preliminary site plan to show the location of all proposed or existing buildings, signs, drives, parking areas, and sidewalks for Phase 1, a copy of which is attached hereto as **Exhibit B** and is hereby incorporated by reference as if fully set forth herein ("Preliminary Site Plan"). The Preliminary Site Plan is submitted to show compliance with Section 20-A.070(B)(6) of the Zoning Regulations, exclusively, and for no other purpose.

7. **BUILDING LAYOUT.** DEVELOPER has submitted a building layout to provide a description, rendering, and graphic examples of the proposed buildings and the general characteristics to be found in Phase 1, a copy of which is attached hereto as **Exhibit C** and is hereby incorporated by reference as if fully set forth herein ("Building Layout").

8. **PROJECT STATEMENT.** DEVELOPER has prepared and submitted a project statement meeting the requirements of Section 20-A.070(B)(8) of the Zoning Regulations, a copy of the Project Statement is attached hereto as **Exhibit D** and is hereby incorporated by reference as if fully set forth herein ("Project Statement").

9. **DEVELOPMENT TIMELINE.** The improvements for Phase 1 shall commence on or before January 1, 2025, subject to the availability and delivery of equipment and materials. Notwithstanding the foregoing, the development of infrastructure, site, and building improvements shall be subject to the following:

- a. **SUBSTANTIAL COMPLETION – PHASE 1.** Each building within Phase 1, whether existing or proposed, that is subject to this PCD Plan shall be substantially completed for occupant use within two (2) years following the date of approval of this PCD Plan by the Governing Body. In the event that any such buildings are not substantially completed for occupant use within any such respective deadline, the district classification shall revert to the Underlying District and this PCD Plan shall be null and void. Any such reversion and nullification shall take effect immediately on the day immediately following the last day of the aforementioned two (2) year period.
- b. **ADMINISTRATIVE EXTENSION.** The sole owner or all owners, as the case may be, of each lot, parcel, or tract of land within the Property may make a request for an administrative extension of any deadline pursuant to Paragraph 9(a), Substantial Completion, herein. Any request for an administrative extension shall be submitted in writing to the Neighborhood & Development Services department. Any such administrative request shall be subject to the approval of the Director of the Neighborhood & Development Services department, subject to the following limitations: (1) no such administrative extension shall be granted if any administrative extension has been previously granted, in any manner; and (2) no such administrative extensions shall grant an extension for a period of more than two (2) years from the last day of the original two-year (2-year) period.
- c. **ADDITIONAL EXTENSIONS.** Any further extensions of any deadline pursuant to Paragraph 9(a), Substantial Completion, herein, beyond the administrative extension set forth in Paragraph 9(b), Administrative Extension, herein, shall be made to and subject to the approval of the Governing Body.

10. **LANDSCAPING PLAN.**

- a. A landscaping plan that complies with Article 36 of the Zoning Regulations shall be required for each Phase unless modified by this Paragraph 10 and its subparagraphs.
- b. **PHASE 1.** For Phase 1, the requirement for DEVELOPER to submit a landscaping plan is hereby waived, but only upon the condition that DEVELOPER constructs sidewalks as follows:
 - i. **PRIVATE SIDEWALK.** A new private pedestrian way, including, but not limited to, any ramp, landing, or other pedestrian accessibility feature, shall be constructed on the Property along the entire length of the eastern portion of the access drive that serves K-156/East Kansas Avenue and the Property. Any such pedestrian way shall be constructed in accordance with any specifications for a sidewalk as required by the *General Improvements Handbook* of the CITY, the *Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way* of the United States Access Board, and any applicable provisions of any code,

ordinance, regulation, or statute of any local, state, or federal government, or agency thereof, relating to sidewalks, including, but not limited to, the Code of Ordinances of Garden City, Kansas notwithstanding the private property exception set forth in Section 78-79 of said code, the International Building Code as incorporated by reference by CITY, and any federal statute, regulation, or guideline relating to the Americans With Disabilities Act of 1990, 42 U.S.C. § 12101 et seq. (2018), and amendments thereto.

- ii. **PUBLIC SIDEWALK.** A new public sidewalk, including, but not limited to, any ramp, landing, or other pedestrian accessibility feature, shall be constructed within the right-of-way of K-156/East Kansas Avenue near the northeast corner of the aforementioned access drive and any such sidewalk shall be constructed in a manner that connects the existing public sidewalk within said right-of-way to the aforementioned private sidewalk to be constructed on the Property.
 - iii. **CONSTRUCTION TIMELINE.** Construction of such sidewalks shall commence and be substantially completed in accordance with the development timeline for Phase 1 set forth in Paragraph 9, Substantial Completion, herein.
 - iv. **FAILURE TO TIMELY CONSTRUCT.** Notwithstanding the foregoing and in the event that DEVELOPER fails to commence construction or substantially complete all such sidewalks by deadlines set forth in Paragraph 10(b)(iii) or prior to the issuance of a Certificate of Occupancy for the portion of the building in Phase 1 in which the storage rental units will be located, whichever occurs earlier, DEVELOPER shall submit a landscaping plan for Phase 1 that complies with Article 36 of the Zoning Regulations within thirty (30) days after the occurrence of any such event.
 - v. **SPECIFICATIONS NOT AFFECTED.** Nothing contained herein shall be construed as a variance, exception, or waiver of any requirement for DEVELOPER to construct the pedestrian way and sidewalk in accordance with the *General Improvements Handbook* of the CITY, the *Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way* of the United States Access Board, or any applicable provisions of any code, ordinance, regulation, or statute of any local, state, or federal government, or agency thereof, relating to sidewalks, including, but not limited to, the Code of Ordinances of Garden City, Kansas notwithstanding the private property exception set forth in Section 78-79 of said code, the International Building Code as incorporated by reference by CITY, and any federal statute, regulation, or guideline relating to the Americans With Disabilities Act of 1990, 42 U.S.C. § 12101 et seq. (2018), and amendments thereto.
- c. **PHASES 2 AND 3.** DEVELOPER shall submit a similar landscaping plan or other document to satisfy the requirements of Section 20-A.070(B)(10) of the Zoning Regulations for Phase 2 and Phase 3 prior to the issuance of any building permit for Phase 2 or Phase 3, respectively.

11. **PERMITTED USES.** The permitted uses upon and within the Property shall be limited to the following uses and no others:

- a. **COMMERCIAL USES.** Any permitted use of the respective Underlying District; and
- b. **INDUSTRIAL USES.** The following permitted uses for a I-1 Light Industrial District are authorized for the Property and any such uses shall be subject to any further definitions and limitations for such use contained in the Zoning Regulations for I-1 Light Industrial Districts:
 - i. Storage rental units pursuant to Section 17.020(Y) of the Zoning Regulations.

12. **DISTRICT CLASSIFICATION.** Any reference to the district classification of the Property shall be C-2 (PCD).

13. **APPLICABILITY OF UNDERLYING DISTRICT.** The provisions of the Zoning Regulations applicable to the Underlying District shall remain in effect, notwithstanding this PCD Plan, unless any such provision is specifically amended, changed, deleted, added to, or supplemented by this PCD Plan. Nothing in this PCD Plan shall be construed to in any way limit, bar, or waive any right, authority, or ability of CITY to change any ordinance, regulation, code, policy, rule, or other requirement that is not specifically amended, changed, deleted, added to, or supplemented in this PCD Plan.

14. **ISSUANCE OF PERMITS.** No building permit or occupancy certificate shall be issued for any building within the Property that is not in compliance with this PCD Plan.

15. **VIOLATIONS.** A violation of any term or condition of this PCD Plan shall constitute a violation of the Zoning Regulations and shall be punishable as provided for in Section 30.040 thereof. Nothing in this PCD Plan shall preclude the CITY from exercising any other rights or remedies that may now or subsequently be available at law, in equity, by statute, by ordinance, or otherwise.

16. **AMENDMENTS; VARIANCES.** This PCD Plan shall not be amended, changed, deleted, added to, or supplemented except by written agreement signed and approved by the Governing Body. Any such request shall be initiated by the sole owner or all owners, as the case may be, of each lot, parcel, or tract of land within the Property. The provisions of Article 29, Variances and Exceptions to the District Regulations, of the Zoning Regulations shall not apply to the Property. Any request for variance or exception to a provision of this PCD Plan shall be governed by the procedure for amendments set forth in the first sentence of this paragraph.

17. **COVENANTS TO RUN WITH THE LAND.** This PCD Plan shall constitute covenants that run with the land and are binding on any successors-in-interest.

18. **EFFECTIVE DATE.** The effective date of this PCD Plan shall be the date of approval of this PCD Plan by the Governing Body, irrespective of the date executed by the CITY and DEVELOPER.

19. **RECORDATION.** A Notice of this PCD Plan shall be recorded with the Register of Deeds, Finney County, Kansas, not later than thirty (30) days after its execution. This PCD Plan is too voluminous and/or not in an appropriate form for recording and, therefore, shall be available for review and inspection during normal business hours at:

**City of Garden City, Kansas
Neighborhood & Development Services Department
301 N. 8th Street
Garden City, Kansas 67846**

20. **REPRESENTATIVE CAPACITY.** The undersigned person executing this PCD Plan for DEVELOPER represents and warrants that said person is executing this PCD Plan in said person's capacity as the manager of DEVELOPER, that said person is authorized by DEVELOPER to execute this PCD Plan on behalf of DEVELOPER, and that said person is authorized by DEVELOPER to bind DEVELOPER to this PCD Plan.

21. **CORPORATE AUTHORITY.** DEVELOPER hereby represents and warrants it has full company power to execute, deliver, and perform the terms and obligations of this PCD Plan and all of the foregoing has been duly and validly authorized by all necessary company proceedings. This PCD Plan constitutes the legal, valid, and binding obligation of DEVELOPER, enforceable in accordance with its terms.

IN WITNESS WHEREOF, the CITY and DEVELOPER have executed this Agreement on this _____ day of _____, 2024.

CITY OF GARDEN CITY, KANSAS

Date

By _____
MANUEL F. ORTIZ, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

WOODMONT GARDEN CITY PLAZA LLC

Date

By _____
STEPHEN COSLIK, as Manager

STAFF REPORT

GC2023-58: Rezoning from “C-2” General Commercial District to “C-2” General Commercial District with “PCD” Planned Commercial Development, 2310 E. Kansas Avenue, Garden City, Kansas

GENERAL INFORMATION

Date:	December 21, 2023	Jurisdiction:	Garden City
Owner:	Woodmont Garden City Plaza, LLC		
Applicant:	Jennifer Chatman, The Woodmont Company		
Requested Action:	Rezone from “C-2” General Commercial District to “C-2” General Commercial District with “PCD” Planned Commercial Development		
Purpose:	Revitalize an existing structure		
Location address:	2310 E. Kansas Avenue		
Comprehensive Plan:	Future land use is categorized as Commercial. The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	“C-2” General Commercial District		
Surrounding Zoning:	North “C-2” General Commercial District South “C-2” General Commercial District East “C-2” General Commercial District West “C-2” General Commercial District		
Land Area:	Contains 9.10 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

BACKGROUND INFORMATION

The applicant Jennifer Chatman on behalf of The Woodmont Company. is requesting to rezone the property generally located at 2310 E. Kansas Avenue from “C-2” General Commercial District to “C-2” General Commercial District with “PCD” Planned Commercial Development.

The property has an existing 111,391 square foot building containing Kohls, Burlington (under construction) and DaVita Dialysis. The applicant intends to use two different spaces containing 32,117 sq. ft. and 7, 868 sq. ft. for indoor storage rental units (see plan for reference).

The owner intends to split off two outparcels on this property (see plan for reference). The first phase of the PCD plan will be for the storage rental units in the north and east of the existing building. There will be an individual monitoring the operations, however customers will pay for their storage rental unit online. The second phase of the PCD plan will be the coffee out-parcel for 2024 followed by a front out-parcel for 2024-2025.

STAFF ANALYSIS

At this time, the timelines are tentative and subject to change. All phases of the PCD Plan will need to go through the site plan review process. During the review of the PCD plan, staff will review the parking layout and the ADA requirements. Any amendments that are proposed shall follow the criteria in Section 20-A.110 Amendments. At this time, no submittals have been received to split off the out-parcels, however, those areas are included as part of this PCD plan.

Since the first phase of the PCD plan will be made to the existing building, there will be no landscape added outside of the sidewalk extension along the northwest entrance road to provide connectivity and pedestrian access to the property.

The Planning Commission may make its recommendation and state their findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

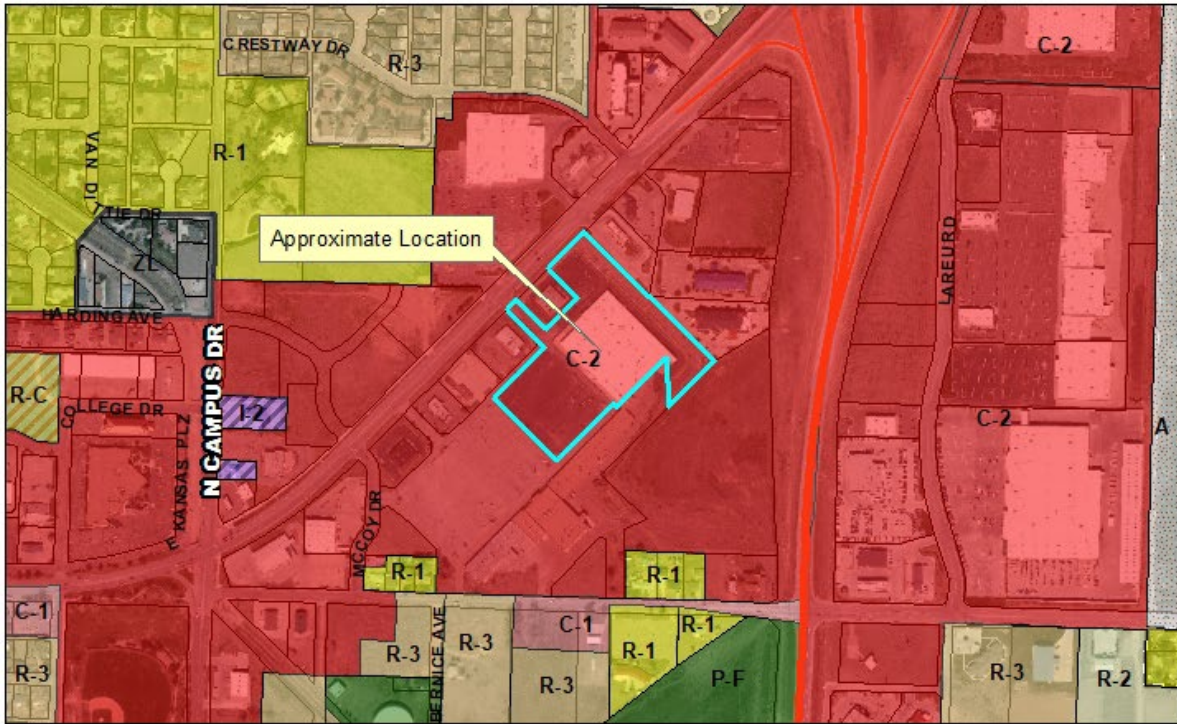
- (A) The physical character of the neighborhood surrounding the property under consideration.
- (B) The existing zoning and land uses of properties both adjacent and near the property under consideration,
- (C) The suitability under existing conditions of the subject property for the land uses to which it has been zoned
- (D) The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
- (E) The length of time the subject property has remained vacant as zoned (if applicable),
- (F) The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
- (G) The consideration of recommendations of permanent or professional staff (if applicable),
- (H) The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
- (I) Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request and PCD Plan.
2. The Planning Commission may not recommend approval of the rezoning request and PCD Plan.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the rezone and PCD plan as presented.

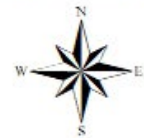


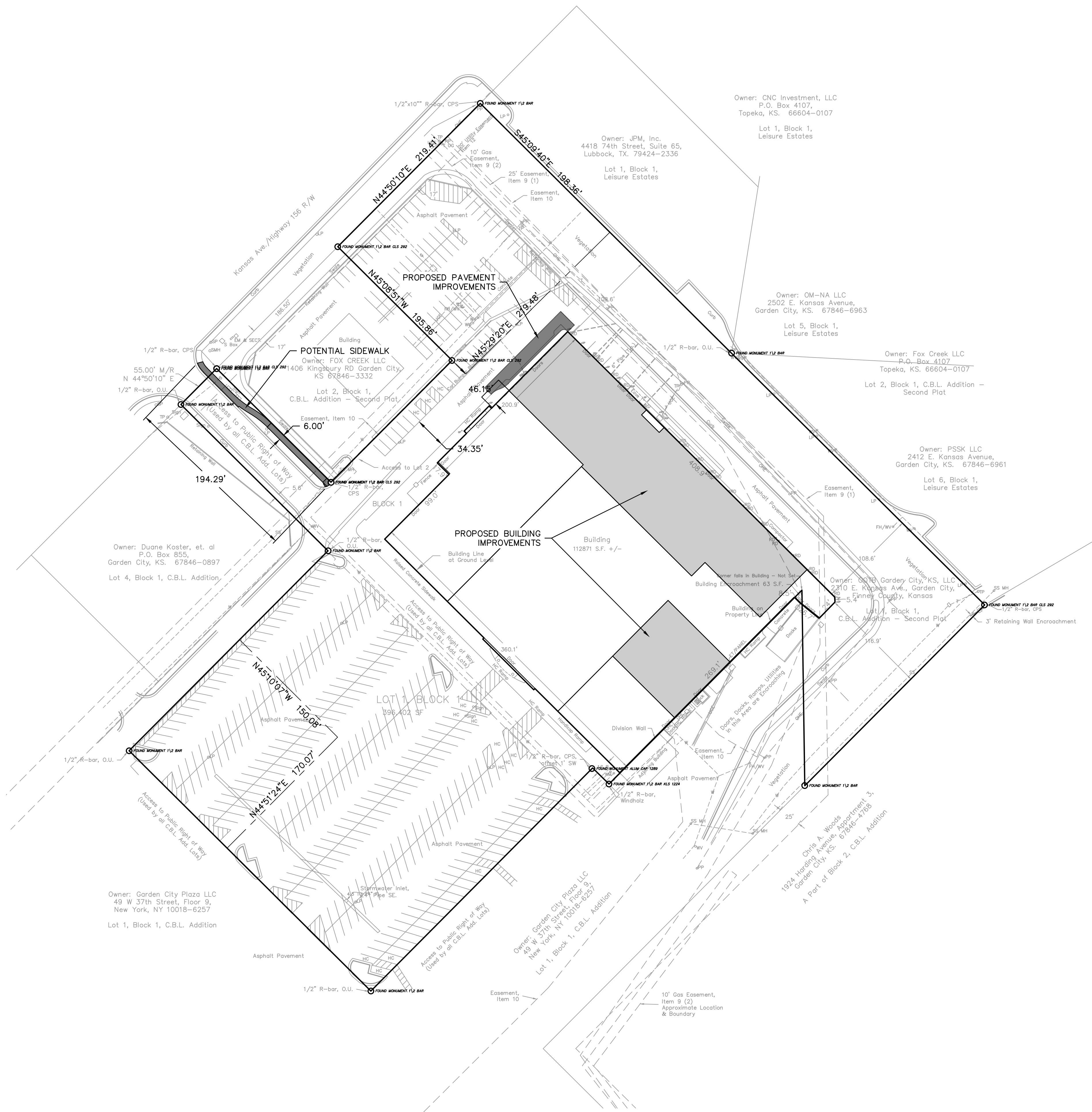
Case Number: GC2023-58

Applicant: Brandi Dosch

Address: 2310 E. Kansas Ave

Request: Rezone request from "C-2" General Commercial District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District











SITE PLAN NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
3. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
 - A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5X PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
 - B. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO 1/4 THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
 - C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
 - D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 1/2" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
 - E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
4. CURB JOINTS SHALL BE CONSTRUCTED AS FOLLOWS:
 - A. PLACE 3/4" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD AT 200' INTERVALS, AT BEGINNING AND END OF ALL RADII, AND AT STRUCTURES.
 - B. CONTRACTION JOINTS SPACED AT INTERVALS NOT GREATER THAN 10 FEET, SAWED TO 1/4 THE SLAB THICKNESS.
5. NO LANDSCAPING IMPROVEMENTS ARE PROPOSED.
6. THE EXTERIOR LOOK OF THE SELF STORAGE WILL MATCH THE EXISTING FACADE AND GENERAL CHARACTERISTICS OF THE REST OF THE BUILDING AND DEVELOPMENT.

LEGEND:

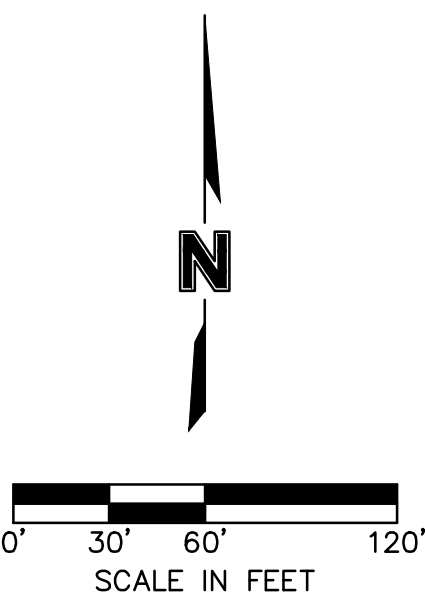
CONSTRUCT CONCRETE PAVEMENT/SIDEWALK

SURVEY MARKERS

- | | | |
|---|-----|----------------|
|  | BMK | BENCHMARK |
|  | CPT | CONTROL POINT |
|  | FND | FOUND MONUMENT |
|  | ROW | ROW MARKER |
|  | SCR | SECTION CORNER |
|  | SET | SET MONUMENT |

BOUNDARIES

- - - SECTION LINE
 E/P EXISTING PROPERTY BOUNDARY
 P PROPOSED PROPERTY BOUNDARY
 - - - EXISTING LOT LINE
 E/W EXISTING RIGHT-OF-WAY

[illegible]



NOTE TO CLIENT, CUSTOMER OR OWNER
PRELIMINARY UNIT MIX LAYOUT MAY NOT MEET LOCAL OR NATIONAL BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO HAVE THE LAYOUT VERIFIED BY A LICENSED ARCHITECT/ENGINEER TO VERIFY IT MEETS ALL LOCAL CODES INCLUDING EGRESS. UNIT ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY DUE TO BUILDING DIMENSIONS AND OBSTRUCTIONS.
"INCLUDES ANY ADA REQUIREMENTS"
THE OWNERS RESPONSIBILITY TO
THE UNITS ADA ACCESSIBLE AND
SIGNATE WHICH UNITS ARE TO BE
DESIGNED AS SUCH.

FLOOR PLAN

RETAIL BOX CONVERSION



2019 Janus International Corporation

WOODMONT GARDEN CITY PLAZA LLC

2100 West 7th Street | Fort Worth, TX 76107 | 817.732.4000

December 13, 2023

TO: Danielle Burke & Aleecya Charles

FROM: Jennifer Chatman

CC: Stephen Coslik, Jared Loomis, Chad Weller

RE: *2310 East Kansas Avenue – Rezoning / PCD Application*
SOME Information from Checklist

Hi Danielle & Aleecya:

Per your email received December 5th, we are diligently working on the checklist items (attached). And, per your email received today, below are some answers/responses (the blue Xs on checklist contain this info)!

1. PDC Plan can be called Woodmont Garden City Plaza LLC
2. Answering a-d for the Project Statement:
 - a. The target market to be served by the development is Greater Garden City MSA
 - b. The development DOES respect the character of the adjacent neighborhoods and is compatible with consistent quality
 - c. If applicable, how the development complies with the comprehensive plan.
 - d. If applicable, how the development conflicts with the comprehensive plan.
 - i. I am told Danielle would have the answers to c. and d.
3. Jared/Olsson is working on incorporating the requested sidewalk into the plan.
4. Timeline for the project / multi-phasing:
 - a. Self-Storage: 2024
 - b. Coffee Out-Parcel: 2024
 - c. Front Out-Parcel: 2024-2025

Let me know if you need anything else and thank you.

Jen

jchatman@woodmont.com

Exhibit D



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Aleecya Charles, Assistant Neighborhood & Development Services Director
DATE: January 16, 2024
RE: GC2023-45: Amendment to the Garden City Subdivision Regulations

ISSUE:

The Governing Body is asked to consider and approve an amendment regarding lot splits and any other cross-references to the Garden City Subdivision Regulations.

1. Ordinance No. _____ - 2024 an ordinance amending the subdivision regulations of the City of Garden City, Kansas in relation to considerations of lot splits; amending Sections 70-2:5.010 and 70-2:5.030 of the Subdivision Regulations; repealing current sections 70-2:5.010 and 70-2:5.030 of the Subdivision Regulations; all to the Code of Ordinances of the City of Garden City, Kansas.

BACKGROUND:

Staff is requesting to amend Sections 70-2:5.010 and Section 70-2:5.030 of the Garden City Subdivision Regulations. In review of the subdivision regulations, staff noticed that these two sections needed to be cleaned up. The previous language was not easy to understand the differences between approval or disapproval of a lot split application. The intent of a lot split is still the same, and now easier to read.

The amendment includes:

- Language clean up
- Disapproval of a lot split application
- Approval of lot split application
- Types of vacations not permitted on a lot split

ALTERNATIVES:

1. The Governing Body may approve the amendment as presented.
2. The Governing Body may not approve the amendment as presented.
3. The Governing Body may provide staff with an alternative.

RECOMMENDATION:

The Planning Commission recommended approval of the amendment as presented at the December 21, 2023, meeting. Staff recommends the Governing Body approve the amendment as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
PC Minute Excerpt	1/11/2024	Backup Material
Ordinance with changes shown	1/11/2024	Ordinance
Ordinance Amendment	1/11/2024	Ordinance

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

December 21, 2023

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, December 21, 2023, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chairman Haeck called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Member Collins, Member Crockett, Vice-Chair Germann, Member Glass, Member Hitz, Member Michel, and Member Rupp. Also present were Secretary Maxwell, Staff Charles and Staff Thompson.

2. APPROVAL OF MINUTES – November 16, 2023

Member Glass made a motion to approve the minutes from November 16, 2023. *Member Collins* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

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

OPEN PUBLIC COMMENT for items not on agenda.
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

- Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.
- Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
- Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
- All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
- All application files in their entirety including Staff Reports

6. NEW BUSINESS

H2023-57: A rezone from “R-1A” Single Family Dwelling District to “C-2” General Commercial District for the property generally located at 109 N. Main St. Holcomb, Kansas, at the request of Matthew Jones on Behalf of USD-363.

Staff Thompson- Presented staff report.

Garrett Kathman, Applicant Representative- We are really trying to ease the flow of traffic through Wiley Elementary when dropping off and picking up kids there. If we can add extra parking because right now it is just dirt and weeds. We want to put concrete there and give all our teachers a parking lot. And, when we have concerts and games on the

weekend, we have people lined up from Taylor Jones all the way to the railroad tracks. Extra space for parking is what we are looking for.

Chairman Haeck- Is there a crosswalk in that area?

Garrett Kathman- We have a crosswalk right now on Main Street in between Holcomb Elementary and Wiley Elementary. We don't have anything on the south side of Wiley yet, but it is something that we could look into for it. On the south side we have all the parking where the teachers park. You want to basically move them over and have them park there so parents can drop their kids off right there next to the building so kids aren't crossing the street in the morning.

OPEN PUBLIC COMMENT

CLOSE PUBLIC COMMENT

MEMBER HITZ MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING REQUEST FROM "R-1A" SINGLE FAMILY DWELLING DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

GC2023-58: A rezone from "C-2" General Commercial District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District for the property generally located at 2310 E. Kansas Ave., Garden City, Kansas, at the request of Jennifer Chatman, The Woodmont Company.

Staff Charles- Presented staff report.

Stephen Coslik, Representative for Applicant- These units differ from the typical self-store that many of us have grown up with. It's based on technology. We will have a person that will be checking these units twice a day. But even with technology today, the need to have a person there full time is not necessary. Additionally, what was attractive to us is that this space behind the Burlington, behind Kohls, which is challenging to bring in other users because of the lack of visibility, there is little supply within the greater Garden City market. Some storage units are heated and air conditioned. That will be our differentiation, that these units will be climate controlled. We work with a group that has a national presence in terms of layout and have done a market study that better understands what size units will be best needed in the City market and those will be the units that will be constructed within. Other than that, you did a great job in presenting.

Chairman Haeck- Have you talked to the Kohl's and the Burlington going in there? Are they okay with this going in there?

Stephen Coslik- When we negotiated the leases with them we had the ability to put in a non-retail use behind.

Chairman Haeck- I was looking at the drawing of it. The access points are wide enough for people to get in and out, you guys have done that research?

Staff Charles- What you have before you is just a preliminary site plan. The PCD plan is more of a guiding document. What they will do is go through a site plan review process that will be reviewed by all of the internal and external staff. So, any questions that may arise will be taken care of through the site plan review process.

Member Rupp- I know the rest of the shopping mall has that one percent additional sales tax for improvements. Is that part of the PCD or is that a different deal?

Staff Charles- That is a different portion. The PCD is just a plan and what you are referring to is a CID and a TIF on this area.

OPEN PUBLIC COMMENT

CLOSE PUBLIC COMMENT

Member Collins- I've got a question on the PCD. Where does it end and where does it stop?

Staff Charles- There are about four uses I believe that are allowed with the PCD. It's an overlay in the commercial, C-1 and C-2, zoning districts. They are allowed to do all the permitted uses within C-1 and C-2 with no problem. The additional things that we have added are the storage rental units, warehouses, residences, so it is a component of the

mixed use for areas. C-3 was the only area that allowed mixed use, commercial on the bottom, residential on the top. A PCD plan allows you to do that in C-1 and C-2. The very light industrial uses that were added will be on top of the commercial businesses.

MEMBER COLLINS MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING REQUEST FROM “C-2” GENERAL COMMERCIAL DISTRICT TO “C-2” GENERAL COMMERCIAL DISTRICT WITH “PCD” PLANNED COMMERCIAL DEVELOPMENT OVERLAY DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yes	Yes	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

FC2023-51: Pro-Stake Surveying LLC has filed an application for consideration of the Halbur Fields parcel plat, generally located at 6270 Old Post Road, Finney County, KS, at the request of Roman Halbur.

Staff Thompson- Presented staff report.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE HALBUR FIELDS ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CROCKETT SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

GC2023-53: The City of Garden City has filed an application for consideration of the Fire Station Three final plat, generally located at 3535 E Schulman Avenue, Garden City, KS, at the request of the City of Garden City.

Staff Thomspen- Presented staff report.

*Member Glass-*Recused herself from the vote.

MEMBER ANLIKER MADE A MOTION TO RECOMMEND APPROVAL OF THE FIRE STATION FINAL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CROCKETT SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Abstain	Yea	Yea	Yea	Yea

Motion passed.

GC2023-54: The City of Garden City has filed an application for consideration of the Grace Bible Church Subdivision, generally located at 2959 E Schulman Avenue, Garden City, KS, at the request of the City of Garden City.

Staff Thomspen- Presented staff report.

Member Michel- I assume this is just to clean up some right-of-way?

Staff Charles- When we did some of the improvements there the traffic signal and there was some additional right-of-way that we wanted to get on top of, adding some pedestrian access. This plat essentially cleans up some of that.

VICE-CHAIR GERMANN MADE A MOTION TO RECOMMEND APPROVAL OF THE GRACE BIBLE CHURCH SUBDIVISION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER GLASS SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

GC2023-55: Palmberg Land Surveying Services has filed an application for consideration of the Maverik Mary Street Addition final plat, generally located at the north-east corner of Mary Street and Buffalo Way, Garden City, KS, at the request of SKS Properties LC.

Staff Thompson- Presented staff report.

Chairman Haeck- Has there been any conversation with the school system?

Staff Charles- Yes, staff met with the school district on this project and will continue to work with them along with Maverik.

Member Rupp- Lot two, are they going to be able to access that from Buffalo Way Boulevard or is that only for school access?

Staff Charles- Buffalo Way Boulevard is a public road. It is not owned by the school. Through this you won't see the actual site plan come through, but we will work through some improvements along Mary Street and there will be some improvements to Buffalo Way in regard to the median and potentially a median on East Mary Street.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE MAVERIK MARY STREET ADDITION FINAL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER MICHEL SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

FC2023-59: Palmberg Land Surveying Services has filed an application for consideration of the VFF Subdivision #1 parcel plat, generally located at 19535 N. Big Lowe Road, Finney County, KS, at the request of S-K Family, LLC.

Staff Thompson- Presented staff report.

VICE-CHAIR GERMANN MADE A MOTION TO RECOMMEND APPROVAL OF THE VFF SUBDIVISION #1 PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

GC2023-45: An amendment to the Garden City Subdivision Regulations regarding lot splits and any other cross-references at the request of staff.

Staff Charles- Presented staff report.

OPEN PUBLIC COMMENT
CLOSE PUBLIC COMMENT

Chairman Haeck- You talked to legal through this and it is good?

Staff Charles- We sat through in my office with legal and our engineer and drew this one up.

Member Hitz- All you are doing is making it more easily understood.

Staff Charles- It was a little confusing and we knew the intent of what a lot split is. It just was not written very well previously.

Vice-Chair Germann- Is there a way we can see. Without a red line it is hard.

Staff Charles- The only thing that changed is we separated it out. Previously it stated that the Planning Director could not approve a lot split if they were doing these items and then the next section said we could do it if we had these items. Just cleaned up that portion because they almost cancelled each other out and there is another section that says you can't do a lot split without having to do a replat if it is for a development. All three almost canceled out each other but had the same intent. We had no red line copy because we just went off his notes that we talked about in my office. But it's a very clean amendment and this makes it so people can do a lot split which is easier to do than a replat.

General discussion regarding clean-up of amendment.

VICE-CHAIR GERMANN MADE A MOTION TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE GARDEN CITY SUBDIVISION REGULATIONS REGARDING LOT SPLITS AND ANY OTHER CROSS REFERENCES. MEMBER COLLINS SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

7. ADJOURN

MEMBER GLASS MADE A MOTION TO ADJOURN. MEMBER MICHEL SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Germann	Glass	Haeck	Hitz	Michel	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

The meeting was adjourned at 9:32 A.M.

Trent Maxwell
Aleecya Charles

Secretary
Staff

Nathaniel Haeck
Vicki Germann

Chairman
Vice-Chairman

ORDINANCE NO. _____-2024

AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS OF THE CITY OF GARDEN CITY, KANSAS IN RELATION TO CONSIDERATIONS OF LOT SPLITS; AMENDING SECTIONS 70-2:5.010 AND 70-2:5.030 OF THE SUBDIVISION REGULATIONS; REPEALING CURRENT SECTIONS 70-2:5.010 AND 70-2:5.030 OF THE SUBDIVISION REGULATIONS; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

SECTION 1. Section 70-2:5.010 of the Subdivision Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

Section 70-2:5.010 LOT SPLIT

- A. As an alternative to ~~replating~~ replatting, the subdividing of any platted real property may be accomplished by a lot split, provided that any such lot split complies with all of the requirements of this Article.
- B. Any such subdivisions and the lots produced thereby shall conform to all minimum standards of these regulations, zoning regulations, and other applicable codes of the City.
- C. No building permit shall be issued ~~for~~ in relation to a lot produced ~~be by~~ a lot split until the lot split has been reviewed and approved by the Planning Director in accordance with the ~~procedures~~ provisions of this Article.

SECTION 2. Section 70-2:5.030 of the Subdivision Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

Section 70-2:5.030 CONSIDERATION OF A LOT SPLIT.

- A. The Planning Director shall approve ~~an~~ applications for ~~a~~ lot splits if it is determined that the lot has not been previously split, that the new lots so created conform to the requirements of these regulations, and that adequate street rights-of-way and easements exist to serve the properties. ~~The Planning Director shall not approve a lot split if any of the following conditions exist:~~
 - 1. ~~A vacation of any street, alley, utility easement, or other public reservation is required or proposed;~~
 - 2. ~~The split will result in a lot without access to a street; or~~
 - 3. ~~Such action will result in a lot being split into more than four (4) lots.~~
- B. ~~The Planning Director may make such additional requirements as are deemed necessary to carry out the intent and purpose of existing land development regulations and Governing Body policies where such requirements are reasonably related to the development of the properties. Such requirements may include, but not be limited to, the:~~

1. Installation of public facilities;
2. Dedication of right-of-way and easements; and
3. Submission of covenants for the protection of other landowners.

The Planning Director shall not approve an application for a lot split if any of the following conditions exist if:

1. A vacation of any street, alley, or utility easement or a vacation of any other public reservation is required or proposed;
2. The split will result in a lot without access to a street; or
3. Such action will result in a lot being split into more than four (4) lots.

C. In approving any application for a lot split, the Planning Director may make such additional requirements as are deemed necessary to carry out the intent and purpose of existing land development regulations and Governing Body policies where, provided that such requirements are reasonably related to the development of the properties. Such requirements may include, but not be limited to, the:

1. Installation of public facilities;
2. Dedication of right-of-way and easements; and
3. Submission of covenants for the protection of other landowners.

SECTION 3. The Subdivision Regulations for the City of Garden City, Kansas, specifically Sections 70-2:5.010 and 70-2:5.030, as previously existing, are hereby repealed, to be replaced as specified in this ordinance. All Subdivision Regulations sections not specifically amended or deleted herein shall remain in full force and effect.

SECTION 4. If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its publication in the Garden City Telegram, the official publication of record.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 16th day of January, 2024.

MANUEL F. ORTIZ, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM AND CONTENT:

JENNIFER CUNNINGHAM, City Attorney

ORDINANCE NO. _____-2024

AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS OF THE CITY OF GARDEN CITY, KANSAS IN RELATION TO CONSIDERATIONS OF LOT SPLITS; AMENDING SECTIONS 70-2:5.010 AND 70-2:5.030 OF THE SUBDIVISION REGULATIONS; REPEALING CURRENT SECTIONS 70-2:5.010 AND 70-2:5.030 OF THE SUBDIVISION REGULATIONS; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

SECTION 1. Section 70-2:5.010 of the Subdivision Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

Section 70-2:5.010 LOT SPLIT

- A.** As an alternative to replatting, the subdividing of any platted real property may be accomplished by a lot split, provided that any such lot split complies with all of the requirements of this Article.
- B.** Any such subdivision and the lots produced thereby shall conform to all minimum standards of these regulations, zoning regulations, and other applicable codes of the City.
- C.** No building permit shall be issued in relation to a lot produced by a lot split until the lot split has been reviewed and approved by the Planning Director in accordance with the provisions of this Article.

SECTION 2. Section 70-2:5.030 of the Subdivision Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

Section 70-2:5.030 CONSIDERATION OF A LOT SPLIT.

- A.** The Planning Director shall approve an application for a lot split if it is determined that the lot has not been previously split, that the new lots so created conform to the requirements of these regulations, and that adequate street rights-of-way and easements exist to serve the properties.
- B.** The Planning Director shall not approve an application for a lot split if any of the following conditions exist if:
 - 1.** A vacation of any street, alley, or utility easement or a vacation of any other public reservation is required or proposed;
 - 2.** The split will result in a lot without access to a street; or
 - 3.** Such action will result in a lot being split into more than four (4) lots.

- C. In approving any application for a lot split, the Planning Director may make such additional requirements as are deemed necessary to carry out the intent and purpose of existing land development regulations and Governing Body policies, provided that such requirements are reasonably related to the development of the properties. Such requirements may include, but not be limited to, the:
1. Installation of public facilities;
 2. Dedication of right-of-way and easements; and
 3. Submission of covenants for the protection of other landowners.

SECTION 3. The Subdivision Regulations for the City of Garden City, Kansas, specifically Sections 70-2:5.010 and 70-2:5.030, as previously existing, are hereby repealed, to be replaced as specified in this ordinance. All Subdivision Regulations sections not specifically amended or deleted herein shall remain in full force and effect.

SECTION 4. If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its publication in the Garden City Telegram, the official publication of record.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 16th day of January, 2024.

MANUEL F. ORTZ, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM AND CONTENT:

JENNIFER CUNNINGHAM, City Attorney



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Mike Muirhead, Director of Public Works and Utilities.
DATE: January 16, 2024
RE: Resolution for public hearing annexing Jennie Barker Road

ISSUE:

The Governing Body is asked to consider and approve a resolution establishing a date and time for a public hearing regarding the annexation of a portion of North Jennie Barker Road.

1. Resolution No. _____ - 2024, a resolution of the Governing Body of the City of Garden City, Kansas indicating that the City is considering the annexation to the City of Garden City, Kansas of certain land situated in Section 4, Township 24 South, and Range 32 West in Finney County, Kansas, as more particularly described herein, and generally consisting of that portion of the western ½ of the right-of-way for North Jennie Barker Road along 2915 North Jennie Barker Road to the North boundary line of said Section 4; establishing the date and time of a public hearing on such matter and providing for the giving of notice of such public hearing.

BACKGROUND:

On August 21, 2023, the City of Garden City received a written request from Finney County requesting the City of Garden City annex a portion of Jennie Barker Road into the City boundaries. This request is asking that the western half of Jennie Barker Road from the current city boundary north to edge of the existing city boundary. As required by the State Statute, this resolution establishes a date and time for a public hearing at which time the annexation ordinance would be considered. The date and time for consideration is March 16, 2024, at 1:30 p.m.

ALTERNATIVES:

1. The Governing Body may approve the attached resolution.
2. The Governing Body may not approve the attached resolution.

RECOMMENDATION:

Staff recommends the Governing Body approve the attached resolution.

FISCAL NOTE:

There is no fiscal note at this time.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	1/12/2024	Backup Material
Exhibit	1/12/2024	Backup Material
Jennie Barker Annexation Letter from Finney County	1/11/2024	Backup Material

RESOLUTION NO. _____-2024

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS INDICATING THAT THE CITY IS CONSIDERING THE ANNEXATION TO THE CITY OF GARDEN CITY, KANSAS OF CERTAIN LAND SITUATED IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 32 WEST IN FINNEY COUNTY, KANSAS, AS MORE PARTICULARLY DESCRIBED HEREIN, AND GENERALLY CONSISTING OF THAT PORTION OF THE WESTERN ½ OF THE RIGHT-OF-WAY FOR NORTH JENNIE BARKER ROAD ALONG 2915 NORTH JENNIE BARKER ROAD TO THE NORTH BOUNDARY LINE OF SAID SECTION 4; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING.

WHEREAS, the City of Garden City, Kansas ("City"), by and through its governing body ("Governing Body"), is authorized to annex land to the corporate limits of Garden City, Kansas pursuant to K.S.A. 12-520; and

WHEREAS, the City is considering the annexation of certain real property that: (a) is situated in Section 4, Township 24 South, Range 32 West in Finney County, Kansas; (b) generally consists of approximately Four Thousand Feet (4,000') of the Western half (1/2) of the right-of-way for North Jennie Barker Road, which is a county section line road except for the platted portions thereof; (c) is generally located along 2915 North Jennie Barker Road to the North boundary line of said Section 4; and (d) is more particularly described herein; and

WHEREAS, certain conditions exist that qualify the land proposed to be annexed for unilateral annexation pursuant to K.S.A. 12-520(a)(1), (3), and (6); and

WHEREAS, specifically and in regards to subsection (a)(1) of K.S.A. 12-520, a portion of land consisting of the East Forty Feet (40') of Lots 1 and 2, Block 1, of the Torres Addition No. 2, Finney County, Kansas, according to the recorded plat thereof, is platted and the Eastern boundary line of said subdivision adjoins the corporate limits of Garden City, Kansas; and

WHEREAS, specifically and in regards to subsection (a)(3) of K.S.A. 12-520, a portion of the land proposed to be annexed that consists of the East Thirty-Five Feet (35') of Lots 1 and 2, Block 1, of the Torres Addition No. 2, Finney County, Kansas, according to the recorded plat thereof: (a) adjoins the corporate limits of Garden City, Kansas; (b) is owned by the County of Finney, Kansas, a duly organized Kansas County; and (c) the Board of County Commissioners of Finney County, Kansas has given the City its express permission to annex the land proposed to be annexed pursuant to subsection (e) of K.S.A. 12-520; and

WHEREAS, specifically and in regards to subsection (a)(6) of K.S.A. 12-520, all of the land proposed to be annexed adjoins the corporate limits of Garden City, Kansas, is so situated that at least 2/3 of its boundary line adjoins Garden City, Kansas, and is not in excess of 21 acres; and

WHEREAS, the exception set forth in subsection (b) of K.S.A. 12-520 does not apply to this proposed annexation because no portion of any unplatted portions of the land proposed to be annexed is devoted to agricultural use of twenty-one (21) acres or more; and

WHEREAS, the exception set forth in subsection (e) of K.S.A. 12-520 does not apply to this proposed annexation because any portion of the land proposed to be annexed constituting the right-of-way of a highway is abutted on one side by land that is already within the corporate limits of Garden City, Kansas; and

WHEREAS, the City has caused there to be prepared a plan for the extension of services to the land proposed to be annexed, pursuant to K.S.A. 12-520b; and

WHEREAS, in order to proceed with the annexation of the land proposed to be annexed, the Governing Body must pass a resolution pursuant to K.S.A. 12-520a that: (a) provides notice of a public hearing to be held not less than sixty (60) nor more than seventy (70) days following the date of the adoption of such resolution at which the Governing Body will consider the annexation of the land proposed to be annexed; (b) describes the boundaries of the land, and (c) informs the public that the City's plan for extension of services to the land will be available for inspection in the office of the City Clerk.

WHEREAS, there are no adequate facilities available to hold a public hearing in or as near as possible to the land proposed to be annexed because the land is approximately Four Thousand Feet (4,000') of county road right-of-way and, therefore, the public hearing shall be held at the City Commission Chambers of the City Administrative Center located at 301 North 8th Street in Garden City, Kansas.

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

SECTION 1. Notice. Please take notice that a public hearing will be held on **March 19, 2024** at **1:30 p.m.** in the City Commission Chambers of the City Administrative Center located at 301 North 8th Street in Garden City, Kansas, wherein the Governing Body will consider the annexation of the land more particularly described herein. There are no adequate facilities available to hold a public hearing in or as near as possible to the land other than the City Commission Chambers.

SECTION 2. Description. The boundaries of the land proposed to be annexed is depicted on the sketch attached hereto as **Exhibit 1**, which is hereby incorporated by reference as if fully set forth herein, and a legal description of said land is as follows:

All that part of Jennie Barker Road Right of Way lying in the East Half of Section 4, Township 24 South, Range 32 West more particularly described as follows: Commencing at the Southeast corner of said Section 4, Thence on an assumed bearing N 00°40'53" E, along the East line of said Section 4, a distance of 1322.04 feet to the Point of Beginning; From the Point of Beginning, Thence N 88°13'12" W, a distance of 40.01 feet, to the Northeast corner of Lot 1, Block 1, The Hamptons, recorded at Book 0306, Page 135 Finney County, Kansas Register of Deeds; Thence along a curve to the left a distance 0.31 feet, said curve having a radius of 560.00 feet, through an angle of 0°01'55" with a chord bearing N 00°41'51" E, 0.31 feet to a point 40.00 feet perpendicular distance West of the East line of the Southeast Quarter of said Section 4; Thence N 00°40'53" E, along a line 40.00 feet west of said East line, a distance of 1317.74 feet; Thence N 00°40'42" E, along a line 40.00 feet west of the East line of the Northeast Quarter of said Section 4, a distance of 2642.05 feet to a point on the North line of said Section 4; Thence S 88°20'16" E, a distance of 40.00 feet to the Northeast corner of said Section 4; Thence S 00°40'42" W, along the East line of the Northeast Quarter of said Section 4, a distance of 2641.36 feet to the Northeast corner of the Southeast Quarter of said Section 4; Thence S 00°40'53" W, along the East line of the Southeast Quarter of said Section 4, a distance of 1318.82 feet to the point of beginning; Containing 3.636 acres more or less.

SECTION 3. Plan for Extension of Services. The City has caused there to be prepared a plan for the extension of services to the land proposed to be annexed pursuant to K.S.A. 12-520b ("Plan") and a copy of the Plan is available for inspection at the office of the City Clerk during normal business hours.

SECTION 4. Invitation. Members of the public are hereby invited to review the plan for extension of services and to attend the public hearing on the date and time announced herein.

SECTION 5. No Limitation of Rights. Nothing in this Resolution shall be construed to in any way limit, restrict, or waive the right or ability of the City to claim any additional or different condition for or method annexation under K.S.A. 12-520 or any other law.

SECTION 6. Notices, Submissions, Publication, and Certification. Upon the adoption of this Resolution, the City Clerk or Deputy City Clerk shall take the following actions:

- (a) **NOTICE TO LANDOWNERS.** A copy of this Resolution, along with a copy of the attached **Exhibit 1**, shall be mailed by certified mail, **not more than ten (10) days following the date of the adoption of this Resolution**, to each owner of the land proposed to be annexed.
- (b) **NOTICE TO TAXING SUBDIVISIONS.** A copy of this Resolution, along with a copy of the attached **Exhibit 1**, shall be sent by certified mail, **not more than ten (10) days following the date of the adoption of this Resolution**, to each of the following:
 - (1) The Board of County Commissioners of Finney County, Kansas;
 - (2) The governing body of the township where the land to be annexed is located;
 - (3) Any special assessment district or governmental unit providing municipal services to the area proposed to be annexed including, but not limited to, sewer districts, rural water districts, fire districts or improvement districts;
 - (4) Any utilities having facilities within the area proposed to be annexed;
 - (5) The Board of Education of Unified School District No. 457;
 - (6) The Holcomb-Garden City-Finney County Area Planning Commission; and
 - (7) Any other political or taxing subdivision located within the area proposed to be annexed.
- (c) **SUBMISSION TO PLANNING COMMISSION.** A copy of this Resolution, along with a copy of the attached **Exhibit 1**, shall be submitted, **within ten (10) days following the date of the adoption of this Resolution**, to the Holcomb-Garden City-Finney County Area Planning Commission for its review pursuant to K.S.A. 12-530(b).
- (d) **PUBLICATION.** This Resolution, along with the attached **Exhibit 1**, shall be published once in the Garden City Telegram, the official newspaper of the City, with such publication being **not less than one (1) week nor more than two (2) weeks preceding March 19, 2024**, the date fixed for the public hearing.
- (e) **SUBMISSION OF PLAN TO COUNTY.** A copy of the Plan shall be sent by certified mail, **not less than ten (10) days prior to March 19, 2024** to the Board of County Commissioners of Finney County, Kansas.
- (f) **CERTIFICATION.** Upon the completion of the actions set forth in this section, the City Clerk or Deputy City Clerk shall execute a *Certificate of Delivery and Publication* and shall attach a copy of such certification to the official record of this Resolution.

SECTION 7. Further Action. The Mayor, City Manager, City Clerk, and the officials and employees of the City, including, but not limited to, the City Attorney and Assistant City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

SECTION 8. Effective Date. This Resolution shall take effect upon its adoption by the Governing Body.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, on this 16th day of January, 2024.

CITY OF GARDEN CITY, KANSAS



By _____
MANUEL F. ORTIZ, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk



Legend

-  Annexation
-  Municipal Boundaries



0 250 500 1,000 Feet



FINNEY COUNTY
KANSAS



FINNEY COUNTY
KANSAS

COUNTY COMMISSION

Gerry Schultz, Chair | Larry C. Jones | Dave Jones | Duane Drees | Lon E. Pishny

T. (620) 272-3506
F. (620) 272-3599

August 21, 2023

Matt Allen, City Manager
Mayor and City Commission
City of Garden City
301 North 8th Street
Garden City, Kansas 67846

Mr. Allen, Mayor, and City Commissioners:

In November 2022, the City of Garden City annexed the following described real property:

All that portion of the West Half (W $\frac{1}{2}$) of Section Three (3), Township Twenty-four (24) South, Range Thirty-two (32) West of the 6th P.M., lying North and West of the centerline of U.S. Highway 156, except a tract of land contained within the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3), Township Twenty-four (24) South, Range Thirty-two (32) West of the 6th P.M., more exactly described as follows: Starting at the Northwest corner of the above-described and thence going S89°10'E 40.00 feet to the point of beginning; thence continuing S89°10'E for a distance of 2,594.42 feet; thence going S00°08'E for a distance of 1,991.30 feet along the quarter section line; thence going S44°12'W for a distance of 188.76 feet; thence going S44°38'58"E for a distance of 70.00 feet; thence going S49°59'W for a distance of 809.77 feet; thence N45°11'W for a distance 739.28 feet; thence going N19°10'W for a distance of 674.84 feet; thence N11°34'W for a distance of 1,535.57 feet; thence going N89°10'W for a distance of 842.65; thence N00°00'W 60.00 feet to the point of beginning.

This annexation left a portion of the road in the County. For continuity and ease of emergency services as well as maintenance of the road, Finney County is asking for the annexation of the following described real property into the City of Garden City:



The East 40 feet of the Northeast Quarter of Section 4 and the East 40 feet of the North 1318.66 feet of the Southeast Quarter of Section 4, all in Township 24 South, Range 32 West of the Sixth P.M. in Finney County, Kansas, said property described above being the West Half of Jennie Barker Road, from the existing city limits to the North line of Section 4.

Sincerely,

GERRY SCHULTZ, Chairman



Legend

-  Annexation
-  Municipal Boundaries



0 250 500 1,000 Feet



FINNEY COUNTY
KANSAS



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Danielle B. Burke, Assistant City Manager
DATE: January 16, 2024
RE: 401 Kansas Ave. Property Development Extension

ISSUE:

The Governing Body is asked to consider a request by 4-A's Properties, Inc. to extend the timeline to develop property located at 401 East Kansas Avenue.

BACKGROUND:

In December of 2020, 4-A's Property, Inc. (the Buyer) entered into an agreement with the City of Garden City to purchase and develop property located at 401 E. Kansas Avenue. In Section 11 of the agreement, it outlines that within one year of closing, the Buyer was to develop and construct one or more permanent structures on the property.

There were a number of issues that were discovered in that initial year that lead to the Buyer requesting an extension. That initial request was granted administratively as outlined in the agreement through February of 2023.

The Buyer requested an additional year-long extension in 2023 that extended through February 5, 2024. Since that last extension, the site plan has been approved, the building permit has been pulled, a pre-construction meeting has taken place, and site work has commenced.

The Buyer anticipates that the completion of the structure will not be done until the end of May or early June, weather permitting. As such, he as requested an additional 6-month extension.

ALTERNATIVES:

1. The Governing Body may authorize the City Manager to sign the extension letter for 4-A's Properties, Inc. to extend the timeline to develop property located at 401 East Kansas Avenue.
2. The Governing Body may deny the request to extend the timeline to develop property located at 401 East Kansas Avenue.
3. The Governing Body may provide alternative direction.

RECOMMENDATION:

Staff has no recommendation.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

Description	Upload Date	Type
Third Extension Letter	1/12/2024	Backup Material
Real Estate Agreement	1/2/2024	Backup Material
Warranty Deed	1/2/2024	Backup Material



January 12, 2024

4-A's Properties, Inc.
c/o Enrique Alvarado
1202 East Fulton Street
Garden City, Kansas 67846

Re: Reversionary Term
401 Kansas Avenue

CITY COMMISSION

MANNY ORTIZ

MAYOR

ROY CESSNA

BRYCE LANDGRAF

TOM NGUYEN

TROY R. UNRUH

Mr. Alvarado,

I am sending you this correspondence in regards to your request for a third extension of the reversionary term under paragraph 11 of the Real Estate Purchase Agreement, entered into on December 15, 2020 ("Agreement"), and as incorporated into the Warranty Deed recorded in the Finney County Register Deeds, Book 347, Page 885 ("Reversionary Term"). On December 15, 2021, an extension of one (1) year to February 5, 2023 was approved. A second extension of one (1) year to February 5, 2024 was approved by the City Commission on December 6, 2022. Said documents have been enclosed herewith for your review.

Recently you have reached out to the City expressing interest in receiving an additional extension. This third extension request by you was taken to the City Commission on January 16, 2024 and the City Commission granted me the authority to extend the amended deadline pursuant to paragraph 11(c) of the Agreement. Please accept this letter as the City's written consent to extend said deadline to **August 5, 2024**. All other provisions of the Reversionary Term of the Agreement shall remain in effect.

Please contact myself or City Attorney Cunningham, should you have any questions or concerns.

Sincerely,

MATTHEW C. ALLEN
CITY MANAGER

Matthew C. Allen
City Manager

Enclosures

W:\RDG\CITY\REAL ESTATE\401-403 KANSAS AVE\2020\ALVARADO\Extension\Ltr.3rdExtension.doc

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

REAL ESTATE PURCHASE AGREEMENT

15th THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made and entered the day of December, 2020, by and between CITY OF GARDEN CITY, KANSAS, a Kansas municipal corporation ("CITY"), and 4-A'S PROPERTIES, INC., a Kansas for profit corporation ("BUYER").

WITNESSETH:

WHEREAS, CITY is the owner of certain real property in Finney County, Kansas, more particularly described herein; and

WHEREAS, BUYER desires to purchase said real property in fee simple upon the terms of this Agreement; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereby contract to and with each other as follows:

1. **PROPERTY.** CITY does hereby agree to sell and convey to BUYER and BUYER agrees to purchase from CITY the following-described real property in the County of FINNEY and the State of KANSAS, to-wit:

Lot Seven (7), Block Two (2), of the Replat of Lot Six (6) and Lot Seven (7), Block Two (2), Horde's Addition to the City of Garden City, Finney County, Kansas.

The above-described real property, SUBJECT TO oil and gas leases, easements, restrictions, covenants, reservations and rights-of-way of record, if any, is hereafter referred to as the "Property".

2. **PURCHASE PRICE.** The total purchase price of Forty Thousand Dollars (\$40,000.00) ("Purchase Price") shall be due and paid by BUYER to CITY at time of closing.

3. **CLOSING AND POSSESSION.** This Agreement shall close on or before the 15th day of January, 2021, at First American Title Insurance Company, 417 North Eighth Street, Garden City, Kansas ("Closing"). The date on which said closing shall take place may be modified only by the consent of both parties to this Agreement. BUYER shall be entitled to possession of the Property on the date of Closing.

4. **CLOSING AGENT.** The parties hereby designate and appoint First American Title Insurance Company, 417 North Eighth Street, Garden City, Kansas, as the closing agent for this Agreement ("Closing Agent").

- (a) Prior to or at Closing, CITY shall execute and deposit with the Closing Agent a warranty deed, conveying marketable title to and in the name of BUYER, subject only to oil and gas leases, easements, restrictions, covenants, reservations and rights-of-way of record, if any, and subject to the reversionary provision in paragraph 11 herein.
- (b) At time of Closing, upon the payment of the Purchase Price by BUYER, and the full performance of each and every term and condition herein required of BUYER and CITY, the Closing Agent shall and is hereby instructed to release and deliver to BUYER the warranty deed executed by CITY. The Closing Agent shall simultaneously transmit to CITY that portion of the Purchase Price paid by BUYER in cash, less any sums required to be withheld from the Purchase Price.
- (c) The Closing Agent shall record all Closing instruments and any such instruments so recorded shall be mailed or delivered to the appropriate party promptly upon return to the Closing Agent by the recording agency.

- (d) Any fees paid to the Closing Agent for preparing closing documents and closing the transaction shall be paid one-half (1/2) by CITY and one-half (1/2) by BUYER. The Closing Agent fee shall not include recording fees, which shall be paid by the parties in the manner hereinafter set forth.

5. **TITLE EVIDENCE.** Within reasonable time of the execution of this Agreement, CITY shall obtain and deliver to BUYER a Title Commitment for an owner's title insurance policy in the amount of the Purchase Price, covering title to the Property, showing fee simple title vested in CITY, subject only to any mortgage encumbrances or other liens that are to be satisfied at Closing. The Title Commitment may also reflect mineral reservations, oil and gas leases, utility easements, setbacks, protective and restrictive covenants and rights-of-way of record which do not render the Property unsuitable for use by BUYER ("Permitted Exceptions").

- (a) The Title Commitment shall be conclusive evidence of CITY'S title as therein shown, subject only to the Permitted Exceptions.
- (b) BUYER shall have a reasonable period time to examine the commitment and notify CITY in writing of BUYER'S objections, if any, to the marketability of CITY'S title. Any exception to title to which BUYER fails to timely object will be deemed a Permitted Exception.
- (c) If BUYER timely makes any objections to the marketability of title, CITY shall correct such defects or have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions.
- (d) If CITY fails to have the exceptions removed or correct any defects, or in the alternative, to obtain the commitment of the title insurance specified above as to such exceptions or defects, BUYER may elect to terminate this Agreement.

6. **PROPERTY TAXES AND ASSESSMENTS.** All property taxes due for years prior to the year of Closing shall be paid by CITY. The property taxes due for the year of Closing shall be prorated to the date of Closing, based upon the taxes due for the year prior to Closing. The Property is not subject to special assessments.

7. **TRANSACTION COSTS.** The transaction costs associated with this transaction shall be paid as follows:

- (a) CITY shall pay for:
- i. any legal fees incurred by CITY in connection with this transaction;
 - ii. any legal fees and expenses required to provide marketable title;
 - iii. the cost of the owner's title insurance policy; and
 - iv. one-half (1/2) of all fees charged by the Closing Agent.
- (b) BUYER shall pay for:
- i. any legal fees incurred by BUYER in connection with this transaction;
 - ii. the cost of recording the warranty deed; and
 - iii. one-half (1/2) of all fees charged by the Closing Agent.

8. **DEFAULT.** If any payment due hereunder is not paid, honored or tendered when due, or if any other obligation hereunder is not performed as herein provided, there shall be the following remedies:

(a) IF CITY IS IN DEFAULT

- i. BUYER may elect to treat this Agreement as terminated; or
- ii. BUYER may elect to treat this Agreement as being in full force and effect and BUYER shall have the right to an action for specific performance.

(b) IF BUYER IS IN DEFAULT

- i. CITY may elect to treat this Agreement as terminated; or
- ii. CITY may elect to treat this Agreement as being in full force and effect, in which case CITY shall have the right to an action for specific performance.

9. **EXAMINATION OF PROPERTY/WARRANTIES.** BUYER has carefully examined the Property and warrants that the purchase was negotiated after consideration of any and all possible defects in the Property and takes the Property in an **AS IS** condition. **BOTH BUYER AND CITY ACKNOWLEDGE AND AGREE THAT THERE HAVE NOT BEEN ANY OTHER EXPRESS OR IMPLIED WARRANTIES MADE WITH RESPECT TO THE PROPERTY TO BE CONVEYED TO CITY HEREUNDER.**

10. **EFFECTIVE DATE.** The effective date of this Agreement shall be the date set forth in the preamble above.

11. **REVERSIONARY TERM.** The parties acknowledge and agree that, within one (1) year from the date of Closing, BUYER will develop and construct one or more permanent structures, including the necessary infrastructure, allowing for the operation of a commercial business on the Property ("Improvement Requirement"). The parties further acknowledge and agree that the Improvement Requirement shall be governed as follows:

- (a) The Property shall revert back to CITY, free and clear of any claims or interests of BUYER, should BUYER fail to satisfy the Improvement Requirement and, furthermore, any such reversion shall include any and all improvements made to the Property.
- (b) The city manager of CITY, in the city manager's sole discretion, shall determine whether BUYER has satisfied the Improvement Requirement. Any such determination shall be made by the city manager within a reasonable time after the expiration of the one (1) year deadline or any extension thereof.
- (c) The deadline to complete the Improvement Requirement may be extended only by the written consent of CITY.
- (d) Upon written notice from CITY that the Improvement Requirement has not been satisfied, BUYER shall execute a warranty deed conveying marketable title to the Property to and in the name of CITY in absolute and indefeasible fee subject only to oil and gas leases, easements, restrictions, covenants, reservations and rights-of-way of record, if any. BUYER shall execute and deliver any such warranty deed to CITY within 14 days from the date that CITY'S notice was mailed. Any such warranty deed shall contain, at a minimum, the following warranties:

- i. That title to the Property is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, mortgages, liens, estates, judgments, taxes, assessments and encumbrances, of whatever nature or kind.
 - ii. That BUYER will warrant and forever defend title to the Property unto CITY, against BUYER, and all and other persons whomsoever, lawfully claiming an interest in the Property.
- (e) CITY shall reimburse the Purchase Price to BUYER after such time as any such warranty deed has been accepted and recorded by the Finney County Register of Deeds. CITY shall not be responsible to pay BUYER for any improvements made to the Property.

12. **GENERAL COVENANTS.** The parties further agree as follows:

- (a) Notices shall be in writing and shall be deemed to be given if delivered personally, sent by email, sent via next-day delivery service, or mailed by registered or certified mail, postage prepaid to the parties at the following addresses:

i. If to BUYER: Enrique Alvarado
1202 East Fulton Street
Garden City, Kansas 67846
Telephone: (620) 521-3567

ii. If to CITY: City of Garden City, Kansas
Attn: City Manager
P. O. Box 998
Garden City, Kansas 67846
Telephone: (620) 276-1160

With a copy to:
Randall D. Grisell, City Attorney
Doering, Grisell & Cunningham, P.A.
124 Grant Avenue
Garden City, Kansas 67846
Telephone: (620) 275-8099

Either party may change the name or addresses to which notices shall be sent by notifying the other party of such change, in writing.

- (b) BUYER shall not have any right to assign any of the rights and/or obligations herein.
- (c) The terms and provisions of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the respective heirs, legal representatives, successors, and permitted assigns of the parties hereto.
- (d) This Agreement shall be construed and enforced in accordance with the laws of the State of Kansas.
- (e) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.
- (f) One or more waivers of any breach of a covenant or requirement herein by CITY shall not be deemed a further waiver of the same.

- (g) This Agreement shall not be altered, amended, or modified, except in writing, signed by all parties hereto.
- (h) All representations, agreements, warranties, and covenants made by CITY and BUYER under this Agreement shall survive the Closing of this transaction.
- (i) There are no oral or otherwise non-written representations which have been made by the parties concerning the Property or this transaction.
- (j) In the event any party hereto initiates litigation or any other dispute resolution process to enforce or protect its rights under this Agreement, the party prevailing in any such litigation or other dispute resolution process shall be entitled, in addition to all other relief, to reasonable attorneys' fees, out of pocket costs and disbursements to the extent permitted by law, relating to such litigation or other dispute resolution process. Prevailing party means the party determined by the court, or as determined through dispute resolution, to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than the Parties to recover their fees and expenses.
- (k) The Parties acknowledge that the COVID-19 pandemic has caused challenges and delays in the closing of certain real estate transactions. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any delay in fulfilling or performing any term of this Agreement when the extent of such delay results directly from the COVID-19 pandemic, including but not limited to State, Federal or local stay-at-home orders, title company closings, inability to obtain necessary inspections, bank closings or other similar events beyond the control of either party. Any party affected by such delay shall notify the other party in writing, stating the period of time the occurrence is expected to continue and the parties shall mutually agree on a reasonable extension. The affected party shall use diligent efforts to end the delay and ensure the effects of such delay are minimized. The affected party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause of the delay.
- (l) If any provision of this Agreement is held unenforceable or void, such provision shall be deemed to be severable and shall in no way affect the validity of the remaining terms of this Agreement.
- (m) Each and every person executing this Agreement in a representative capacity for BUYER represents and warrants that they are duly authorized to execute this Agreement on the behalf of BUYER.
- (n) The parties acknowledge and agree that CITY has made no representation, warranty, or promise relating to the appropriateness, approval, or authorization of any site plan or any point of ingress and egress for the Property proposed or otherwise communicated by BUYER for the Property. Nothing in this Agreement shall be construed as to negate, abridge, or reduce any directive relating to the Property that may be required by the Site Plan Review process of CITY's Neighborhood & Development Services Department.
- (o) The parties acknowledge and agree that CITY has made no representation, warranty, or promise to BUYER relating to the appropriateness, approval, or authorization of any existing or proposed access point located on the Property and connected to the State Highway System or to a City Connecting Link. The parties acknowledge and understand


that any such access points are controlled or otherwise regulated by the Kansas Department of Transportation. The parties further acknowledge and understand that the Kansas Department of Transportation may impose any requirements related thereto which may altogether prohibit or make infeasible any such access point.

- (p) The parties acknowledge and agree that CITY has made no representation, warranty, or promise relating to the CITY vacating or abandoning any street or alley or any portion thereof that may abut the Property.


IN WITNESS WHEREOF, the undersigned CITY and BUYER have executed this Agreement on the dates set forth below.

CITY OF GARDEN CITY, KANSAS

12/15/2020
Date


By 
TROY R. UNRUH, Mayor

ATTEST:


CELYN N. HURTADO, City Clerk

4-A'S PROPERTIES, INC.

1-15-2021
Date


ENRIQUE ALVARADO, as President of
4-A's Properties, Inc., a Kansas for profit
corporation, for and on behalf of the same



[Handwritten signature]



CORI SMITH
REGISTER OF DEEDS - FINNEY COUNTY KANSAS

Book: 347 Page: 885

Receipt #: 167232

Recording Fee: \$38.00

Pages Recorded: 1 of 2

[Handwritten signature]
Date Recorded: 2/5/2021 4:09:42 PM
[ELECTRONICALLY FILED]

RECORDING INFORMATION

WARRANTY DEED

CITY OF GARDEN CITY, KANSAS, a Kansas municipal corporation, *Grantor*

CONVEYS AND WARRANTS TO

4-A'S PROPERTIES, INC., a Kansas for-profit corporation, *Grantee*

THE FOLLOWING DESCRIBED real estate in the County of FINNEY and the State of KANSAS, to-wit:

Lot Seven (7), Block Two (2), of the Replat of Lot Six (6) and Lot Seven (7), Block Two (2), Horde's Addition to the City of Garden City, Finney County, Kansas.
(hereinafter "Property")

FOR THE SUM of Ten Dollars (\$10.00) and other good and valuable consideration.

GRANTOR, for itself, or its successors in interest, does hereby covenant, promise and agree, to and with GRANTEE, that at the delivery of this deed, GRANTOR is lawfully seized in its own right of an absolute and indefeasible estate, in fee simple, in the above granted and described Property, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature or kind.

EXCEPT AND SUBJECT TO easements, restrictions, covenants, reservations and rights-of-way of record, if any, and the following reversionary interest granted to GRANTOR:

Within one (1) year from the date of the execution of this Warranty Deed, GRANTEE will develop and construct one or more permanent structures, including the necessary infrastructure, allowing for the operation of a commercial business on the Property ("Improvement Requirement"). The Property shall revert back to GRANTOR, free and clear of any claims or interests of GRANTEE, should GRANTEE fail to satisfy the Improvement Requirement and, furthermore, any such reversion shall include any and all improvements made to the Property. The city manager of GRANTOR, in the city manager's sole discretion, shall determine whether GRANTEE has satisfied the Improvement Requirement. Any such determination shall be made by the city manager within a reasonable time after the expiration of the one (1) year deadline or any extension thereof. The deadline to complete the Improvement Requirement may be extended only by the written consent of GRANTOR. Upon written notice from GRANTOR that the Improvement Requirement has not been satisfied, GRANTEE shall execute a warranty deed conveying marketable title to the Property to and in the name of GRANTOR in absolute and indefeasible fee subject only to oil and gas leases, easements, restrictions,

CITY OF GARDEN CITY, KANSAS/GRANTOR
4-A'S PROPERTIES, INC./GRANTEE

WARRANTY DEED

PAGE 2

covenants, reservations and rights-of-way of record, if any. GRANTEE shall execute and deliver any such warranty deed to GRANTOR within 14 days from the date that GRANTOR's notice was mailed. Any such warranty deed shall contain, at a minimum, the following warranties: (i) that title to the Property is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, mortgages, liens, estates, judgments, taxes, assessments and encumbrances, of whatever nature or kind; and (ii) that GRANTEE will warrant and forever defend title to the Property unto GRANTOR, against GRANTEE, and all and other persons whomsoever, lawfully claiming an interest in the Property. GRANTOR shall reimburse the purchase price, as set forth in the Real Estate Purchase Agreement dated December 15, 2020, to GRANTEE after such time as any such warranty deed has been accepted and recorded by the Finney County Register of Deeds. GRANTOR shall not be responsible to pay GRANTEE for any improvements made to the Property.

GRANTOR FURTHER COVENANTS, PROMISES, AND AGREES that it will warrant and forever defend the same unto GRANTEE, against GRANTOR, and all and other persons whomsoever, lawfully claiming an interest in the Property.

CITY OF GARDEN CITY, KANSAS

2/4/2021
Date

By Ray Cessna
ROY CESSNA, Mayor

ATTEST:

Celyn N. Hurtado
Celyn N. Hurtado, City Clerk

STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

THIS INSTRUMENT was acknowledged before me on the 4th day of February, 2021, by ROY CESSNA and CELYN N. HURTADO, Mayor and City Clerk, respectively, of the City of Garden City, Kansas.



Ellie M. Voepel
Notary Public
My Appointment Expires: 9/16/24

AFTER RECORDING RETURN TO:

First American Title Insurance Company
417 North Eighth Street
Garden City, Kansas 67846

MAIL PROPERTY TAX STATEMENTS TO:

Enrique Alvarado
1202 East Fulton Street
Garden City, Kansas 67846



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Drew Hardwick, Executive Information Officer
DATE: January 16, 2024
RE: Tyler Hardware CAD/RMS

ISSUE:

The Governing Board is asked to consider and approve the quote from Sterling for \$ 182,373.69 for the CAD/RMS project.

BACKGROUND:

The comprehensive hardware plan for the CAD/RMS project is crucial for enhancing our law enforcement capabilities. To optimize costs, we've extracted these hardware items from the initial Tyler Technologies quote and plan to purchase them from a different vendor at a more favorable price.

The hardware encompasses all necessary components for patrol cars, including printers, docking stations, Rugged laptops, and cables. Additionally, we've accounted for servers to ensure robust backup for the CAD/RMS project. These servers will be strategically located offsite, mitigating the impact of disasters while allowing continued system access during emergencies. Also included in the cost is 4-year support on all hardware for the servers and laptops and 24/7/365 support.

All items are covered within the allocated budget with the exception of the ID card scanners. This particular scanner can only be purchased directly through Tyler Technologies and will have to be procured at a later date for a total cost of \$28,500. This hardware investment is essential for the success and resilience of the CAD/RMS project.

Bids were sent out on November 1st to CDWG, VLCM, and Sterling. Bids were received from CDWG, VLCM, and Sterling. The bids from CDWG, and Sterling met the bid specifications. Sterling emerged as the lowest bidder.

<u>Company</u>	<u>Total</u>
Sterling	\$182,373.69
CDWG	\$197,451.41

ALTERNATIVES:

1. The Governing Body may approve the quote from Sterling for \$182,373.69.
2. The Governing Body may deny Sterling's quote.
3. The Governing Body may give staff further direction.

RECOMMENDATION:

Staff recommends that the Governing Body approve the quote from Sterling for \$182,373.69.

FISCAL NOTE:

Payment for this cost will come from the project escrow account with Clayton Holdings, which was

set in conjunction with the Lease-Purchase Agreement for the overall project for the PD and Municipal Court Software. The overall amount financed through Clayton Holdings is \$1,560,000.

ATTACHMENTS:

Description	Upload Date	Type
Quote	1/10/2024	Backup Material



SALES QUOTATION

Quote No. Q-00571760

Date 11/10/2023

Ref. No. City of Garden City - Bid Request - DR Server R750XS Server

Exp. Date 12/30/2023

Sterling Account Manager

Alex De La O
303 Centennial Dr
North Sioux City, SD 57049
P: (605) 242-4008
F: (605) 242-4001
alex.delao@sterling.com

Customer Information

City of Garden City
Drew Hardwick
301 N. 8th St.
Garden City, KS 67846
P: (620) 271-1790
drew.hardwick@gardencityks.us

Terms	FOB	Contract	Estimated Lead Time
Net 30	Destination	NASPO KS DELL MNWNC-108 40400 WN13AGW C000000005630	15-20 Days ARO Estimated

Line No.	QTY	Part Number	Description	Unit Price	Extension
1	1	210-AZYQ	PowerEdge R750xs Server	\$23,833.34	\$23,833.34
	1	379-BDTF	2.5 Chassis		
	1	379-BDSW	SAS/SATA/NVMe Capable Backplane		
	1	379-BDTE	No Rear Storage		
	1	379-BDST	2 CPU Configuration		
	1	461-AAIG	Trusted Platform Module 2.0 V3		
	1	321-BKKH	2.5" Chassis with up to 16 Hard Drives (SAS/SATA), 8 NVMe Drives, 2 CPU, V3		
	1	338-CBWL	Intel Xeon Silver 4316 2.3G, 20C/40T, 10.4GT/s, 30M Cache, Turbo, HT (150W) DDR4-2666		
	1	338-CBWL	Intel Xeon Silver 4316 2.3G, 20C/40T, 10.4GT/s, 30M Cache, Turbo, HT (150W) DDR4-2666		
	1	379-BDCO	Additional Processor Selected		
	1	412-AAVU	Standard Heatsink		
	1	412-AAVU	Standard Heatsink		
	1	370-AAIP	Performance Optimized		
	1	370-AEVR	3200MT/s RDIMMs		
	1	780-BCDS	Unconfigured RAID		
	1	405-AAZB	PERC H755 SAS Front		
	1	750-ACFQ	Front PERC Mechanical Parts, rear load		
	1	750-AABF	Power Saving Dell Active Power Controller		
	1	800-BBDM	UEFI BIOS Boot Mode with GPT Partition		
	1	750-ADDX	High Performance Fan x5		
	1	450-AKLF	Dual, Redundant(1+1), Hot-Plug Power Supply, 1100W MM(100-240Vac) Titanium		
	1	330-BBUO	Riser config 4, Half Length, Low Profile, 3x16 + 1x4 slots, 2 CPU		
	1	329-BHMD	PowerEdge R750xs Motherboard V4 with Broadcom 5720 Dual Port 1Gb On-Board LOM, Ti		
	1	540-BCXW	Intel E810-XXV Dual Port 10/25GbE SFP28, OCP NIC 3.0		

1	350-BBBW	No Bezel
1	350-BCES	Dell EMC Luggage Tag R750xs
1	403-BCMG	BOSS-S2 controller card + with 2 M.2 240GB (RAID 1)
1	470-BBJK	BOSS S2 Cables and Bracket for R750xs/R550
1	611-BBBF	No Operating System
1	605-BBFN	No Media Required
1	385-BBQV	iDRAC9, Enterprise 15G
1	350-BCER	No Quick Sync
1	379-BCSG	iDRAC,Legacy Password
1	379-BCQX	iDRAC Service Module (ISM), NOT Installed
1	379-BCQV	iDRAC Group Manager, Enabled
1	770-BDRQ	Cable Management Arm, 2U
1	770-BECC	ReadyRails Sliding Rails Without Cable Management Arm
1	429-AAIQ	No Internal Optical Drive
1	631-AAACK	No Systems Documentation, No OpenManage DVD Kit
1	340-CUUV	PowerEdge R750xs Shipping
1	343-BBQX	PowerEdge R750xs Shipping Material
1	389-DYHB	PowerEdge INMETRO Label, BCC
1	389-DYMQ	PowerEdge 2U CE, CCC, Marking
1	859-2676	Dell Hardware Limited Warranty Plus Onsite Service
1	859-2701	ProSupport 7x24 Technical Support and Assistance 4 Years
1	859-2731	ProSupport Next Business Day Onsite Service After Problem Diagnosis 4 Years
1	989-3439	Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800-945-3355
1	900-9997	On-Site Installation Declined
12	370-AEVP	64GB RDIMM, 3200MT/s, Dual Rank, 16Gb
8	345-BEUV	3.84TB SSD SATA 6Gbps ,Mixed Use, 512e 2.5in Hot-Plug, AG
2	450-AALV	Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)
		TOTAL \$ 23,833.34

Quotation Comments

Ask your Sterling Account Manager about our Complete Ship Services: An efficient, convenient, and secure way to receive your order.

Terms and Conditions

All products and services sold, licensed, resold, distributed, and provided (as applicable) by Sterling are subject to Sterling's Return Guidelines (located at <https://sterling.com/contact/return-information/>) and the terms and conditions (if any) imposed by the applicable Sterling Partner (the original manufacturer, seller, licensor, or provider).

CAGE: 06AP0 | DUNS: 938836541 | UEID: YZTLALWM4UC7



SALES QUOTATION

Quote No. Q-00572097
Ref. No. City of Garden City CAD RMS Mobile Court Equip

Date 11/13/2023
Exp. Date 12/30/2023

Sterling Account Manager

Alex De La O
303 Centennial Dr
North Sioux City, SD 57049
P: (605) 242-4008
F: (605) 242-4001
alex.delao@sterling.com

Customer Information

City of Garden City
Drew Hardwick
301 N. 8th St.
Garden City, KS 67846
P: (620) 271-1790
drew.hardwick@gardencityks.us

Terms	FOB	Contract	Estimated Lead Time
Net 30	Destination	Open Market	15-20 Business Days ARO

Line No.	QTY	Part Number	Description	Unit Price	Extension
1	1	01966-004	Security Cameras, Axis V5925, 2 Megapixel Indoor Full HD Network Camera, Color, TAA Compliant, H.264 (MPEG4 Part 10AVC), H.264, H.264 (MP), H.264 BP, H.264 HP, H.265 (MPEGH Part 2HEVC), H.265, H.265 (MP), Motion JPEG, 1920 x 1080, 4.40 mm 132 mm Varifocal Lens, 30x Optical, RGB CMOS, HDMI, Wall Mount, Ceiling Mount	\$1,980.99	\$1,980.99
2	6	T-L462-HSB-R	Topaz SignatureGem LCD 1x5 LCD Active Pen 4.40" x 1.30" Active Area LCD USB 410 PPI	\$301.82	\$1,810.92
3	6	3258C002	Canon imageFORMULA DRC225II Sheetfed Scanner, 600 dpi Optical, 25 ppm (Mono), 25 ppm (Color), Duplex Scanning, USB	\$389.33	\$2,335.98
4	2	C31CG62032	MultiFunction Receipt Printers, Epson OmniLink TMH6000V Receipt Slip Checking processing Serial MICREndorsement Color: Black Includes Power Supply (PS180)	\$600.44	\$1,200.88
5	4	LI4278-SR20007WR	Cordless Barcode Scanner, Motorola LI4278, 1D Imager, General Purpose, SCANNER ONLY, Handheld, Black. For the full kit purchase (Part# LI4278TRBU0100ZWR)	\$344.82	\$1,379.28
6	4	CR0078-SC10007WR	Docks & Cradles, Motorola, Standard Base Cradle, Bluetooth, charging, twilight black, USB Cable must be unshielded type. NOT FOR USE IN HEALTHCARE ENVIRONMENTS. IN HEALTHCARE ENVIRONMENTS USE CR0078SC1009BWR.	\$150.95	\$603.80
7	4	PWR-BGA12V50W0WW	Power Systems & Supplies, Motorola, Power Supply, Level VI ACDC Power Supply Brick. AC Input: 100240V, 2.4A. DC Output: 12V, 4.16A, 50W. Requires: DC line cord and Country specific AC grounded Line Cord	\$42.71	\$170.84
8	4	23844-00-00R	Power Systems & Supplies, Motorola, AC line cord, 7.5 feet long, grounded, three wire. Associated Country: US	\$9.31	\$37.24
9	4	CBA-U21-S07ZAR	USB Cable (7ft Straight, Shielded Series A Connector)	\$23.08	\$92.32

10	4	ZD4A043-301E00EZ	Desktop Printers, Zebra ZD421t, Thermal Transfer Printer (74300M), 300 dpi, USB, USB Host, Ethernet, BTLE5, US Cord, Swiss Font, EZPL Roll/Pack Per Case/Cartron : 1 Eaches Per Roll/Pack : 1 Eaches Per Case : 1	\$621.41	\$2,485.64
11	12	TTL4010P5	THERMAMARK, CONSUMABLES, PAPER LABEL, THERMAL TRANSFER, 4" X 1", 1" CORE, 5" OD, 2260 LABELS PER ROLL, PERFORATED, 4 ROLLS PER CASE, PRICED PER ROLL Roll/Pack Per Case/Cartron : 4 Eaches Per Roll/Pack : 2,260 Eaches Per Case : 9,040	\$17.43	\$209.16
12	1	03200GS11007	Printer Ribbons, Zebra, 3200 WaxResin Ribbon, 110mm X 74M, 4.3" X 244', 0.5" Core, 12 Rolls PerCase, Priced Per Case	\$66.39	\$66.39
13	60	BU-353N	USGlobalSat BU-353N Magnetic Mount GPS Receiver - NO BID	NO BID	NO BID
14	60	4910LR-152-LTRK	L-Tron 4910LR Microphone Style Driver License Reader Kit - NO BID	NO BID	NO BID
15	60	RJ4230BL	RuggedJet RJ4230BL: Mobile 4" DT Printer wUSB, BluetoothMFi, NFC Pairing Includes: 2 Year Premier Warranty, Lilon Battery, Doc Set, Roll Holder Stop, Belt Clip & ZPLCPCL	\$707.48	\$42,448.80
16	60	LB3603	USB Cable 10', USBMini5BUSBA Connectors, Compatible with PocketJet 3, 6 & 7, RuggedJet 2, 3 & 4, & TD2	\$14.47	\$868.20
17	60	LB3691	Car Adapter Cig Plug 10 Foot Length for RuggedJet 2, 3200 & 4200 , PocketJet 3, 6, & 7	\$26.37	\$1,582.20
18	4	RDM01U5	Standard Receipt Paper, 4"x123.4 ft. (36.7M)per Roll, Case of 36 Rolls	\$138.69	\$554.76
19	4	TC720L-0ME24B0-FT	Mobile Computers, Zebra TC72, TC72 Android, 4GB RAM32GB Flash, SE4750 SR, 5MP Front,13MP Rear Camera, Micro SD, GMS, FIPSTAA Compliant	\$1,851.69	\$7,406.76
20	4	CRD-TC7X-SE2EPP-01	Docks & Cradles, Motorola, TC7X, 2Slot ChargeUSB Ethernet ShareCradle for 1x TC70 & 1x Spare Battery. Requires power supply PWRBGA12V50W0WW, CBLDC388A101 &country specific AC Line Cord sold separately.	\$299.80	\$1,199.20
21	4	PWR-BGA12V50W0WW	Power Systems & Supplies, Motorola, Power Supply, Level VI ACDC Power Supply Brick. AC Input: 100240V, 2.4A. DC Output: 12V, 4.16A, 50W.Requires: DC line cord and Country specific AC grounded Line Cord	\$42.71	\$170.84
22	4	CBL-DC-388A1-01	Power Systems & Supplies, Zebra, DC Line Cord for Running the Single Slot Cradles Or Battery Chargers From a Single Level VI Power SupplyPWRBGA12V50W0Ww	\$8.47	\$33.88
23	4	23844-00-00R	Power Systems & Supplies, Motorola, AC line cord,7.5 feet long, grounded, three wire. Associated Country: US	\$9.31	\$37.24
24	1	SG-TC7X-HSTR2-03	Carrying and Protective Accessories, Zebra, TC7X Hand strap, 3 Pack	\$57.97	\$57.97
25	1	SG-TC7X-STYLUS-03	Stylus, Zebra, Stylus for Capacitive Touch Panel With Coiled Tether, Use for TC7X Or MC33, 3 Pack	\$39.66	\$39.66
26	1	TBW-106UB	Micro Bluetooth Usb Adapter (100M)	\$15.80	\$15.80
27	5	Z1AE-TC72XX-5C00	Zebra OneCare Service, TC72XX, Essential, Purchased Within 30 Days Of Hardware, 5 Year, Comprehensive, Standard Logistics, Dashboard	\$561.22	\$2,806.10
				TOTAL	\$ 69,594.85

Quotation Comments

60 – USGlobalSat BU-353N Magnetic Mount GPS Receiver - NO BID

60 – L-Tron 4910LR-152-LTRK 2D Imaging Scanner – Only available through Tyler - NO BID

Ask your Sterling Account Manager about our Complete Ship Services: An efficient, convenient, and secure way to receive your order.

Terms and Conditions

All products and services sold, licensed, resold, distributed, and provided (as applicable) by Sterling are subject to Sterling's Return Guidelines (located at <https://sterling.com/contact/return-information/>) and the terms and conditions (if any) imposed by the applicable Sterling Partner (the original manufacturer, seller, licensor, or provider).

CAGE: **06AP0** | DUNS: **938836541** | UEID: **YZTLALWM4UC7**





SALES QUOTATION

Quote No. Q-00575137
Ref. No. City of Garden City - Bid Request - 5430 rugged(24)

Date 12/1/2023
Exp. Date 1/30/2024

Sterling Account Manager

Alex De La O
303 Centennial Dr
North Sioux City, SD 57049
P: (605) 242-4008
F: (605) 242-4001
alex.delao@sterling.com

Customer Information

City of Garden City
Drew Hardwick
301 N. 8th St.
Garden City, KS 67846
P: (620) 271-1790
drew.hardwick@gardencityks.us

Terms	FOB	Contract	Estimated Lead Time
Net 30	Destination	NASPO KS DELL MNWNC-108 40400 WN13AGW C000000005630	10-15 Days ARO Estimated

Line No.	QTY	Part Number	Description	Unit Price	Extension
1	24	210-BCFW	Dell Latitude 5430 Rugged	\$2,683.71	\$64,409.04
		379-BERT	Intel Core Processor i5-1135G7, (QC, 2.4 to 3.8 GHz, 28W, non-vPro)		
		619-AQLP	Windows 11 Pro, English, French, Spanish		
		658-BCSB	No Microsoft Office License Included		
		338-CCRK	Intel Core non-vPro i5-1135G7 with Iris Xe Graphics		
		631-ADED	ME Lockout MOD - Manageability		
		370-AGTH	16GB, 2x8GB, 3200 MHz DDR4 Non-ECC		
		400-BMSB	256GB M.2 PCIe NVMe Class 35 Solid State Drive		
		391-BGGI	14" Touch 1100 nits WVA FHD (1920 x 1080) 100% sRGB Anti-Glare, Outdoor Viewable		
		583-BILS	Rubberized English US keyboard		
		555-BHCC	Intel AX210 WLAN Driver		
		555-BHCH	Intel AX210 Wireless Card with Bluetooth		
		556-BDVG	5G - Qualcomm(R) Snapdragon(TM) X55 Global 5G (DW5930e), eSIM, Verizon, no NMEA GPS port		
		451-BCYL	Primary 3 Cell 53.5 Whr Long-lifecycle battery		
		492-BCXP	65W Type-C EPEAT Adapter		
		346-BHQK	No Fingerprint, no Smartcard reader		
		634-CHCK	Foxit PDF Editor with AI Assistant		
		634-BYFS	CyberLink PowerDirector and PhotoDirector 2024		
		537-BBBL	E4 Power Cord 1M for US		
		340-CXCE	Setup and Features Guide		
		451-BCYK	Additional 3 Cell 53.5 Whr Long-lifecycle battery		
		387-BBPC	ENERGY STAR Qualified		
		817-BBBB	Custom Configuration		
		658-BFIP	Dell Applications for Windows 11		
		340-CYJC	Mix Ship, Notebook, 5430 Rugged		
		379-BDTO	EPEAT 2018 Registered (Silver)		

319-BBHT	Microphone + IR FHD camera; Touch; WLAN/WWAN antennae; Pogo vehicle docking and RF passthrough
540-BDCC	Dedicated u-blox NEO GPS Card
590-TFHR	Additional USB-A rear port
325-BEJZ	Additional TBT/Type-C port
750-ADPK	Rigid handle
808-6783	ProSupport: Next Business Day Onsite, 2 YearS Extended
808-6784	ProSupport: Next Business Day Onsite, 3 Years
808-6805	Dell Limited Hardware Warranty Initial Year
808-6813	ProSupport: 7X24 Technical Support, 5 Years
975-3461	Dell Limited Hardware Warranty Extended Year(s)
989-3449	Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport
TOTAL \$ 64,409.04	

Quotation Comments

Ask your Sterling Account Manager about our Complete Ship Services: An efficient, convenient, and secure way to receive your order.

Terms and Conditions

All products and services sold, licensed, resold, distributed, and provided (as applicable) by Sterling are subject to Sterling’s Return Guidelines (located at <https://sterling.com/contact/return-information/>) and the terms and conditions (if any) imposed by the applicable Sterling Partner (the original manufacturer, seller, licensor, or provider).



SALES QUOTATION

Quote No. Q-00571726

Date 11/30/2023

Ref. No. City of Garden City - Bid Request - Backup Server R740XD2 Server

Exp. Date 12/30/2023

Sterling Account Manager

Alex De La O
303 Centennial Dr
North Sioux City, SD 57049
P: (605) 242-4008
F: (605) 242-4001
alex.delao@sterling.com

Customer Information

City of Garden City
Drew Hardwick
301 N. 8th St.
Garden City, KS 67846
P: (620) 271-1790
drew.hardwick@gardencityks.us

Terms	FOB	Contract	Estimated Lead Time
Net 30	Destination	NASPO KS DELL MNWNC-108 40400 WN13AGW C000000005630	15-20 Days ARO Estimated

Line No.	QTY	Part Number	Description	Unit Price	Extension
1	1	210-ARCU	PowerEdge R740xd2 Server	\$24,536.46	\$24,536.46
	1	329-BFBM	PowerEdge R740xd2 MLK Motherboard, V2		
	1	461-AADZ	No Trusted Platform Module		
	1	321-BDXY	Chassis Config 0, 24x3.5" HDD, Single PERC, for Riser Config 1 or 4		
	1	340-COPN	PowerEdge R740XD2 Shipping		
	1	340-CKUB	PowerEdge R740xd2 Shipping Material		
	1	389-DSVD	PowerEdge R740XD2 CCC and BIS Marking, No CE Marking		
	1	338-BVJX	Intel Xeon Silver 4214R 2.4G, 12C/24T, 9.6GT/s, 16.5M Cache, Turbo, HT (100W) DDR4-2400		
	1	374-BBBX	No Additional Processor		
	1	370-ABXX	DIMM Blanks for System with 2 Processors		
	1	412-AARI	1 CPU Standard Thermal for 3.5" Chassis		
	1	370-AEVR	3200MT/s RDIMMs		
	1	370-AAIP	Performance Optimized		
	1	780-BCDI	No RAID		
	1	405-AAND	PERC H730P Controller Card		
	1	403-BCHQ	BOSS controller card + with 2 M.2 Sticks 240G (No RAID),LP		
	1	611-BBBF	No Operating System		
	1	605-BBFN	No Media Required		
	1	385-BBKT	iDRAC9,Enterprise		
	1	379-BCQV	iDRAC Group Manager, Enabled		
	1	379-BCRG	iDRAC,Factory Generated Password, No OMQR		
	1	379-BCQX	iDRAC Service Module (ISM), NOT Installed		
	1	330-BBMS	Riser Config 4, Butterfly - 1xFH+3xLP, Single CPU, R740xd2		
	1	542-BBBP	On-Board LOM		
	1	450-ADWM	Dual, Hot-plug, Redundant Power Supply (1+1), 1100W		

1	350-BBBW	No Bezel
1	384-BBBL	Performance BIOS Settings
1	800-BBDM	UEFI BIOS Boot Mode with GPT Partition
1	770-BBBS	No Rack Rails
1	631-AACK	No Systems Documentation, No OpenManage DVD Kit
1	822-8356	Dell Hardware Limited Warranty Plus On-Site Service
1	822-8370	ProSupport: Next Business Day On-Site Service After Problem Diagnosis, 3 Years
1	822-8390	ProSupport: 7x24 HW/SW Technical Support and Assistance, 3 Years
1	989-3439	Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800-945-3355
1	900-9997	On-Site Installation Declined
6	370-AEVQ	16GB RDIMM, 3200MT/s, Dual Rank
24	400-BHFJ	16TB 7.2K SATA 6Gbps 512e 3.5in Hot-Plug Hard Drive
1	540-BBUH	Broadcom 57412 Dual Port 10GbE SFP+ Adapter, PCIe Full Height
2	450-AALV	Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)

TOTAL \$ 24,536.46

Quotation Comments

Ask your Sterling Account Manager about our Complete Ship Services: An efficient, convenient, and secure way to receive your order.

Terms and Conditions

All products and services sold, licensed, resold, distributed, and provided (as applicable) by Sterling are subject to Sterling's Return Guidelines (located at <https://sterling.com/contact/return-information/>) and the terms and conditions (if any) imposed by the applicable Sterling Partner (the original manufacturer, seller, licensor, or provider).

CAGE: **06AP0** | DUNS: **938836541** | UEID: **YZTLALWM4UC7**



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Trent Maxwell, Neighborhood & Development Services Director
DATE: January 16, 2024
RE: New and Renewed Contractor Licenses for January 16, 2024.

ISSUE:

The Governing Body is asked to consider and approve the contractor licenses for January 16, 2024.

BACKGROUND:

Attached is the list of contractors who have applied for a new contractor license or license renewal from Neighborhood & Development Services. All of the contractors on the list have completed the requirements necessary to obtain their contractor license for 2024.

ALTERNATIVES:

1. The Governing Body may approve the contractor licenses as presented.
2. The Governing Body may not approve the contractor licenses.

RECOMMENDATION:

Staff recommends the Governing Body approve.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Contractor License January 16, 2024	1/10/2024	Backup Material

CONTRACTOR LICENSE AGENDA
January 16, 2024

2023 NEW

CLASS D-E ELECTRIC CONTRACTOR

Lamp & Light Electric

CLASS C RESIDENTIAL CONTRACTOR

Z-2 Construction

CLASS L LIMITED CONTRACTOR

Heartland Fire Sprinklers (Backflow)

2024 RENEWAL

CLASS A GENERAL CONTRACTOR

Coast to Coast Carports, Inc.

Grand Choice Homes

Mark Young Construction, LLC

Mollet Industrial Group, LLC

RK Hoover Commercial Contracting, Inc.

CLASS B BUILDING CONTRACTOR

Andy Starr Construction, LLC

Bogner Oilfield Service Inc.

Brian Barlow Construction

Brungardt Plumbing LLC

Chambless Roofing, Inc.

D&H Mobile Homes, Inc.

Irsik Construction

LC Home Design and Remodeling

Lifestyles Home Construction

Perez General Construction LLC

Quality Structures, Inc.

Rod Fercking Construction LLC

Sturdi-Bilt Storage Barns

Tim Fuller Construction

Waltz Construction LLC

CLASS C RESIDENTIAL CONTRACTOR

Ready Roofer, Inc.

CLASS E-F FIRE SPRINKER & PROTECTION CONTRACTOR

American Fire Sprinkler Corporation

Black Water Fire Protection LLC

CLASS E-SOC SPECIALIZED OTHER CONTRACTOR

A&A Construction Service LLC (Flatwork)
Anguiano Construction (Flatwork)
Axe Monkey Tree Service (Arborist)
J&P Construction Services LLC (Framing)
Javier Olguin (Landlord)
JMZ Construction (Framing)
JMZ Construction (Handyman)
JT Construction (Framing)
Kone, Inc. (Elevators & Escalators)
Macias Contractor LLC (Flatwork)
RA Concrete Construction (Flatwork)
Roth Glass & Framing LLC (Windows & Siding)
Solida Tree Service, Inc. (Arborist)
SpliceCo, Inc. (Aerial & Underground Line Maintenance)
Tito's Concrete Construction (Flatwork)

CLASS D-E ELECTRIC CONTRACTOR

3G Electric, Inc.
Caro's Electric
Davis Electric, Inc.
Electrical Solutions Co.
Kugler Electric, LLC
RC Electric, LLC
Trinity Electrical Services, LLC
Wildcat Electric, LLC

CLASS D-M MECHANICAL CONTRACTOR

Comfort Specialists Heating & Cooling, Inc.
Ducts in a Row
Howell Commercial Refrigeration
Republic Refrigeration, Inc.
South Central Kansas Economic Development District
Weber Refrigeration & Heating Inc.

CLASS D-P PLUMBING WITH GAS CONTRACTOR

Brungardt Plumbing LLC
Mesa Plumbing, LLC
ProFlow Plumbing LLC
TEDS Plumbing LLC

CLASS L LIMITED CONTRACTOR

JMH Roofing (Residential Roofing)
T and T Landscaping LLC (Backflow)



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kori Longoria, Deputy City Clerk
DATE: January 16, 2024
RE: 2024 CMB License Renewal

ISSUE:

The Governing Body is asked to consider and approve the 2024 Cereal Malt Beverage License Renewals.

BACKGROUND:

Attached is a list of businesses applying for a 2024 Cereal Malt Beverage License. All the businesses on this list have completed the requirements necessary to obtain their license.

ALTERNATIVES:

1. The Governing Body may approve the licenses as presented.
2. The Governing Body may deny the licenses.

RECOMMENDATION:

Staff recommends the Governing Body approve the licenses as presented.

FISCAL NOTE:

Fees for an On Premise Cereal Malt Beverage license is \$125. Fees for an Off Premise Cereal Malt Beverage license is \$75.

ATTACHMENTS:

Description	Upload Date	Type
License Agenda	1/12/2024	Backup Material

License Agenda

January 16, 2024

2024 CMB License

Smokes N More

La Cabana