



**AGENDA
CITY COMMISSION MEETING
Tuesday, September 5, 2017
1:00 PM**

City Administrative Center, 301 N. 8th Street

I. Note:

Pre-meeting at 11:00 a.m. at Buffalo Dunes Golf Course for the Commission to hear a presentation by Buffalo Dunes Golf Course staff. 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. August 15, 2017 City Commission minutes.

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

VI. CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

A. The Governing Body is asked to consider and allow the Mayor to proclaim September 5, 2017 as Sion Audrain Day.

B. The Governing Body is asked to consider and allow the Mayor to proclaim September 6, 2017 as DeMarcus Elliott Day.

C. The Governing Body is asked to consider and allow the Mayor to proclaim September 7, 2017 as Ruben Huerta Day.

D. The Governing Body is asked to consider and authorize the possession and consumption of alcoholic liquors at Buffalo Dunes Golf Course, on September 8-10, 2017 for the Garden City Charity Classic Golf Tournament, pursuant to Code Section 6-133.

E. The Governing Body is asked to consider and approve a request from Angelica Castillo Chappel, President of the Community Mexican Fiesta, to waive the sign fees and to place a 4' x 6' sign at the northwest corner of Stevens Park for the two weeks prior to September 9, 2017.

- F. The Governing Body is asked to consider and approve a request from Athletic Director Drew Thon on behalf of USD 457 for approval of an aircraft landing in the corporate limits of the City on September 9, 2017 approximately between 6:40 and 7:10 p.m. at Garden City High School, pursuant to Code section 14-71.
- G. The Governing Body is asked to consider and approve a request from Vickie Harshbarger on behalf of Mosaic to allow the Mayor to proclaim the week of September 10, 2017 as Direct Support Professionals Recognition Week.
- H. The Governing Body is asked to consider and approve a request from Eric Cenatiempo, on behalf of The Appliance and Furniture Mart for a waiver to the temporary structure requirements from September 13, 2017 - October 3, 2017 at 1117 Fleming Street to hold a tent/sidewalk sale.
- I. The Governing Body is asked to consider and allow the Mayor to proclaim September 14, 2017 as Cecil and Frances O'Brate Day on the occasion of their 70th Wedding Anniversary.
- J. The Governing Body is asked to consider and approve a request from Paulina Moreno for a waiver of the noise ordinance on September 23, 2017 from 8:00 p.m. - midnight for a quincianira at 2404 N. Main Street.

VII. REPORT OF THE CITY MANAGER

- A. KDOT has approved our application for a Geometric Improvement project for FY2020 on Kansas Avenue from east of Third Street to west of Belmont Place.
- B. Fire Battalion Chief Jim Morris will present the results of the 2017 Muscular Dystrophy Boot Block Drive Sunday, August 27, 2017.
- C. The City has received correspondence from Cox Communications regarding channel line-up changes and broadcast negotiations.
- D. Presentation of the July 2017 staff report from the Garden City Regional Airport.
- E. Presentation of the July 2017 Garden City Police Department Master Activity Report.
- F. Presentation of July 2017 Fire Department Activity Reports.
- G. Presentation of the Service and Finance Monthly Sales Tax Report.
- H. Presentation of the July 2017 monthly staff report from Lee Richardson Zoo

VIII. MEETINGS OF NOTE

- September 1, 2017 - First Fridays Downtown - participating stores open until 7:00 p.m.
- September 4-10, 2017 - Garden City Charity Classic / Symetra Tour
- September 9, 2017 - FOLRZ's A Wild Affair starts at 6:00 p.m. at Lee Richardson Zoo
- September 11, 2017 - Patriot Day Breakfast for First Responders at Senior Center of Finney County from 7:00 a.m. - 9:00 a.m.

- September 16, 2017 - Fall Fest 2017 - Downtown Garden City
- September 19, 2017 - Garden City Area Chamber of Commerce - Candidate Forum for Garden City Commission from 6:00 - 8:00 p.m.
- September 16-18, 2017 - 2017 League of Kansas Municipalities Annual Conference in Wichita
- September 20, 2017 - Southwest Kansas Coalition Annual Meeting in Dodge City at 6:00 p.m. at Guymon Petro Bar & Grill
- October 4, 2017 - League of Kansas Municipalities; 2017 Regional Supper at Cimarron Public Library at 5:30 p.m.
- October 21, 2017 - FOLRZ's Boo! at the Zoo starts at 4:00 p.m. at Lee Richardson Zoo
- November 4, 2017 - 10th Anniversary Banner Art Auction at the Clarion Inn
- November 25, 2017 - Stevens Park Tree Lighting Ceremony at 6:00 p.m.

IX. CONSIDERATION OF APPROPRIATION ORDINANCE

- A. Appropriation Ordinance No. 2442-2017A

X. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- A. The Governing Body is asked to consider and approve a Comprehensive Plan amendment for the proposed STAR Bond Project that may potentially be located at 900 Lareu Rd. The Comprehensive Plan Amendment for this location would change the Future Land Use from Two or More Families to Commercial/Residential.
1. Ordinance No. _____-2017, an ordinance approving amending the future land use map of the Garden City 2020 comprehensive; and repealing the current future land use map of the Garden City 2020 comprehensive plan.
- B. The Governing Body is asked to consider and approve an ordinance amending the General Improvements Handbook as specified in sections 78-43 and 78-77 of the Code.
1. Ordinance No. _____ - 2017, an ordinance pertaining to the use of designated public rights-of-way; amending Sections 78-43 and 78-77 of the Code of Ordinances of the City of Garden City, Kansas; repealing sections 78-43 and 78-77, all to the code of ordinances of the City of Garden City, Kansas.
- C. The Governing Body is asked to consider adopting a Resolution of Intent for the adoption of the Star Bond District Project Plan.
1. Resolution No. _____-2017, a resolution stating the intent of the City of Garden City, Kansas to consider adoption of the Sports of the World Complex STAR Bond Project Plan in the STAR Bond district previously established by the City and providing for notice of a public hearing on such matters.

XI. OLD BUSINESS

XII. NEW BUSINESS

- A. The Governing Body is asked to consider and approve an application to distribute Downtown Development Funds for 1005 N Main Street.
- B. The Governing Body is asked to consider and approve the Garden City Police Department's request to submit a grant application for ten portable radios for the Fiscal Year 2017 Edward Byrne Memorial Justice Assistance Grant Program.
- C. The Governing Body is asked to consider and appoint a new member to the Planning Commission.
- D. Staff requests Governing Body consideration of an Executive Session pursuant to K.S.A. 75-4319(b)(2) pertaining to consultation with an attorney for the body or agency which would be deemed privileged in the attorney-client relationship.

E. Consent Agenda for approval consideration:

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

- 1. Quit claim deed from Heir of Boniface Peters transferring Spaces 3 & 4, Lot 144, Zone B of Sunset Memorial Garden to Katherine Butler.
- 2. Quit claim deed from Fielding Hands transferring Spaces 7 & 8, Lot 741, Zone Brook of Valley View Cemetery to Peggy Hands.
- 3. Quit claim deed from Herlinda Small transferring Space 2, Lot 53, Zone A of Sunset Memorial Gardens to Shirley William.
- 4. Quit Claim deed from Joe A or Gloria Sena transferring Space 6, Lot 795, Zone Brookover of Valley View Cemetery to City of Garden City, KS.
- 5. Permission for Ramiro Castaneda to reserve Space 4. Lot 37, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.
- 6. Permission for Victoria L Ngirchedeng to reserve Space 3, Lot 70, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.
- 7. The Governing Body is asked to consider and approve the contractor licenses for September 5, 2017.
- 8. The Governing Body is asked to consider and approve a Cereal Malt Beverage license.

XIII. CITY COMMISSION REPORTS

A. Commissioner Fankhauser

B. Commissioner Cessna

C. Mayor Dale

D. Commissioner Doll

E. Commissioner Law

XIV. OTHER ENTITIES

Presentation of the July 24, 2017 minutes from the Garden City Recreation Commission.

Presentation of the July 18, 2017 Park and Tree Advisory Board minutes.

Presentation of the July 2017 Planning Commission approved minutes from the Neighborhood and Development Services Department.

Presentation of the July 25, 2017 minutes for the Police/Citizens Advisory Board meeting.

Presentation of the August 25, 2017, minutes for the Police/Citizens Advisory Board meeting.

Presentation of the August 1, 2017 Zoo Advisory Board agenda and minutes.

XV. ADJOURN



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 08-15-2017 City Comm minutes

ISSUE:

August 15, 2017 City Commission minutes.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------|-------------|-----------------|
| 08-15-17 CC Minutes | 9/1/2017 | Backup Material |

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City

August 15, 2017

Note:

Call to Order

The regular meeting of the Board of Commissioners of the City of Garden City was held at 1:00 PM at the City Administrative Center on Tuesday, August 15, 2017.

All members were present. Commissioner Law opened the meeting with the Pledge of the Allegiance to the Flag and the Invocation.

Approval of Minutes

The August 1, 2017 City Commission minutes were approved as presented.

Public Comment

Duane West presented a concept for additional access from the Bypass to the Schulman Crossing/156 Commercial area. His proposal is to add a separated right in-right out from the northbound off ramp to Lareu Road near the Sam's Club entrance on Lareu Road. He asked the Governing Body to consider writing a letter of support for the concept to KDOT. Mr. West also asked that the Governing Body consider putting the traffic signals on Main Street at both Chestnut and Laurel Streets in flashing mode, allowing Main Street traffic to proceed without stopping when no side street traffic or pedestrians are present.

Darryl Combs shared his concerns with the sales tax ballot issue.

Consideration of Petitions, Memorials and Remonstrances

Mayor Dale and City Manager Allen recognized Bob Arellano, Electric Department as the 2017 2nd Quarter City of Garden City Safety Award recipient.

The Governing Body considered and approved a request from Angelica Castillo Chappel on behalf of the Community Mexican Fiesta Association to allow the Mayor to proclaim the month of September 2017 as Hispanic Heritage Month in Garden City, Kansas.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved a request from Anna Voss on behalf of the Garden City Recreation Commission, under Code Section 6-35 and 6-133 to allow possession, consumption and sale of cereal malt beverages of alcoholic liquors during the The Siege 5K Obstacle Course on Saturday, September 16, 2017 at 3502 N. Campus Drive (in front of the Crazy House).

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

Report of the City Manager

Assistant City Manager Cunningham introduced and welcomed new Golf Professional, Jason Hase to the City of Garden City staff and Buffalo Dunes Golf Course.

Presentation of the July 2017 City Link Ridership Report from Public Works.

Presentation of the July 2017 Building Report from Neighborhood & Development Services.

Presentation of the July 2017 Code Compliance Report from Neighborhood & Development Services.

Presentation of the Monthly Financial Report from Service and Finance.

Meetings of Note

- August 12, 2017 - Garden City Area Chamber of Commerce 12th Annual Wine Tasting Event at the Clarion Inn at 7:00 p.m.
- August 19, 2017 - Downtown Banner Art Walk on Main Street from 4:00 p.m. - 7:00 p.m.
- August 25-27, 2017 - Tumbleweed Festival on the west green of Lee Richardson Zoo starting at 5:30 p.m.
- August 29, 2017 - Town Hall meeting at the City Administrative Center at 7:00 p.m.
- September 1, 2017 - First Fridays Downtown - participating stores open until 7:00 p.m.
- September 4-10, 2017 - Garden City Charity Classic / Symetra Tour
- September 9, 2017 - FOLRZ's A Wild Affair starts at 6:00 p.m. at Lee Richardson Zoo
- September 16, 2017 - Fall Fest 2017 - Downtown Garden City
- September 16-18, 2017 - 2017 League of Kansas Municipalities Annual Conference in Wichita
- October 21, 2017 - FOLRZ's Boo! at the Zoo starts at 4:00 p.m. at Lee Richardson Zoo
- November 4, 2017 - 10th Anniversary Banner Art Auction at the Clarion Inn
- November 25, 2017 - Stevens Park Tree Lighting Ceremony at 6:00 p.m.

Consideration of Appropriation Ordinance

Appropriation Ordinance No. 2441-2017A

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

Consideration of Ordinances and Resolutions

The Governing Body considered and approved the Standard Traffic Ordinance (STO) for 2017.

1. Ordinance No. 2766-2017, an ordinance regulating traffic within the Corporate limits of the City of Garden City, Kansas; incorporating by reference the Standard Traffic Ordinance for Kansas Cities, Edition of 2017, with certain omissions, additions, or changes; prescribing additional regulations; providing certain penalties; amending Code Section 86-2; repealing existing Code Section 86-2; all to the Code of Ordinances of the City of Garden City, Kansas.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved the Uniform Public Offense Code (UPOC) for 2017.

1. Ordinance No. 2767-2017, an ordinance regulating public offenses within the corporate limits of the City of Garden City, Kansas; incorporating by reference the Uniform Public Offense Code for Kansas Cities, Edition of 2017, with certain omissions, additions or changes; amending Code Section 62-2; repealing existing Code Section 62-2; all to the Code of Ordinances of the City of Garden City, Kansas.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved an ordinance to repeal Ordinance No. 2765-2017, passed by the Governing Body on August 1, 2017, due to an error in the legal description, and annexing property at 2810 E. Highway 50 per the request from WindRiver Grain, LLC.

1. Ordinance No. 2768-2017, an ordinance repealing Ordinance No. 2765-2017 and annexing land to the City of Garden City, Finney County, Kansas, pursuant to K.S.A. 12-520(a)(7).

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

Ayes: Cessna, Dale, Fankhauser, Law

Abstain: Doll

Old Business

The Governing Body considered and approved a bid from Vivian Fankhauser for \$63,525 to

purchase the property at 306 N. 6th Street.

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

Ayes: Cessna, Dale, Doll, Law

Abstain: Fankhauser

The Governing Body considered and approved an Interlocal Agreement between the City and Finney County for administration of the sales tax being considered on the November 7, 2017 ballot.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

New Business

The Governing Body considered and approved a request from WindRiver Grain, L.L.C. for a pre-annexation agreement for Tract A in the WindRiver II plat and connection to City water.

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

Ayes: Cessna, Dale, Fankhauser, Law

Abstain: Doll

The Governing Body considered and approved to reappoint Gloria Allen and waive the term limit and reappoint Gary Bennett to the Traffic Advisory Board for three-year terms ending July 2020.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved the Traffic Advisory Board recommendation from their August 7, 2017 meeting to change the configuration of the pavement markings at the intersection of Schulman Avenue and Lareu Road for southbound traffic.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved the Traffic Advisory Board recommendation from their August 7, 2017 meeting for the installation of flashing school lights for Horace Good Middle

School on Main Street and Third Street keeping the times separate from Georgia Matthews Elementary School.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

Garden City Downtown Vision, Inc. Director Myca Bunch and Arleen Taniwaki of ArLand Land Use Economics presented the 2017 Downtown Market Study. The Governing Body considered and accepted the market study.

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

Ayes: Cessna, Dale, Doll, Fankhauser, Law

Consent Agenda

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

Ayes: Cessna, Dale, Doll, Law

Abstain: Fankhauser

The Governing Body considered and approved a Golf Professional Agreement between the City of Garden City and Jason Hase.

The Governing Body considered and approved a Purchase Agreement with Vivian Fankhauser for the property at 306 N. 6th Street for \$63,525.00.

The Governing Body is asked to consider and approve the contractor licenses for August 15, 2017.

The Governing Body considered and approved a temporary Cereal Malt Beverage license.

Other Entities

Presentation of the June 2017 GCBZA approved minutes from the Neighborhood and Development Services Department.

Presentation of the December 5, 2016 Traffic Advisory Board minutes.

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

ATTEST:

Celyn N. Hurtado, City Clerk

City Commission Reports

A. Commissioner Law congratulated Bob Arellano on receiving the 2nd Quarter Safety award. Commissioner Law addressed Duane West's suggestion for a turning lane off of the bypass and questioned that it might need to be an item that goes before the Traffic Advisory Board and then it can be determined how involved the City might be in the process.

B. Commissioner Fankhauser thanked Bob Arellano for his service to the City and congratulated him on receiving the 2nd Quarter Safety award. Commissioner Fankhauser commented on the Downtown Market Study report and suggested that the ground floor of the Windsor Hotel be remodeled and hopefully that could attract new businesses downtown.

C. Commissioner Cessna congratulated Bob Arellano on receiving the 2nd Quarter Safety award and thanked the City for focusing on safety of the employees and the public. Commissioner Cessna thanked the Street Department for repainting the street markings around the schools. Commissioner Cessna mentioned that August 15 was the first day of school and reminded people to be mindful of the school zones, students walking and the school crossing guards.

D. Mayor Dale congratulated Bob Arellano on receiving the 2nd Quarter safety award and stated it's nice to hear about employees trying to make the work environment safe for other employees and the public. Mayor Dale stated there will be a Town Hall meeting on Tuesday, August 29, 2017 at 7:00 p.m. and there will be a sales tax ballot presentation. Mayor Dale stated he would not be in attendance at the Town Hall meeting.

E. Commissioner Doll congratulated Bob Arellano on receiving the 2nd Quarter safety award and stated she appreciates him being a conscientious person and looking out for the safety of his co-workers.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 2017 GCHS Golf - Audrain proclamation

ISSUE:

The Governing Body is asked to consider and allow the Mayor to proclaim September 5, 2017 as Sion Audrain Day.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------|-------------|-----------------|
| Sion Audrain proclamation | 9/1/2017 | Backup Material |

PROCLAMATION

- WHEREAS, To excel in any sport, you must demonstrate, in addition to natural ability, an outstanding spirit of dedication, enthusiasm and hard work; and
- WHEREAS, The Individual 6A State Golf Championship was captured at Auburn Hills Municipal Golf Course om Wichita, Kansas, on May 22, 2017 with an 18 hole score of 2 under par 70; and
- WHEREAS, Sion Audrain and his teammates represented Garden City well as they finished first as a team in the Western Athletic Conference, first as a team in the Hutchinson 6A regional tournament and fourth as a team in the 6A state tournament, and
- WHEREAS, Sion Audrain has, since becoming the Individual State 6A Champion has continued to perform at a high level with a Top 10 finish in the highly competitive AJGA Kansas Junior at Buffalo Dunes and winning the KGA's High Plains Amateur at The Golf Club at Southwind.
- WHEREAS, Sion Audrain is to be commended for an outstanding sophomore season; and

NOW, THEREFORE, I, Melvin L. Dale, Mayor of the City of Garden City, Kansas do hereby proclaim September 5, 2017 as

Sion Audrain Day

in Garden City, Kansas and urge all citizens to acknowledge and express their pride in your accomplishments and to encourage our youth in their endeavors towards excellence in life and show appreciation for your good sportsmanship.

Signed and sealed this 5th day of September, 2017.

Melvin L. Dale, Mayor

Attest:

Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 2017 GCHS Track - Elliott proclamation

ISSUE:

The Governing Body is asked to consider and allow the Mayor to proclaim September 6, 2017 as DeMarcus Elliott Day.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|-------------|-----------------|
| Demarcus Elliott proclamation | 9/1/2017 | Backup Material |

PROCLAMATION

- WHEREAS, To excel in any sport, you must demonstrate, in addition to natural ability, an outstanding spirit of dedication, enthusiasm and hard work; and
- WHEREAS, On May 18, 2017, Demarcus Elliott placed third at the 6A Regionals at Dodge City High School; and
- WHEREAS, The 6A State Shot Put Championship was captured with a victory of 52'6 at Cessna Stadium on May 27, 2017; and
- WHEREAS, Demarcus Elliott and his teammates represented Garden City well as they finished fourth as a team in the 6A State Track and Field Championships; and
- WHEREAS, Demarcus Elliott is to be commended for an outstanding junior season; and

NOW, THEREFORE, I, Melvin L. Dale, Mayor of the City of Garden City, Kansas do hereby proclaim September 6, 2017 as

Demarcus Elliott Day

in Garden City, Kansas and urge all citizens to acknowledge and express their pride in your accomplishments and to encourage our youth in their endeavors towards excellence in life and show appreciation for your good sportsmanship.

Signed and sealed this 5th day of September, 2017.

Melvin L. Dale, Mayor

Attest:

Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 2017 GCHS Track - Huerta proclamation

ISSUE:

The Governing Body is asked to consider and allow the Mayor to proclaim September 7, 2017 as Ruben Huerta Day.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------|-------------|-----------------|
| Ruben Huerta proclamation | 9/1/2017 | Backup Material |

PROCLAMATION

- WHEREAS, To excel in any sport, you must demonstrate, in addition to natural ability, an outstanding spirit of dedication, enthusiasm and hard work; and
- WHEREAS, On May 18, 2017, Ruben Huerta placed second at the 6A Regionals at Dodge City High School; and
- WHEREAS, The 6A State Pole Vault Championship was captured with a victory of 15 feet at Cessna Stadium on May 27, 2017; and
- WHEREAS, Ruben Huerta and his teammates represented Garden City well as they finished fourth as a team in the 6A State Track and Field Championships; and
- WHEREAS, Ruben Huerta is to be commended for an outstanding junior season; and

NOW, THEREFORE, I, Melvin L. Dale, Mayor of the City of Garden City, Kansas do hereby proclaim September 7, 2017 as

Ruben Huerta Day

in Garden City, Kansas and urge all citizens to acknowledge and express their pride in your accomplishments and to encourage our youth in their endeavors towards excellence in life and show appreciation for your good sportsmanship.

Signed and sealed this 5th day of September, 2017.

Melvin L. Dale, Mayor

Attest:

Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: Buffalo Dunes Golf Course - Alcoholic Liquor - Temporary Authorization

ISSUE:

The Governing Body is asked to consider and authorize the possession and consumption of alcoholic liquors at Buffalo Dunes Golf Course, on September 8-10, 2017 for the Garden City Charity Classic Golf Tournament, pursuant to Code Section 6-133.

BACKGROUND:

None.

ALTERNATIVES:

1. Approve the request as submitted.
2. Deny the request.

RECOMMENDATION:

Staff has no recommendation.

FISCAL NOTE:

None.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 2017 Community Mexican Fiesta - Sign Waiver requests

ISSUE:

The Governing Body is asked to consider and approve a request from Angelica Castillo Chappel, President of the Community Mexican Fiesta, to waive the sign fees and to place a 4' x 6' sign at the northwest corner of Stevens Park for the two weeks prior to September 9, 2017.

BACKGROUND:

This is the 91st year for the Community Mexican Fiesta. The waiver of sign fees must be done by Governing Body.

ALTERNATIVES:

1. Approve the requests from Community Mexican Fiesta.
2. Deny the requests from Community Mexican Fiesta.

RECOMMENDATION:

Staff recommends approval of the request from Community Mexican Fiesta.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------|-------------|-----------------|
| 09-09-17 Fiesta SER | 9/1/2017 | Backup Material |



Special Event Request

301 N 8th Street
PO Box 998
Garden City, KS 67846
620-276-1130

☒ Other
☐ Carnival/Circus*
☐ Sports Event*
☐ Haunted House*
☒ Parade**
*License Required
**Parade Application Required

May 8, 2017

Today's Date

Community Mexican Fiesta AMENDED-RS 8/21/2017

Name of Event (if applicable)

Saturday, September 09, 2017

Date of Event

Stevens Park, Main Street, Hero's Way

Location of Event

8:00 a.m. - 11:00 p.m.

Start and End Time of Event

Fiesta, Parade

Purpose of the Event

Angelica Castillo Chappel

PO Box 84, GC

620-290-6264

Applicant Name (please print)

Address

Phone

Additional Contact Names & Phone Numbers

Please mark for all request. (Note: Amenities are not available at all locations.)

| | | | | | |
|----------------------------------|---|-------------------------|-------------------------------------|----------------|-------------------------------------|
| Street Closure and/or Barricades | Parade on Main ST, close Hero's Way from Main to 7th St, 7th St from Hero's Way to Spruce | Steven's Park Bandshell | <input checked="" type="checkbox"/> | Noise Waiver** | <input checked="" type="checkbox"/> |
| Extra Trash | | Restrooms | | Electricity | |
| Receptacles | 8 dumpsters & 12 poly-karts | (Park Shelter Keys) | <input checked="" type="checkbox"/> | Access | <input checked="" type="checkbox"/> |
| Additional Request/Remarks | Waive sign fees 2 weeks (8/26) prior to event - vinyl 4' x 6' at Stevens Park, on Mary (across lot from GCHS) and on Lewis Automotive location. Will have 3-4 porta potties. DID NOT RECEIVE AUTHORIZATION FROM PROPERTY OWNERS FOR SIGNAGE PLACEMENT - RS 8/21/17 | | | | |

Compliance with Code of Ordinances Sections 62-21 to 62-25, pertaining to levels of noise that are permitted, is required unless a waiver is granted by the Governing Body or the City Manager for a specifically designated date and time period. A copy of the applicable code sections can be obtained from the City Clerk.

****Please note that a waiver of noise ordinance does not prohibit an officer or City official from advising you to lower the amplified noise of your event or issuing a citation upon failure to comply with such warnings.**

RESOLUTION NO. 2435-2011

A Resolution granting to the City Manager, or Designee, the authority to grant certain request of persons, businesses of groups for special events or activities.

By signing below, I hereby certify that I have read and understand the statements above and that all related information which I have provided are true, accurate and complete to the best of my knowledge.

Request on file

Signature

May 8, 2017

Date

| | | | | |
|---------------------|-------------------------|-------------------------|-------------------------------------|--------------|
| For office use only | | GC Downtown Vision | | MB 5/30/2017 |
| Police | Capt. Reagle 5/25/2017 | Electric | JS 5/30/2017 | |
| Fire | Chief Shelton 5/25/2017 | Public Works/Parks | SC 5/25/2017 AL 6/25/2017 | |
| KDOT | KDOT 6/27/2017 | Neighborhood Devel | | |
| City Manager | | Application Received by | Raelene Stoecklein 5/8/2017 8/21/17 | |



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: GCHS Opening Football Game - Helicopter landing request

ISSUE:

The Governing Body is asked to consider and approve a request from Athletic Director Drew Thon on behalf of USD 457 for approval of an aircraft landing in the corporate limits of the City on September 9, 2017 approximately between 6:40 and 7:10 p.m. at Garden City High School, pursuant to Code section 14-71.

BACKGROUND:

None.

ALTERNATIVES:

1. Approval of an aircraft landing in the corporate limits of the City on September 9, 2017 between 6:00 and 6:30 p.m. at Garden City High School, pursuant to Code Section 14-71.
2. Deny the request of an aircraft landing in the corporate limits of the City.

RECOMMENDATION:

Staff recommends Alternative No. 1.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|-----------------------------------|-------------|-----------------|
| 09-08-17 SER - GCHS Football game | 9/1/2017 | Backup Material |



Special Event Request

301 N 8th Street
PO Box 998
Garden City, KS 67846
620-276-1278

____ Other
____ Carnival/Circus*
____ Sports Event*
____ Haunted House*
____ Parade**

*License Required

**Parade Application Required

August 31, 2017

Today's Date

Opening Football Game at GCHS

Name of Event (if applicable)

Friday, September 08, 2017

Date of Event

2720 Buffalo Way Blvd (football stadium)

Location of Event

6:40 pm to 7:10 pm

Start and End Time of Event

Helicopter landing at home opening game

Purpose of the Event

Drew Thon 620.640.5606

Applicant Name (please print)

2720 Buffalo Way Blvd.

Address

805-5430

Phone

Steve Nordby 620.290.4692

Additional Contact Names & Phone Numbers

Please mark for all request. (Note: Amenities are not available at all locations.)

| | | | | | |
|-------------------------------------|--|----------------------------------|-----|-----------------------|-----|
| Street Closure and/or Barricades | n/a | Steven's Park Bandshell | n/a | Noise Waiver** | n/a |
| Extra Trash Receptacles | n/a | Restrooms (Park Shelter Keys) | n/a | Electricity Access | n/a |
| Additional Request/Remarks | Request for Life Team to land helicopter on football field to present game ball. | | | | |

Compliance with Code of Ordinances Sections 62-21 to 62-25, pertaining to levels of noise that are permitted, is required unless a waiver is granted by the Governing Body or the City Manager for a specifically designated date and time period. A copy of the applicable code sections can be obtained from the City Clerk.

****Please note that a waiver of noise ordinance does not prohibit an officer or City official from advising you to lower the amplified noise of your event or issuing a citation upon failure to comply with such warnings.**

RESOLUTION NO. 2435-2011

A Resolution granting to the City Manager, or Designee, the authority to grant certain request of persons, businesses of groups for special events or activities.

By signing below, I hereby certify that I have read and understand the statements above and that all related information which I have provided are true, accurate and complete to the best of my knowledge.

Signature

August 31, 2017

Date

| | | | |
|-------------------------|--|-------------------------|--|
| For office use only | | GC Downtown Vision | |
| Police | | Electric | |
| Fire | | Public Works | |
| Inspection | | Parks/Grounds | |
| City Manager/Commission | | Application Received by | |



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 2017 Direct Support Professionals Recognition

ISSUE:

The Governing Body is asked to consider and approve a request from Vickie Harshbarger on behalf of Mosaic to allow the Mayor to proclaim the week of September 10, 2017 as Direct Support Professionals Recognition Week.

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------------|-------------|-----------------|
| 2017 Direct Support Professional | 8/31/2017 | Backup Material |

PROCLAMATION

WHEREAS, the week of September 10, 2017, has been designated as “National Direct Support Professionals Recognition Week” in order to celebrate and recognize professionals who provide support to millions of individuals with intellectual and developmental disabilities; and

WHEREAS, this celebration recognizes the dedication and vital role of direct support professionals in enhancing the lives of individuals with disabilities of all ages; and

WHEREAS, the community plays a role in lifting up direct support professionals as integral in supporting the needs of people with disabilities and their families through service systems across the United States; and

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

NOW, THEREFORE, I, Melvin L. Dale, Mayor of the City of Garden City, Kansas, do hereby proclaim the week of September 10, 2017 as

DIRECT SUPPORT PROFESSIONALS RECOGNITION WEEK

in Garden City, Kansas and call upon the citizens to observe the week with appropriate programs and activities. Furthermore, I encourage the citizens of Garden City to seek information from those organizations with expertise in matters concerning professionals who support individuals with intellectual and development disabilities.

SIGNED AND SEALED this 5th day of September, 2017.

Melvin L. Dale, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 2017 Appliance and Furniture Mart request

ISSUE:

The Governing Body is asked to consider and approve a request from Eric Cenatiempo, on behalf of The Appliance and Furniture Mart for a waiver to the temporary structure requirements from September 13, 2017 - October 3, 2017 at 1117 Fleming Street to hold a tent/sidewalk sale.

BACKGROUND:

None.

ALTERNATIVES:

1. Approve the waiver to the sign and temporary structure requirements.
2. Deny the request.

RECOMMENDATION:

Staff recommends Alternative 1.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| 2017 Appliance & Furniture Mart Tent Sale - SER | 8/31/2017 | Backup Material |



Special Event Request

301 N 8th Street
PO Box 998
Garden City, KS 67846
620-276-1130

☒ Other
☐ Carnival/Circus*
☐ Sports Event*
☐ Haunted House*
☐ Parade**
*License Required
**Parade Application Required

August 14, 2017

Today's Date

The Appliance & Furniture Mart Tent Sale/Sidewalk Sale

Name of Event (if applicable)

Wednesday, Sept 13th - Monday, Oct 2nd

Date of Event

1117 Fleming (front parking lot)

Location of Event

business hours 8:00 a.m. - 6:00 p.m.

Start and End Time of Event

Tent sale/sidewalk sale

Purpose of the Event

Eric Cenatiempo

1117 Fleming, GC

620-275-4197

Applicant Name (please print)

Address

Phone

Additional Contact Names & Phone Numbers

Please mark for all request. (Note: Amenities are not available at all locations.)

| | | | | | |
|----------------------------------|---|-------------------------------|-----|--------------------|-----|
| Street Closure and/or Barricades | n/a | Steven's Park Bandshell | n/a | Noise Waiver** | n/a |
| Extra Trash Receptacles | n/a | Restrooms (Park Shelter Keys) | | Electricity Access | n/a |
| Additional Request/Remarks | Tent will be set up on 9/29 and taken down on 10/2 - Actual event is 9/16-10/1, Waive sign and temporary structure requirements | | | | |

Compliance with Code of Ordinances Sections 62-21 to 62-25, pertaining to levels of noise that are permitted, is required unless a waiver is granted by the Governing Body or the City Manager for a specifically designated date and time period. A copy of the applicable code sections can be obtained from the City Clerk.

****Please note that a waiver of noise ordinance does not prohibit an officer or City official from advising you to lower the amplified noise of your event or issuing a citation upon failure to comply with such warnings.**

RESOLUTION NO. 2435-2011

A Resolution granting to the City Manager, or Designee, the authority to grant certain request of persons, businesses of groups for special events or activities.

By signing below, I hereby certify that I have read and understand the statements above and that all related information which I have provided are true, accurate and complete to the best of my knowledge.

Request on file

Signature

August 14, 2017

Date

| | | |
|-------------------------|-------------------------|------------------------------|
| For office use only | GC Downtown Vision | n/a |
| Police | Electric | n/a |
| Fire | Public Works | |
| Inspection | Parks/Grounds | n/a |
| City Manager/Commission | Application Received by | Raelene Stoecklein 8/14/2017 |



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Ashley Freburg
DATE: September 5, 2017
RE: O'Brate Anniversary Proclamation

ISSUE:

The Governing Body is asked to consider and allow the Mayor to proclaim September 14, 2017 as Cecil and Frances O'Brate Day on the occasion of their 70th Wedding Anniversary.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|-------------|-----------------|
| Cecil and Frances O'Brate Day | 9/1/2017 | Backup Material |

PROCLAMATION

- WHEREAS,** Cecil and Frances O'Brate have generously invested in the future of our community, state, and country through the creation of the Cecil and Frances O'Brate Foundation, which improves opportunities for disadvantaged youth in Kansas by assisting with emergency needs, providing educational scholarships to deserving youth, and addressing specific stumbling blocks lying in their path on the road to success; and
- WHEREAS,** Mr. and Mrs. O'Brate will celebrate their 70th Wedding Anniversary on September 14, 2017; and
- WHEREAS,** The institution of marriage is to be valued and respected, and we are pleased to recognize this couple's impressive dedication to each other over so many years; and
- WHEREAS,** The 70th Wedding Anniversary, also known as the Platinum Anniversary, is a milestone rarely seen today, but Mr. and Mrs. O'Brate are living proof that it can be achieved; and
- WHEREAS,** The Mayor and City Commission of the City of Garden City wish to extend sincerest congratulations and best wishes upon Mr. and Mrs. O'Brate on this very special occasion

NOW, THEREFORE, I, Melvin L. Dale, Mayor of the City of Garden City, do hereby proclaim September 14, 2017 as

Cecil and Frances O'Brate Day

in Garden City, Kansas and urge all citizens to acknowledge and express their sincere appreciation and thanks for their contributions to this community and wish them a happy 70th Anniversary.

SIGNED AND SEALED this 5th day of September 2017.

Melvin L. Dale, *Mayor*

ATTEST:

Celyn Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: Noise Waiver Request -2404 N. Main Street

ISSUE:

The Governing Body is asked to consider and approve a request from Paulina Moreno for a waiver of the noise ordinance on September 23, 2017 from 8:00 p.m. - midnight for a quincianira at 2404 N. Main Street.

BACKGROUND:

The City Manager has the authority to waive the noise ordinance through 11:00 p.m. for special events. Any requested time after 11:00 p.m. has to be sent to the Governing Body for approval.

ALTERNATIVES:

1. Approve the noise waiver through midnight on September 23, 2017.
2. Deny the noise waiver through midnight and allow the waiver through 11:00 p.m.

RECOMMENDATION:

Staff has no recommendations.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| SER- Noise Waiver - 2404 N. Main Street | 8/31/2017 | Backup Material |



Special Event Request

301 N 8th Street
PO Box 998
Garden City, KS 67846
620-276-1278

xx Other
Carnival/Circus*
Sports Event*
Haunted House*
Parade**
*License Required
**Parade Application Required

August 15, 2017

Today's Date

Paulina Moreno

Name of Event (if applicable)

2404 N Main ST, GC

Location of Event

Saturday, September 23, 2017

Date of Event

8:00 p.m. - 12:00 a.m.

Start and End Time of Event

Quincianira

Purpose of the Event

Paulina Moreno

2404 N Main ST, GC

620-521-7128

Applicant Name (please print)

Address

Phone

Additional Contact Names & Phone Numbers

Please mark for all request. (Note: Amenities are not available at all locations.)

| | | | | | |
|----------------------------------|------------|-------------------------|-----|----------------|-----|
| Street Closure and/or Barricades | n/a | Steven's Park Bandshell | n/a | Noise Waiver** | YES |
| Extra Trash | n/a | Restrooms | n/a | Electricity | n/a |
| Receptacles | n/a | (Park Shelter Keys) | n/a | Access | n/a |
| Additional Request/Remarks | Live music | | | | |

Compliance with Code of Ordinances Sections 62-21 to 62-25, pertaining to levels of noise that are permitted, is required unless a waiver is granted by the Governing Body or the City Manager for a specifically designated date and time period. A copy of the applicable code sections can be obtained from the City Clerk.

****Please note that a waiver of noise ordinance does not prohibit an officer or City official from advising you to lower the amplified noise of your event or issuing a citation upon failure to comply with such warnings.**

RESOLUTION NO. 2435-2011

A Resolution granting to the City Manager, or Designee, the authority to grant certain request of persons, businesses of groups for special events or activities.

By signing below, I hereby certify that I have read and understand the statements above and that all related information which I have provided are true, accurate and complete to the best of my knowledge.

Request on file

Signature

August 15, 2017

Date

| | | | | |
|-------------------------|-----|-------------------------|------------------------------|-----|
| For office use only | | GC Downtown Vision | | n/a |
| Police | | Electric | | n/a |
| Fire | | Public Works | | n/a |
| Inspection | n/a | Parks/Grounds | | n/a |
| City Manager/Commission | | Application Received by | Raelene Stoecklein 8/15/2017 | |



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Sam Curran, Public Works Director
DATE: September 5, 2017
RE: KDOT FY2020 CCLIP Project Award

ISSUE:

KDOT has approved our application for a Geometric Improvement project for FY2020 on Kansas Avenue from east of Third Street to west of Belmont Place.

BACKGROUND:

The City applied for this project this past March. The project will complete the widening of Kansas Avenue to 5-lanes from Main Street to the east City Limits. We had applied for this project for the past three years. KDOT approved this project based on the estimated cost of \$1,367,534.50. The project is funded at an 85/15 share, with a maximum of \$1,000,000 from KDOT.

We have attached the following for your review:

1. Location map
2. KDOT approval correspondence

ALTERNATIVES:

None

RECOMMENDATION:

None

FISCAL NOTE:

The City's share of this project will need to be included in the 2020 budget process.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|-------------|-----------------|
| 2020 CCLIP Project 8-2017 Map | 8/29/2017 | Backup Material |
| KDOT Approval Correspondence | 8/29/2017 | Backup Material |



KDOT
Geometric Improvement Project
FY 2020

Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745

Mike King, Secretary
Ronald J. Seitz, P.E., Chief



Phone: 785-296-3861
Fax: 785-296-2079
Hearing Impaired - 711
publicinfo@ksdot.org
<http://www.ksdot.org>

Sam Brownback, Governor

August 18, 2017

Mr. Sam Curran
Director of Public Works
301 N 8th St
Garden City, KS 67846

Dear Mr. Curran:

Congratulations on the approval of your Geometric Improvement project on K-156 from 3rd/4th St. to Belmont Pl. Your project will be included in the Kansas Department of Transportation (KDOT) fiscal year 2020 City Connecting Link Improvement Program (CCLIP).

KDOT has approved funds for this project based on an estimate for the total project cost of \$1,367,534.50. The state's participation will be 85 percent of the actual total participating project costs (all phases) up to a maximum amount of \$1,000,000. The city will be responsible for all remaining project costs over the \$1,000,000 maximum and any costs that are determined to be non-participating.

The project plans will require review by KDOT's Bureau of Local Projects for compliance with KDOT's procedures and requirements. Before proceeding with any plan preparation activities, either by the city or by a consultant-engineering firm, it is imperative that you consult with the Bureau of Local Projects in order to follow the proper consultant selection procedures.

The Project Manager from the Bureau of Local Projects will be contacting you to discuss this procedure, as well as developing a schedule to advance the project to a timely bid letting. The city's share of the project construction and construction engineering costs will be due at the time of the bid letting.

Your interest in this program is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Stringer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Stringer, P.E., Chief
Bureau of Local Projects

c: Mr. Ron Hall, P.E., District 6 Engineer
Mr. Gary Bennett, P.E., Area Engineer



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Allen Shelton, Fire Chief
DATE: September 5, 2017
RE: Fire Department 2017 MDA Boot Block Drive

ISSUE:

Fire Battalion Chief Jim Morris will present the results of the 2017 Muscular Dystrophy Boot Block Drive Sunday, August 27, 2017.

BACKGROUND:

Garden City Fire Department participated in the Muscular Dystrophy Association Boot Block Drive Sunday, August 27, 2017. Sixteen department personnel manned three locations in Garden City collecting donations. This years event donations totaled \$4,760.21.

A thank you is extended to the generosity of the citizens of Garden City and the surrounding communities for their continued support of this worthy cause.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: 08-2017 Updates - Cox Communications

ISSUE:

The City has received correspondence from Cox Communications regarding channel line-up changes and broadcast negotiations.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| 08-23-17 Cox Comm. lineup changes | 8/31/2017 | Backup Material |
| 08-31-17 Cox Comm. Broadcast Negotiations | 8/31/2017 | Backup Material |

Celyn Hurtado

From: Allen, Lisa (CCI-Central Region) <Lisa.Allen@cox.com>
Sent: Wednesday, August 23, 2017 4:12 PM
Subject: Cox Communications LFA Notification - Channel Changes

Dear Local Franchising Authority,

The following channel changes will occur for Cox Communications and Cox Business customers.

On August 23, 2017, Cox will be making the following changes to our TV Lineup:

- QVC2 HD channel 2612, Beauty IQ HD channel 2635, C-SPAN 2 HD channel 2280, C-SPAN 3 HD channel 2281 and EWTN HD channel 2153, will be added to the Starter lineup.
- Fox Sports Kansas City Plus HD Channel 2076 and BYUTV HD channel 2152 will be added to the Essential lineup.
- TeenNick HD channel 2223 will be added to the Variety Pak and El Mix Pak. Cox Sports Television HD channel 2291 will be added to Sports Pak 2.
- STARZ Encore en Español HD channel 2091 will be added as part of the Movie Pak and El Mix Pak.
- STARZ Encore Family HD channel 2207 will be added to the Variety Pak lineup.
- STARZ Encore Black HD channel 2443, STARZ Encore Action HD channel 2439, and STARZ Encore Westerns HD channel 2444 will be added to the Movie Pak lineups.
- EPIX 2 HD channel 2194 EPIX Hits HD channel 2195 and EPIX Drive-In HD channel 2196 will be added to the Movie Pak and EPIX Premium.
- STARZ Encore Suspense HD channel 2442, STARZ Encore Classic HD channel 2440 IndiePlex HD channel 2199 and RetroPlex HD channel 2198 will now be available in Full HD as part of the Movie Pak. MLB Network Strike Zone HD channel 2287 and Outside TV HD channel 2289 will now be available in Full HD as part of Sports Pak 2.
- Playboy TV SD & HD channels 470/2470 and Playboy TV en Español, channel 472 as a monthly subscription service.
- NBC Sports Time Extra Channels 1-7 have ceased distribution, therefore will be removed from our lineups.

On June 30th, 2017 WSUTV, is ceasing operation, therefore Cox will no longer offer it on channel 13. On July 14th, 2017, NBC Universal HD channel 2678 is ceasing operation. On July 15th The Olympics Channel HD channel 2678 was added to our Sports and Information lineups and on September 9, 2017 Sprout channels 209 and 2209 are being rebranded to Universal Kids. Channels will be available to customers who subscribe to the required TV lineup and receive their service with a compatible Cox digital receiver or CableCARD.

We are truly grateful for the opportunity to serve your community. If you have any questions regarding these changes, please contact me at (785) 215-6727 or Megan.Bottenberg@cox.com.

Sincerely,



Megan Bottenberg
Manager, Government Affairs
Cox Communications Central Region

Celyn Hurtado

From: Allen, Lisa (CCI-Central Region) <Lisa.Allen@cox.com>
Sent: Wednesday, August 30, 2017 1:55 PM
Subject: Cox Communications - LFA Notification - Broadcaster Negotiations

Dear Local Franchising Authority,

As you know, Cox is required to obtain permission from local broadcast stations and cable networks to provide their signals on our video channel lineup. Our company is in discussions to renew agreements with the following programmers and broadcasters:

| Station | SD Channel | HD Channel |
|-------------------|------------|------------|
| Fox Life | 334 | N/A |
| ION | 37 | 2037 |
| Sportsman Channel | 252 | 2252 |
| WGN | 89 | 2089 |

Should we be unable to reach equitable terms for a new agreement by their expiration dates, these networks have the right to require Cox to remove their programming from our lineup.

We continue to actively negotiate with these networks and are working toward renewing our agreements without any disruption of service to our customers. We are meeting our customer notification obligation through an ad in the local newspaper.

We will keep you updated with any new information. Please feel free to contact me at (785) 215-6727 or Megan.Bottenberg@cox.com.

Sincerely,



Megan Bottenberg
Manager, Government Affairs
Cox Communications Central Region



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Rachelle Powell, Director of Aviation
DATE: September 5, 2017
RE: July 2017 Report

ISSUE:

Presentation of the July 2017 staff report from the Garden City Regional Airport.

BACKGROUND:

Attached is the Garden City Regional Airport staff report for July 2017.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

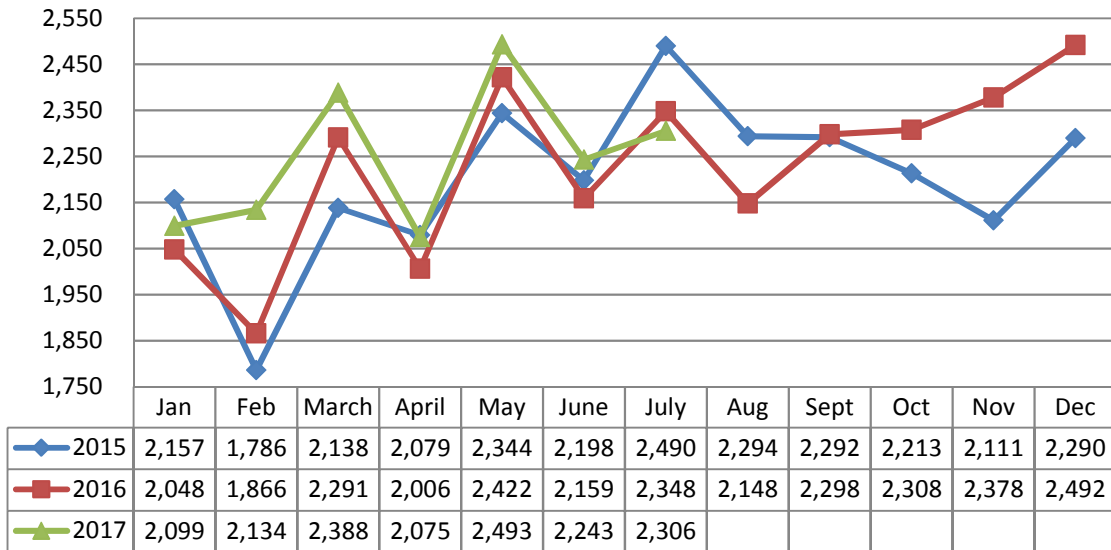
None.

ATTACHMENTS:

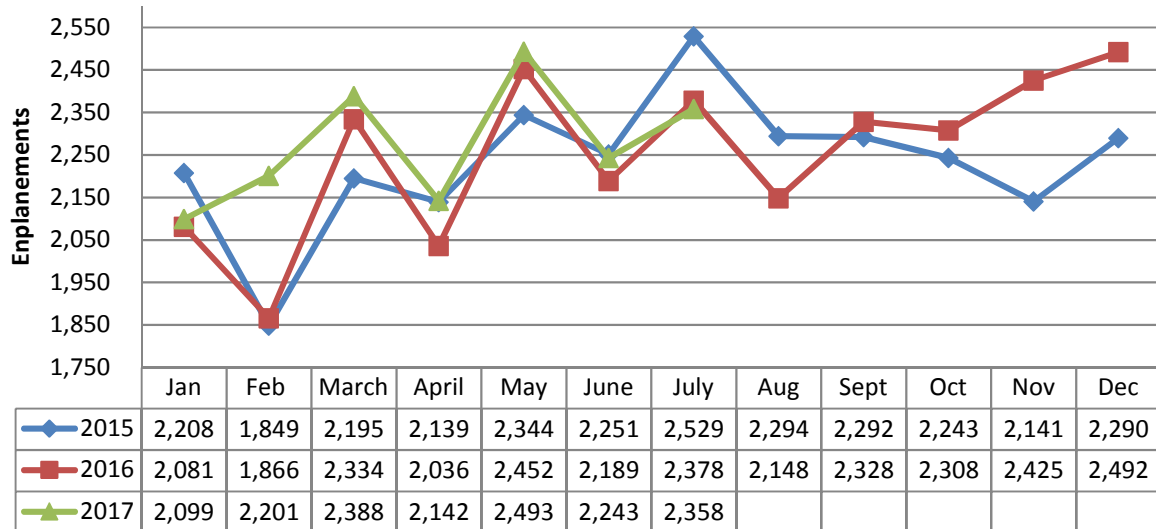
| Description | Upload Date | Type |
|--------------------------|-------------|-----------------|
| Airport July 2017 Report | 8/21/2017 | Backup Material |

GARDEN CITY REGIONAL AIRPORT JULY REPORT

Airline Enplanement Comparison



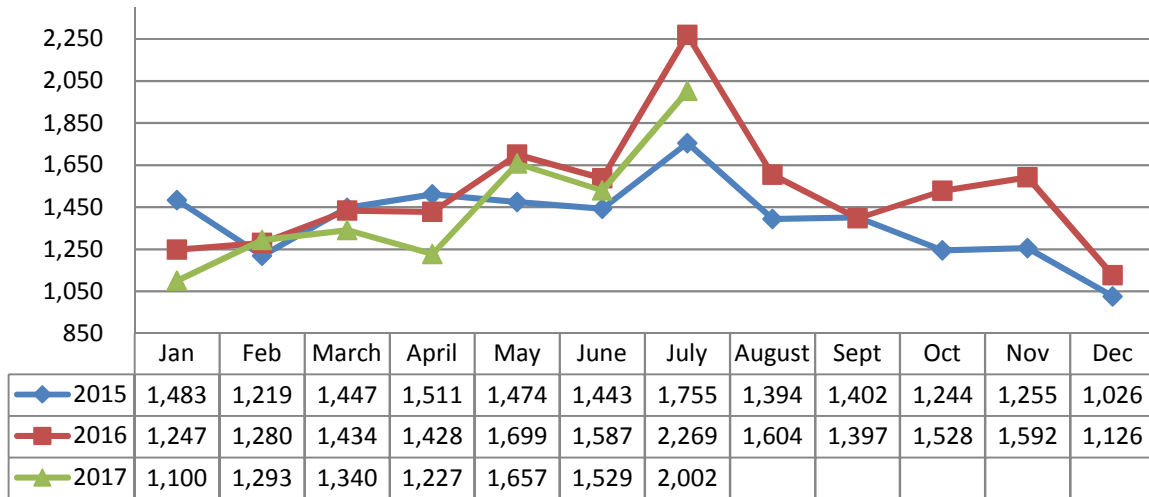
Airline and Charter Enplanement Data



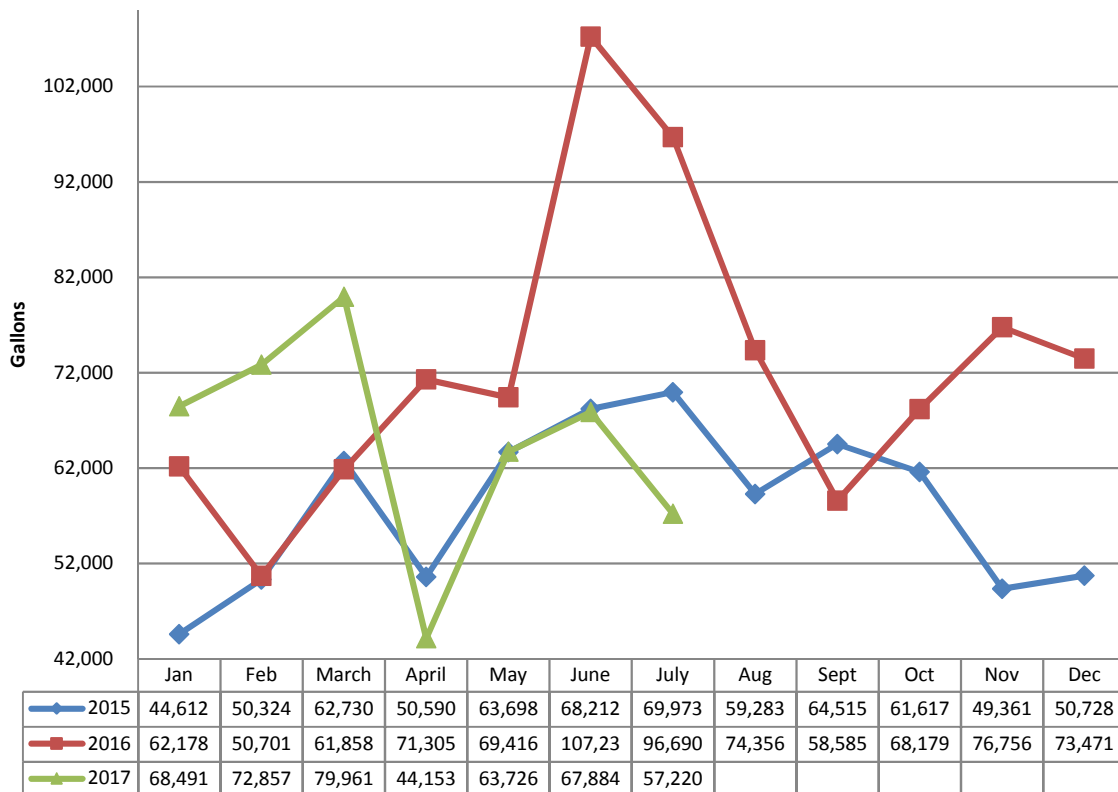
January - July Airline Comparison

| | 2015 | 2016 | 2017 |
|--------------|---------------|---------------|---------------|
| TOTAL | 15,192 | 15,170 | 15,738 |

Monthly Operations Comparison



Fuel Sale Comparison





MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Michael D. Utz, Chief of Police
DATE: September 5, 2017
RE: Garden City Police Department Master Activity Report for July 2017.

ISSUE:

Presentation of the July 2017 Garden City Police Department Master Activity Report.

BACKGROUND:

Attached is the July 2017 Garden City Police Department Master Activity Report.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------------------|-------------|-----------------|
| July 2017 GCPD Master Activity Report | 8/16/2017 | Backup Material |

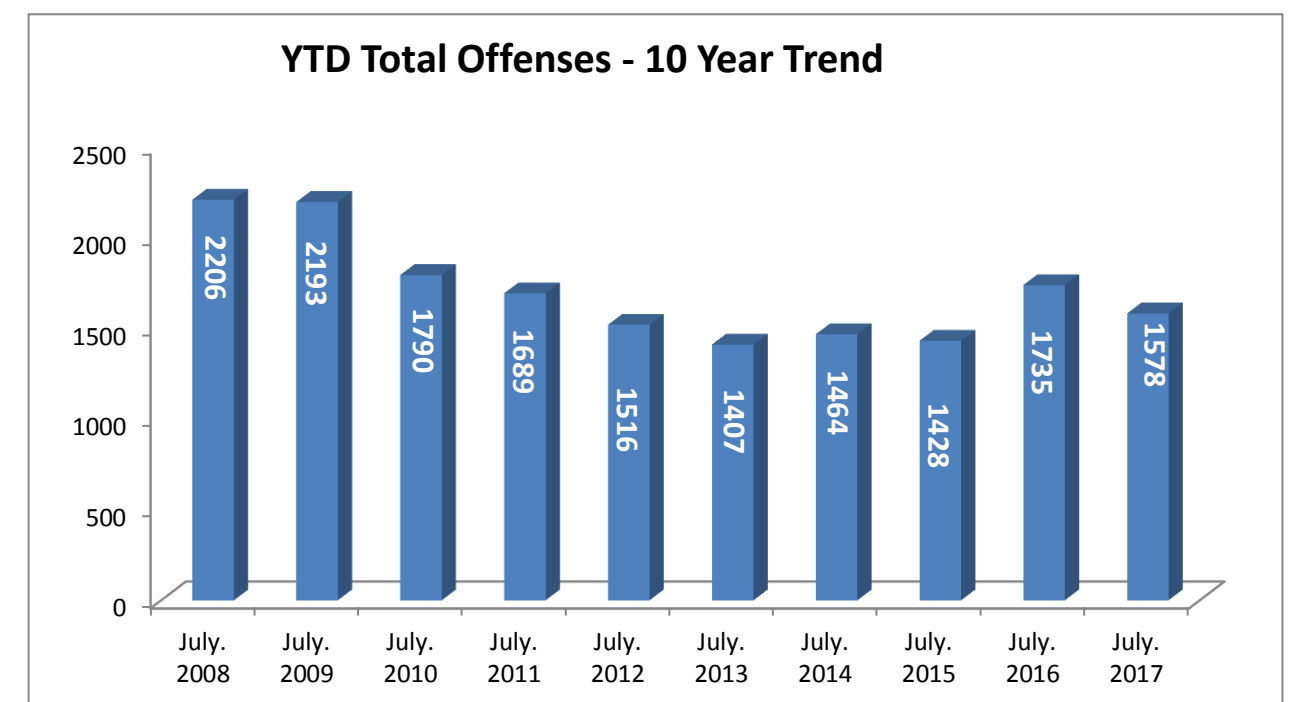
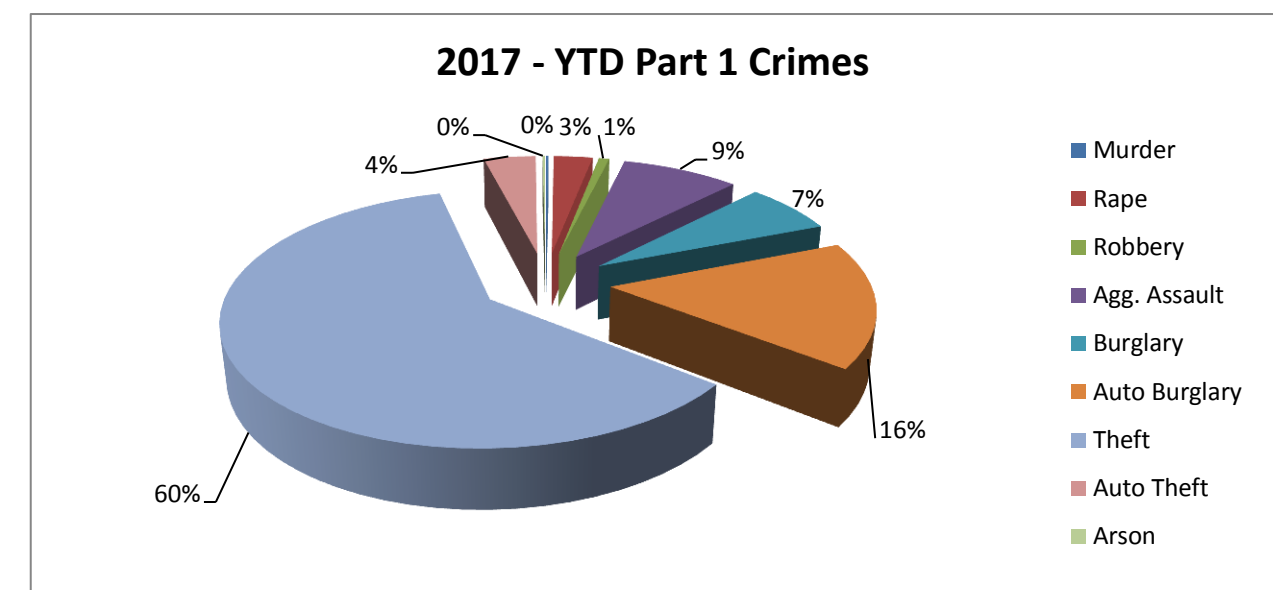


GARDEN CITY POLICE DEPARTMENT

Monthly Activity Report - July 2017

Offenses Reported

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD | Arrest July 2017 | Arrest To Date 2017 |
|----------------------|------------|-------------|------------|-------------|--------------|------------------|---------------------|
| Part 1 Crimes | | | | | | | |
| Murder | 1 | 1 | 0 | 0 | UNDF | 1 | 2 |
| Rape | 2 | 15 | 0 | 8 | 88% | 3 | 8 |
| Robbery | 0 | 4 | 0 | 6 | -33% | 0 | 9 |
| Agg. Assault | 3 | 45 | 5 | 51 | -12% | 2 | 28 |
| Burglary | 5 | 35 | 7 | 52 | -33% | 1 | 8 |
| Auto Burglary | 12 | 86 | 11 | 45 | 91% | 0 | 17 |
| Theft | 46 | 317 | 57 | 384 | -17% | 16 | 109 |
| Auto Theft | 3 | 20 | 0 | 9 | 122% | 0 | 0 |
| Arson | 0 | 1 | 0 | 3 | -67% | 0 | 0 |
| Total: | 72 | 524 | 80 | 558 | -6% | 23 | 181 |
| Part 2 Crimes | | | | | | | |
| Criminal Trespass | 3 | 28 | 2 | 12 | 133% | 1 | 19 |
| Criminal Damage | 25 | 151 | 24 | 148 | 2% | 7 | 100 |
| Drug Violation | 19 | 185 | 27 | 176 | 5% | 21 | 233 |
| Forgery | 1 | 17 | 1 | 16 | 6% | 0 | 0 |
| Graffiti | 14 | 24 | 0 | 7 | 243% | 0 | 0 |
| Sexual Exploitation | 2 | 12 | 1 | 8 | 50% | 0 | 2 |
| Kidnapping | 0 | 4 | 0 | 2 | 100% | 0 | 3 |
| Liquor Violations | 0 | 3 | 1 | 1 | 200% | 19 | 77 |
| Sex Offenses | 2 | 18 | 3 | 10 | 80% | 1 | 9 |
| Simple Assault | 10 | 75 | 10 | 93 | -19% | 13 | 59 |
| DV Battery | 12 | 69 | 13 | 73 | -5% | 13 | 52 |
| Weapons | 1 | 6 | 2 | 8 | -25% | 0 | 4 |
| Stalking | 0 | 8 | 0 | 7 | 14% | 0 | 3 |
| All Other Crimes | 25 | 246 | 40 | 240 | 3% | 126 | 553 |
| Total: | 114 | 846 | 124 | 801 | 6% | 201 | 1114 |
| Grand Totals | 186 | 1370 | 204 | 1359 | 1% | 224 | 1295 |

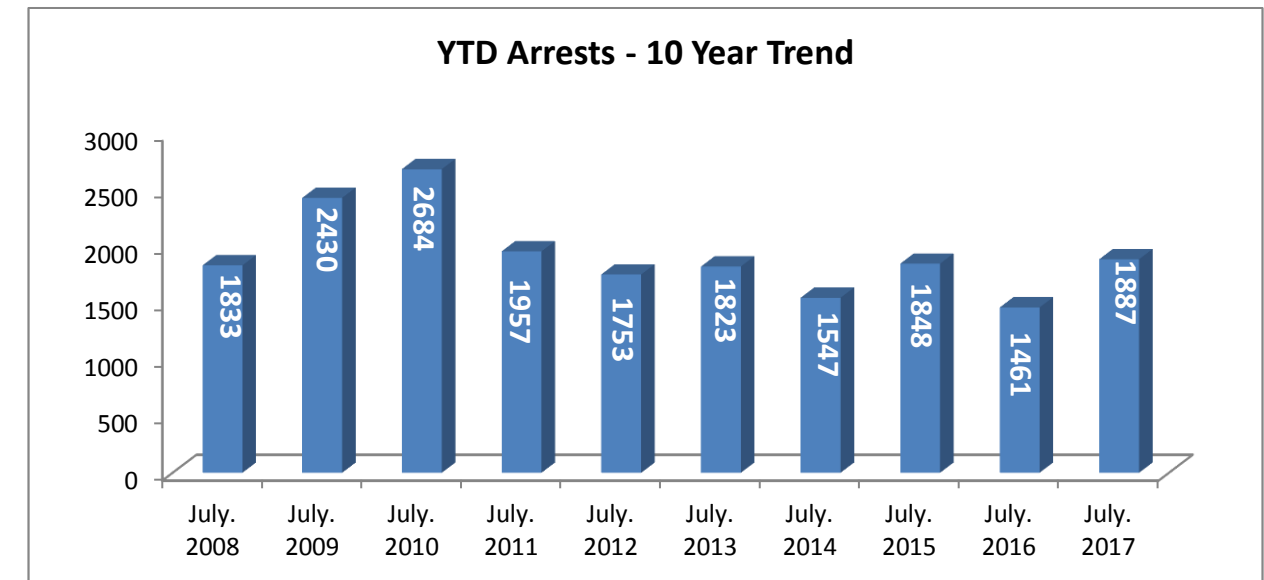


| Community Statistics 2011-2017 | | | | | | | |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Population | 28,855 | 29,167 | 30,678 | 30,761 | 30,945 | 30,948 | 30,948 |
| New Commercial Business | 10 | 10 | 11 | 11 | 29 | 3 | N/A |
| New Residential Homes | 46 | 20 | 61 | 34 | 95 | 16 | N/A |
| Patrolling Area | 8.68 sq miles | 9.07 sq miles | 9.18 sq miles | 9.31 sq miles | 9.75 sq miles | 10.23 sq miles | 10.23 sq miles |

| Offense Reports Summary | | | | |
|------------------------------|--------|----------|--------|----------|
| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 |
| Offense Reports | 216 | 1578 | 216 | 1735 |
| Patrol/CRD Supplemental Repo | 241 | 1535 | 189 | 1102 |

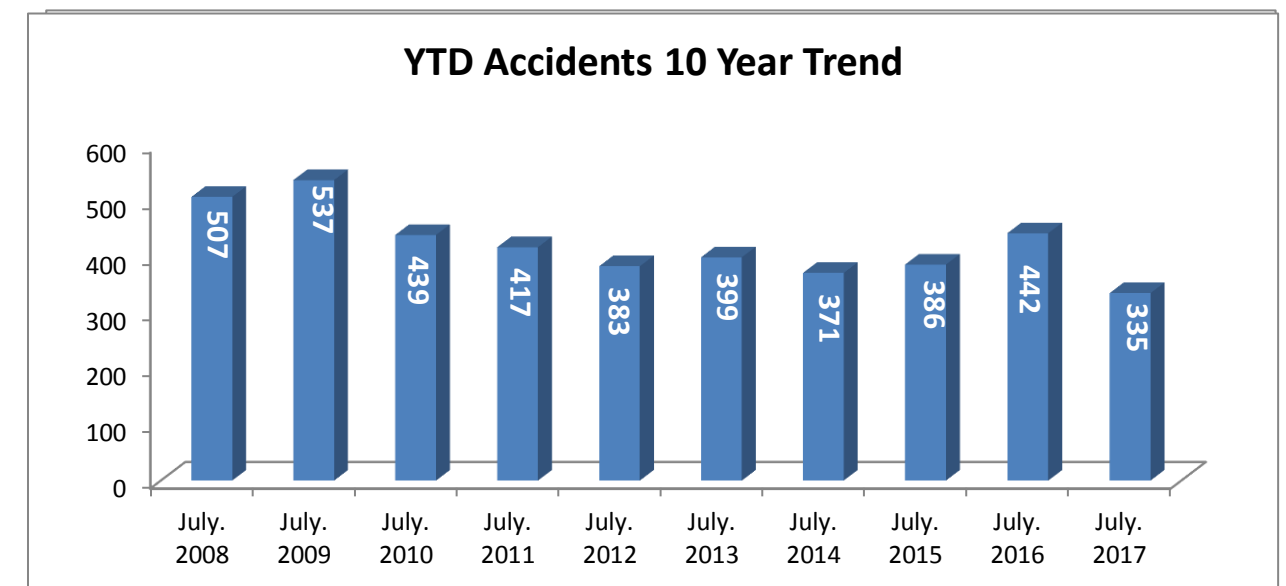
Arrests

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|------------------------------|------------|-------------|------------|-------------|--------------|
| All Other Adult Arrests | 162 | 1283 | 145 | 904 | 42% |
| Alcohol Related Arrests | 19 | 105 | 13 | 97 | 8% |
| Drug Related Arrests | 20 | 220 | 39 | 279 | -21% |
| Total Adult Arrest | 201 | 1608 | 197 | 1280 | 26% |
| All Other Juveniles Detained | 14 | 203 | 16 | 126 | 61% |
| Alcohol Related Detained | 0 | 0 | 6 | 12 | -100% |
| Drug Related Detained | 1 | 19 | 2 | 13 | 46% |
| Curfew Violations | 14 | 57 | 7 | 30 | 90% |
| Total Juvenile Arrest | 29 | 279 | 31 | 181 | 54% |
| Total Custody: | 230 | 1887 | 228 | 1461 | 29% |



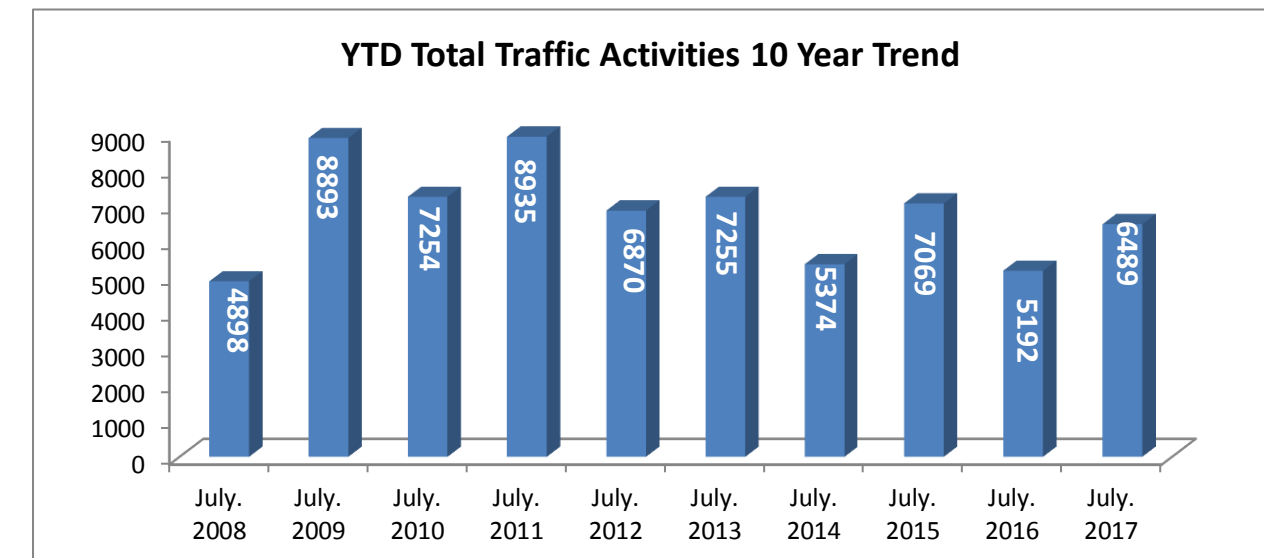
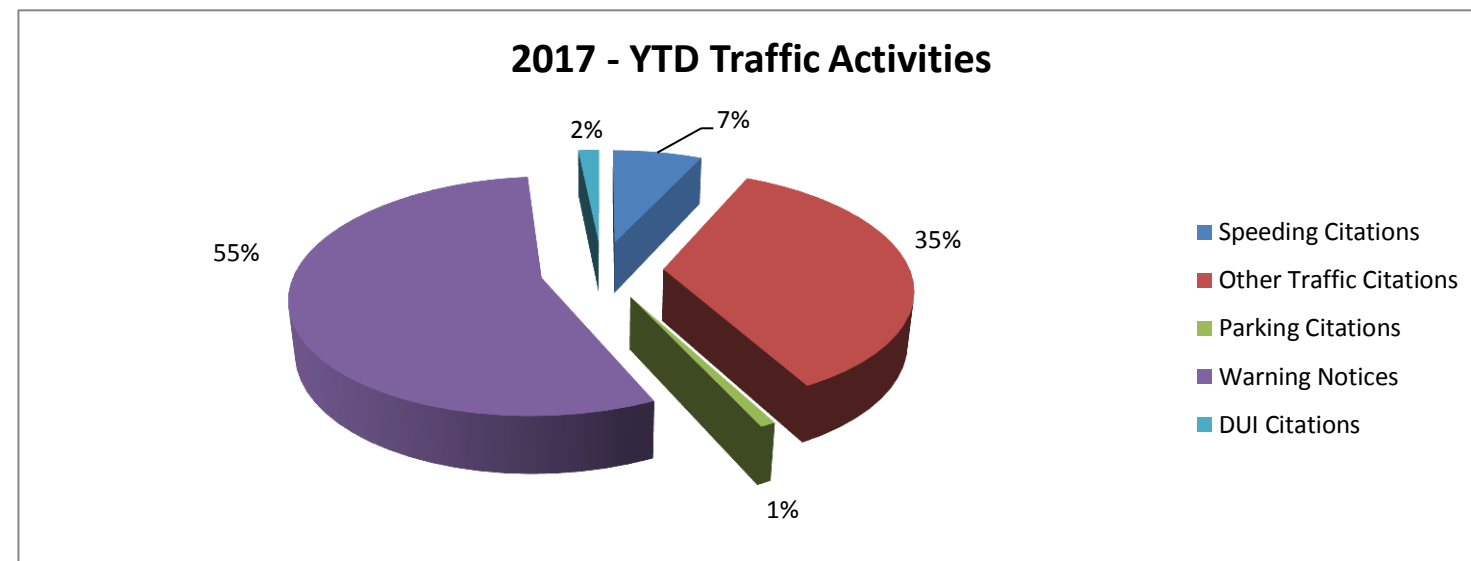
Accidents

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|-------------------------|-----------|------------|-----------|------------|--------------|
| Fatal Accidents | 0 | 0 | 0 | 0 | UNDF |
| Injury Accidents | 1 | 16 | 4 | 41 | -61% |
| Non-Injury Accidents | 48 | 319 | 57 | 401 | -20% |
| Total Accidents: | 49 | 335 | 61 | 442 | -24% |



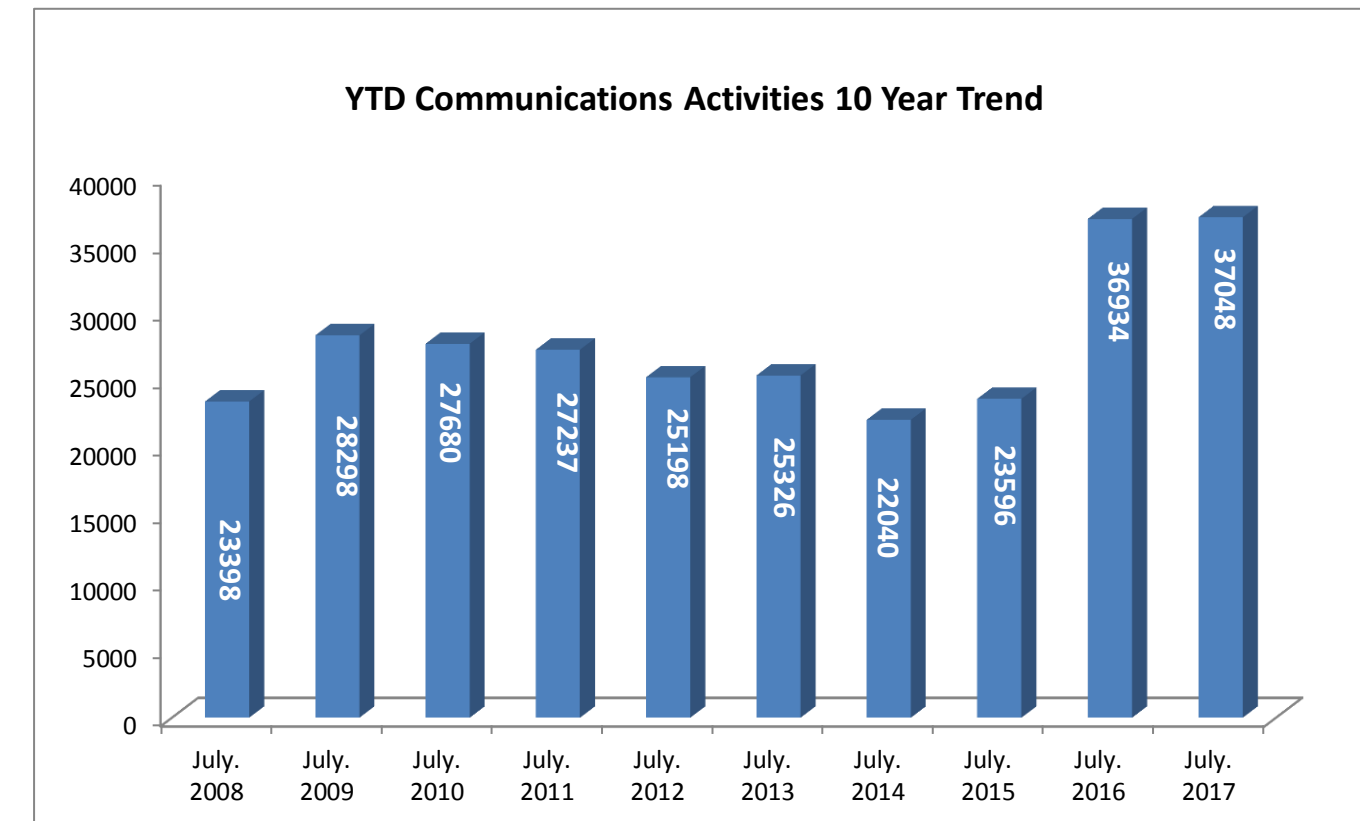
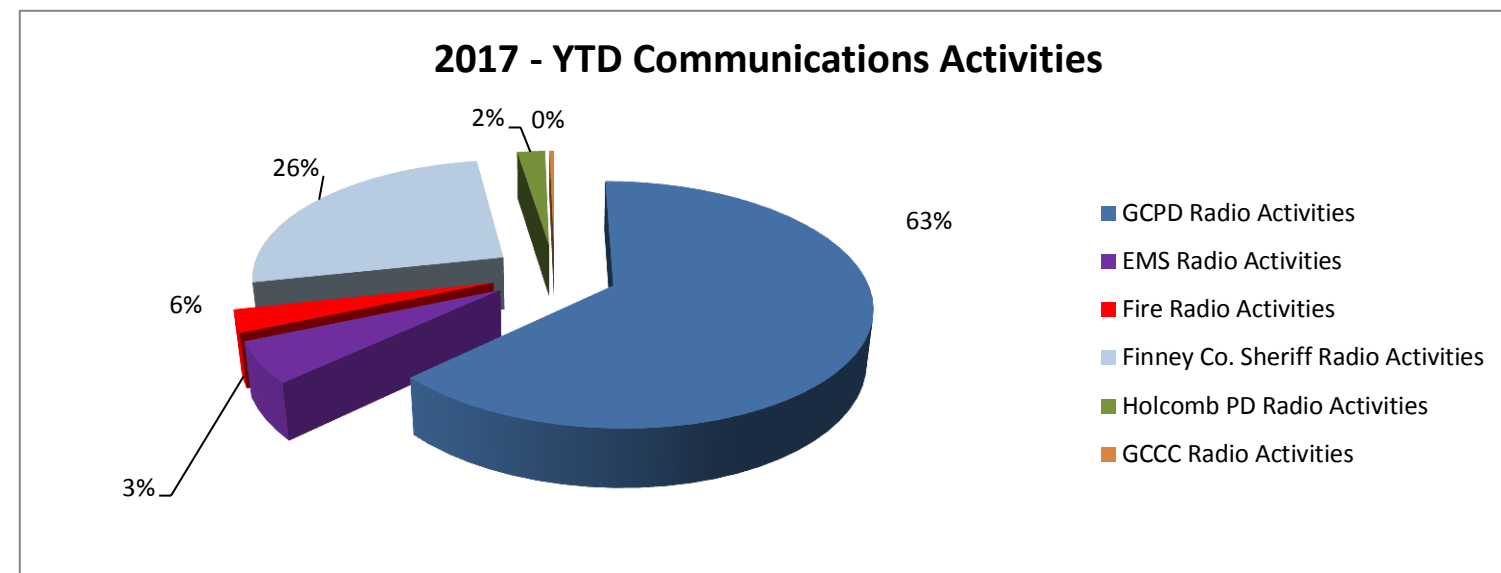
Traffic Enforcement

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|-------------------------|------------|-------------|------------|-------------|--------------|
| Speeding Citations | 108 | 450 | 32 | 304 | 48% |
| Other Traffic Citations | 289 | 2288 | 237 | 1739 | 32% |
| Parking Citations | 10 | 56 | 8 | 61 | -8% |
| Warning Notices | 454 | 3590 | 395 | 3034 | 18% |
| DUI Citations | 15 | 105 | 8 | 54 | 94% |
| Totals: | 876 | 6489 | 680 | 5192 | 25% |



Communications Center Activities

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|-------------------------------------|-------------|--------------|-------------|--------------|--------------|
| GCPD Radio Activities | 3310 | 23369 | 3048 | 19924 | 17% |
| EMS Radio Activities | 301 | 2026 | 268 | 787 | 157% |
| Fire Radio Activities | 176 | 1116 | 232 | 1100 | 1% |
| Finney Co. Sheriff Radio Activities | 1608 | 9622 | 1561 | 8406 | 14% |
| Holcomb PD Radio Activities | 112 | 787 | 130 | 842 | -7% |
| GCCC Radio Activities | 13 | 128 | 22 | 69 | 86% |
| Totals: | 5520 | 37048 | 5261 | 31128 | 19% |
| 911 Calls | 1384 | 10398 | 1836 | 10257 | 1% |
| Administrative Phone Calls | 8233 | N/A | N/A | N/A | UNDF |



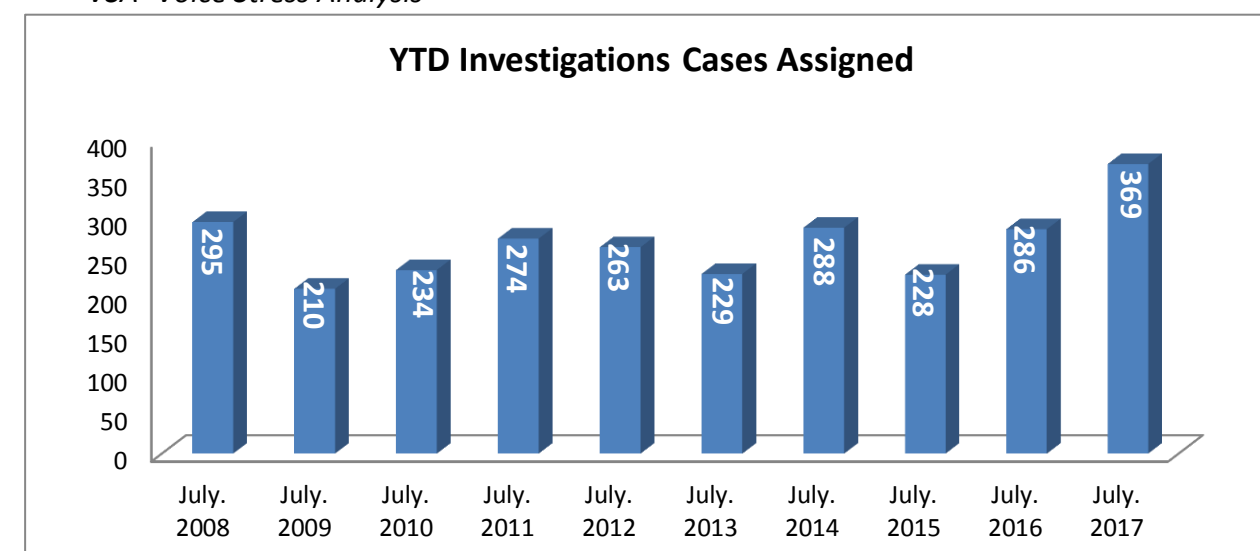
Investigations

| | July-17 | | YTD 2017 | | % Cleared |
|-------------------------------|----------|---------|----------|---------|-----------|
| | Assigned | Cleared | Assigned | Cleared | |
| Part 1 Crimes | | | | | |
| Murder & non-Negligent | 1 | 0 | 4 | 2 | 50% |
| Robbery | 0 | 0 | 2 | 2 | 100% |
| Assault/Battery/Agg Aslt, Agg | 1 | 1 | 23 | 25 | 109% |
| Burglary | 5 | 3 | 16 | 18 | 113% |
| Auto Burglary | 0 | 7 | 0 | 7 | UNDF |
| Theft | 5 | 14 | 46 | 51 | 111% |
| Arson | 0 | 0 | 1 | 0 | UNDF |
| Total: | 12 | 25 | 92 | 105 | 114% |
| Part 2 Crimes | | | | | |
| Forgery/Counterfeiting | 1 | 1 | 14 | 16 | 114% |
| Fraud | 0 | 0 | 0 | 1 | UNDF |
| Vandalism | 0 | 0 | 2 | 1 | 50% |
| Weapons Violation | 1 | 0 | 4 | 3 | 75% |
| Sex Offense | 9 | 13 | 55 | 58 | 105% |
| Drug Violation | 12 | 8 | 86 | 62 | 72% |
| Gambling | 0 | 0 | 0 | 0 | UNDF |
| Other Reportable Offenses | 14 | 13 | 105 | 96 | 91% |
| Runaway | 0 | 0 | 11 | 9 | 82% |
| Total: | 37 | 35 | 277 | 246 | 89% |
| Grand Totals | 49 | 60 | 369 | 351 | 95% |

| Misc. Investigations Activities | | | | |
|---------------------------------|--------|----------|--------|----------|
| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 |
| Current Active Cases | 198 | N/A | N/A | N/A |
| Supplemental Reports | 160 | 754 | 83 | 937 |
| Search Warrants | 20 | 73 | 20 | 60 |
| Forfeitures Filed | 0 | 0 | 0 | 3 |
| *HVV Cases Assigned | 6 | 63 | 4 | N/A |
| K9 Deployments | 12 | 86 | 18 | 111 |
| **ICAC Cases | 0 | 18 | N/A | N/A |
| Computer Forensic Hours | 57.5 | 712.5 | 189.5 | 508 |
| ***VSA /Criminal Polygraph | 0 | 22 | 5 | 23 |

*HVV -Household Violence Unit **ICAC -Internet Crimes Against Children

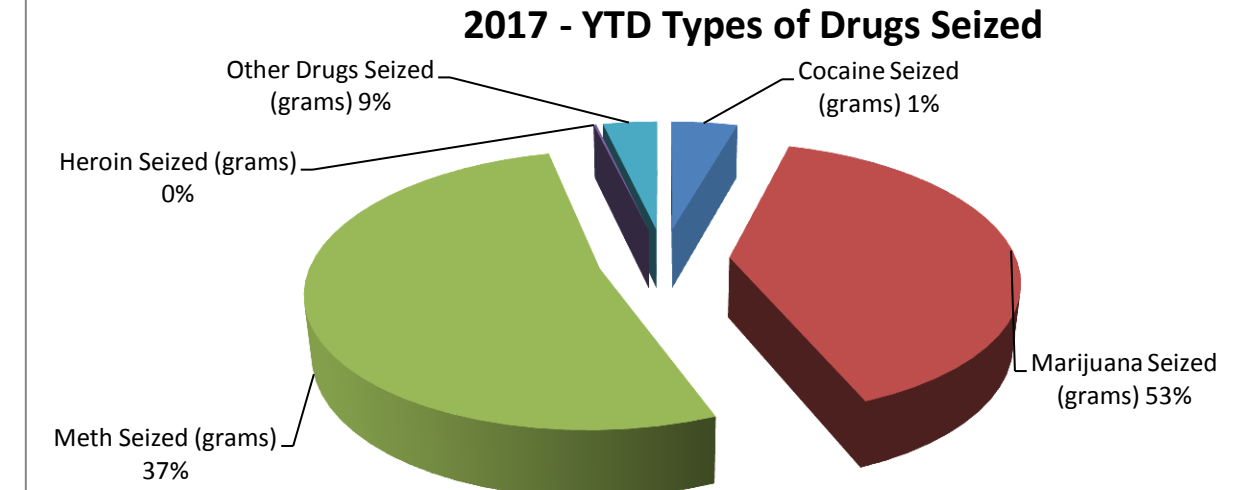
***VSA- Voice Stress Analysis



Evidence Section

GCPD Property and Evidence Seized

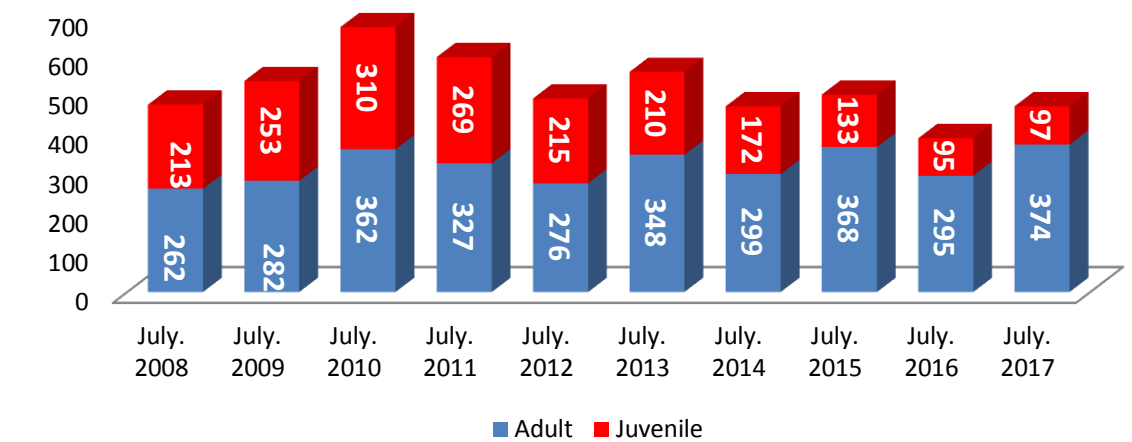
| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|-----------------------------------|--------|----------|---------|----------|--------------|
| Evidence Collected | 293 | 1400 | 374 | 1859 | -25% |
| Guns Seized | 3 | 27 | 1 | 15 | 80% |
| Cocaine Seized (grams) | 0 | 82.8 | 0 | 16.31 | 408% |
| Marijuana Seized (grams) | 34.8 | 741.211 | 309.335 | 2227.435 | -67% |
| Methamphetamine Seized (grams) | 59.9 | 981.112 | 9.52 | 242.17 | 305% |
| Heroin Seized (grams) | 0 | 3.43 | 0 | 0.2 | 1615% |
| Other Drugs Seized (grams) | 0 | 67.65 | 1 | 3.1 | 2082% |
| Prescription Drugs Seized (pills) | 250 | 374 | 237 | 595 | -37% |
| RX Drugs Drop Box (lbs.) | 21 | 76 | 44.5 | 85.5 | -11% |



Affidavits

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|---------------------|-----------|------------|-----------|------------|--------------|
| Adult Affidavits | 44 | 374 | 38 | 295 | 27% |
| Juvenile Affidavits | 8 | 97 | 13 | 95 | 2% |
| Total: | 52 | 471 | 51 | 390 | 21% |

YTD Adult and Juvenile Affidavits 10 Year Trend

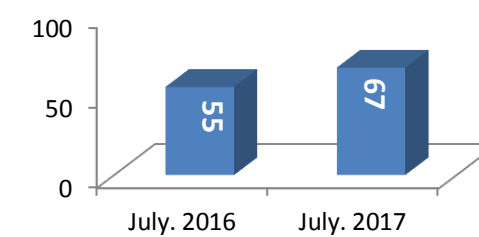


Events

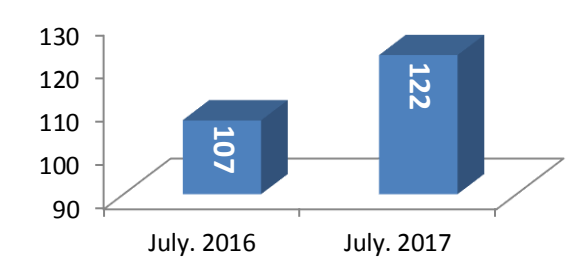
| | # of Events | July 2017 Minutes Spent | # of People Attended | # of Officers Assigned | YTD Minutes Spent | YTD # Of People Attended | YTD # Of Officers Assigned |
|-------------------|-------------|-------------------------|----------------------|------------------------|-------------------|--------------------------|----------------------------|
| Community Program | 1 | 180 | 2000 | 10 | 1230 | 3390 | 45 |
| Presentations | 1 | 60 | 10 | 1 | 3215 | 1885 | 52 |
| Events | 3 | 90 | 90 | 6 | 90 | 90 | 6 |
| Parades | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Traffic Control | 1 | 240 | 25 | 3 | 645 | 455 | 11 |
| Other | 0 | 0 | 0 | 0 | 505 | 312 | 10 |
| Total: | 6 | 570 | 2125 | 20 | 5685 | 6132 | 124 |

*This does not include SRO presentations

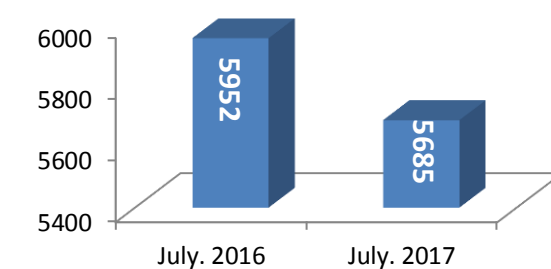
YTD # Of Events Trend



YTD # Officers Utilized

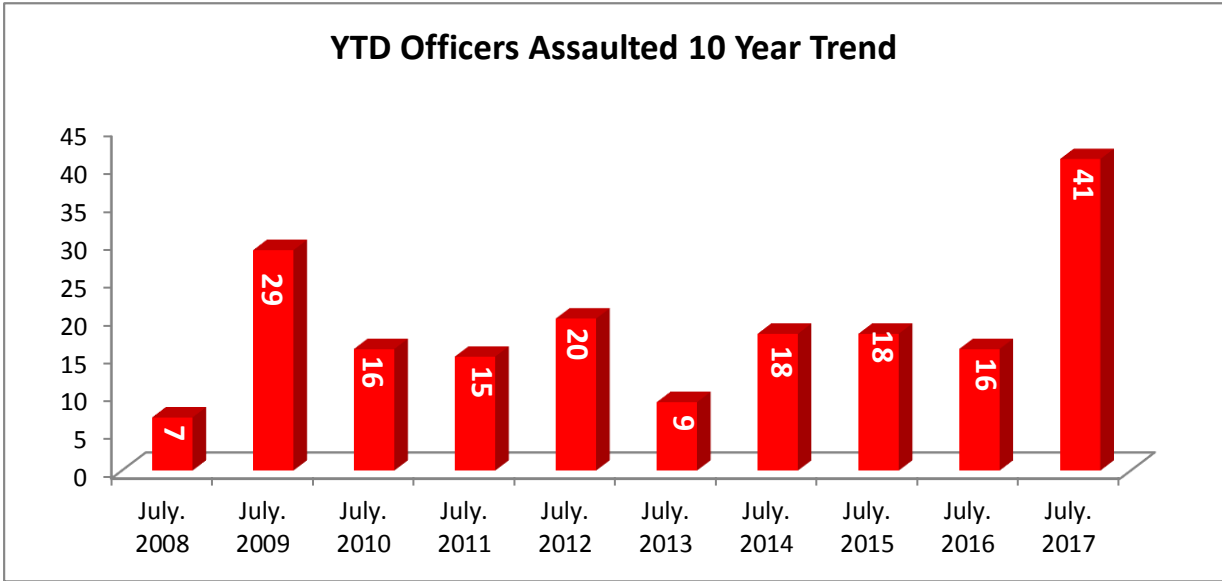


YTD # Minutes Spent



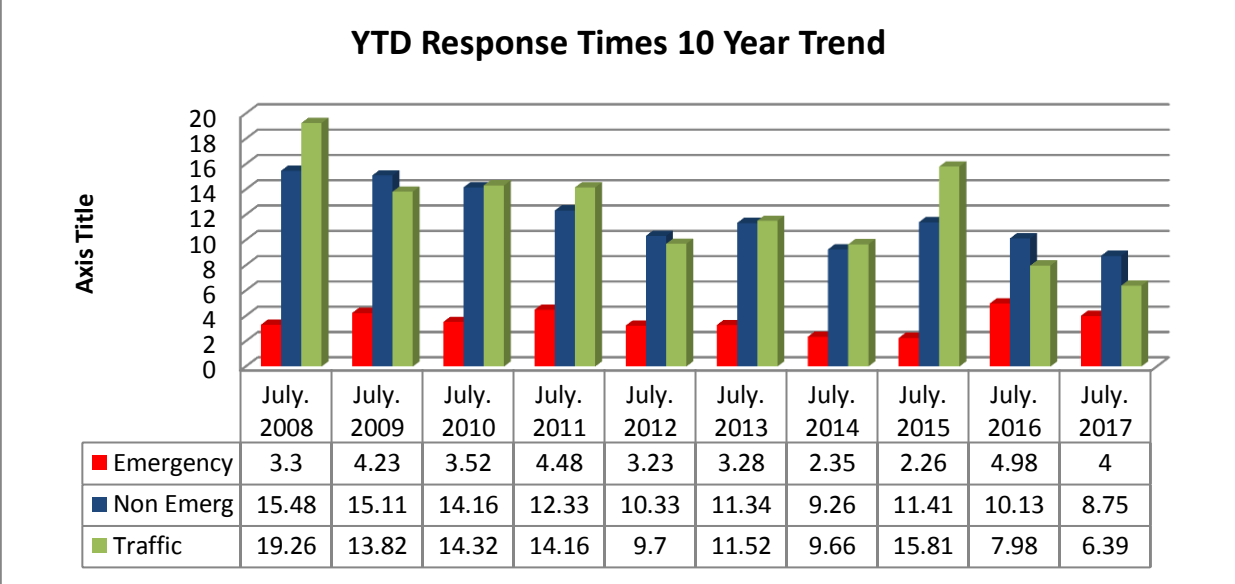
Officers Assaulted

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|-------------------------|--------|----------|--------|----------|--------------|
| Firearm | 1 | 4 | 0 | 2 | 100% |
| Cutting Instrument | 0 | 6 | 0 | 0 | UNDF |
| Other Dangerous Weapon | 0 | 9 | 0 | 0 | UNDF |
| Hands, Fist, Feet, Etc. | 2 | 22 | 1 | 14 | 57% |
| Police Service Dog | 0 | 0 | 0 | 0 | UNDF |
| Total Assaults: | 3 | 41 | 1 | 16 | 156% |



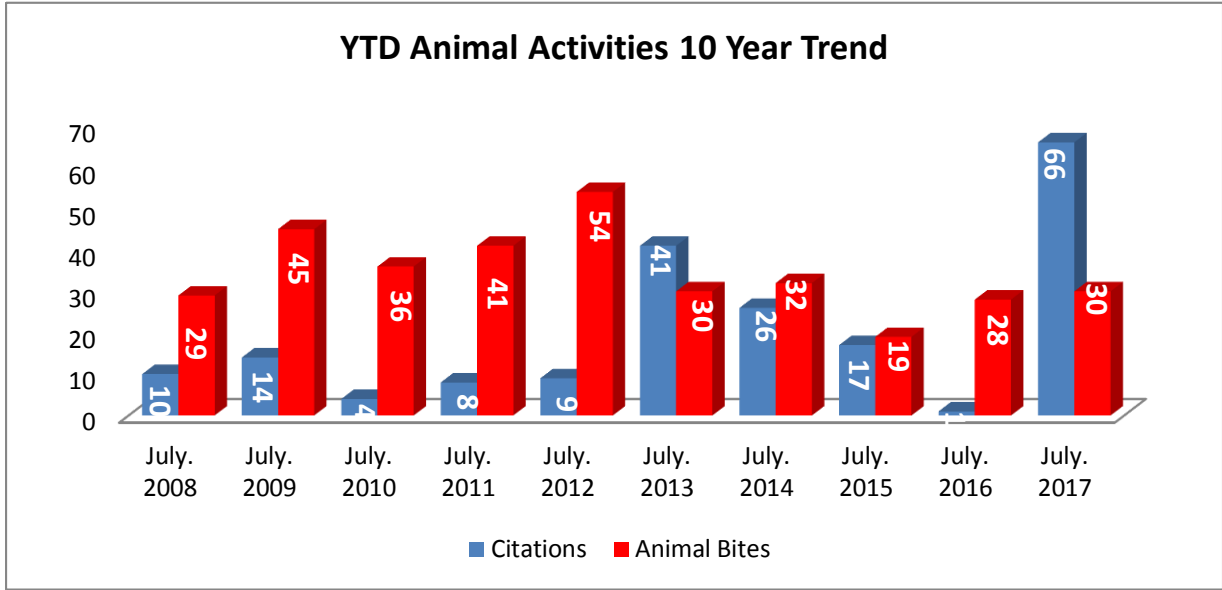
Response Time Summary Overview

| | Jul-17 | Jul-16 |
|--------------------------|--------|--------|
| Average Emergency | 4 | 4.98 |
| Average Non-Emergency | 8.75 | 10.13 |
| Average Traffic Accident | 6.39 | 7.92 |



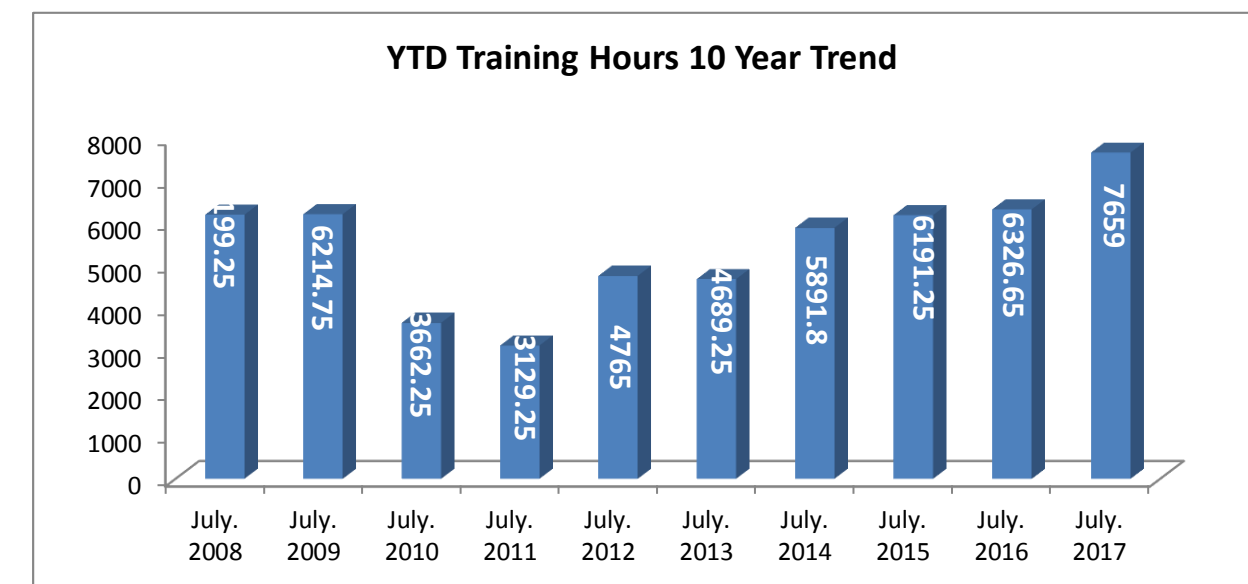
Animal Incidents

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|------------------|--------|----------|--------|----------|--------------|
| Citations Issued | 11 | 66 | 0 | 1 | 6500% |
| Animal Bites | 2 | 30 | 4 | 28 | 7% |



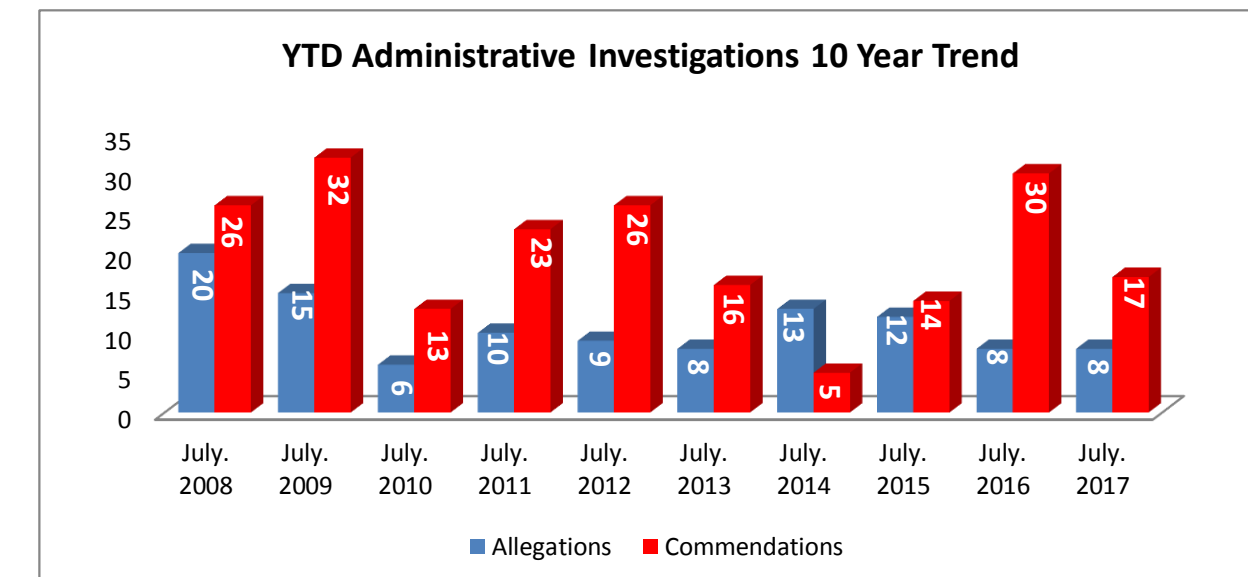
Training Hours Received Overview

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|-------------------------------|----------------|----------------|----------------|----------------|--------------|
| Administrative | 16.00 | 65.00 | 20.00 | 203.75 | -68% |
| Patrol/CRD Division | 614.00 | 3354.00 | 302.00 | 2596.25 | 29% |
| Support Services Division | 95.75 | 373.25 | 8.00 | 206.15 | 81% |
| Investigations Division | 40.00 | 415.00 | 216.00 | 471.00 | -12% |
| Instructor Hours | 109.00 | 505.50 | 32.00 | 205.50 | 146% |
| SUB-TOTAL TRAINING HRS | 874.75 | 4712.75 | 578.00 | 3682.65 | 28% |
| Academy Training Hours | 520.00 | 2193.50 | 672.00 | 2624.00 | -16% |
| SWAT Training Hours | 97.00 | 752.75 | 0.00 | 20.00 | 3664% |
| TOTAL TRAINING HOURS | 1491.75 | 7659.00 | 1250.00 | 6326.65 | 21% |



Administrative Overview

| | Jul-17 | YTD 2017 | Jul-16 | YTD 2016 | % Change YTD |
|----------------------------------|--------|----------|--------|----------|--------------|
| Allegations Received | 1 | 8 | 0 | 8 | UNDF |
| Unfounded | 0 | 0 | 0 | 0 | UNDF |
| Unsubstantiated | 0 | 0 | 0 | 0 | UNDF |
| Sustained | 1 | 3 | 1 | 5 | -40% |
| Exonerated | 0 | 0 | 0 | 4 | -100% |
| Violation Not Based On Complaint | 0 | 0 | 2 | 2 | -100% |
| Investigations In Progress | 2 | 5 | 0 | 9 | -44% |
| Administrative Closure | 0 | 3 | 0 | 1 | 200% |
| Commendations | 2 | 17 | 6 | 30 | -43% |
| Backgrounds Completed | 5 | 32 | N/A | N/A | UNDF |
| Backgrounds Active | 1 | 29 | N/A | N/A | UNDF |
| Tested Applicants | 3 | 42 | N/A | N/A | UNDF |
| New Hires | 3 | 9 | N/A | N/A | UNDF |





MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Allen Shelton, Fire Chief
DATE: September 5, 2017
RE: Fire Department Activity Report July 2017

ISSUE:

Presentation of July 2017 Fire Department Activity Reports.

BACKGROUND:

Attached is the Fire Department Incident and Inspection reports for the month of July 2017.

ALTERNATIVES:

None

RECOMMENDATION:

None

FISCAL NOTE:

None

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------|-------------|-----------------|
| Incident Report July 2017 | 8/23/2017 | Backup Material |
| Inspection Report | 8/23/2017 | Backup Material |

Garden City Fire Department

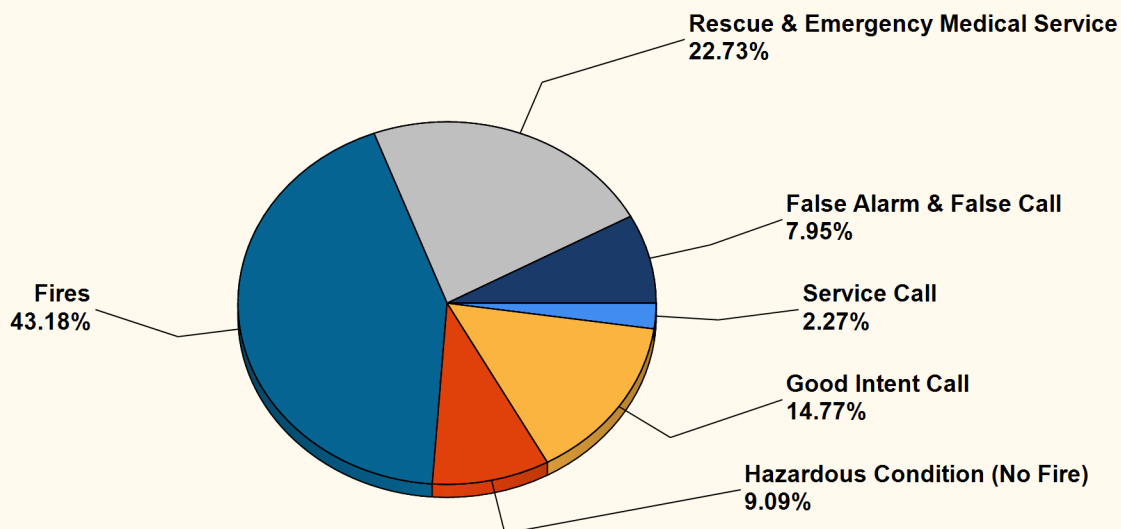
Garden City, KS

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2017 | End Date: 07/31/2017



| MAJOR INCIDENT TYPE | # INCIDENTS | % of TOTAL |
|------------------------------------|-------------|----------------|
| Fires | 38 | 43.18% |
| Rescue & Emergency Medical Service | 20 | 22.73% |
| Hazardous Condition (No Fire) | 8 | 9.09% |
| Service Call | 2 | 2.27% |
| Good Intent Call | 13 | 14.77% |
| False Alarm & False Call | 7 | 7.95% |
| TOTAL | 88 | 100.00% |

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

Detailed Breakdown by Incident Type

| INCIDENT TYPE | # INCIDENTS | % of TOTAL |
|--|-------------|----------------|
| 100 - Fire, other | 1 | 1.14% |
| 118 - Trash or rubbish fire, contained | 1 | 1.14% |
| 130 - Mobile property (vehicle) fire, other | 1 | 1.14% |
| 131 - Passenger vehicle fire | 2 | 2.27% |
| 132 - Road freight or transport vehicle fire | 1 | 1.14% |
| 140 - Natural vegetation fire, other | 1 | 1.14% |
| 142 - Brush or brush-and-grass mixture fire | 3 | 3.41% |
| 143 - Grass fire | 24 | 27.27% |
| 154 - Dumpster or other outside trash receptacle fire | 4 | 4.55% |
| 311 - Medical assist, assist EMS crew | 4 | 4.55% |
| 321 - EMS call, excluding vehicle accident with injury | 2 | 2.27% |
| 322 - Motor vehicle accident with injuries | 4 | 4.55% |
| 324 - Motor vehicle accident with no injuries. | 7 | 7.95% |
| 350 - Extrication, rescue, other | 1 | 1.14% |
| 352 - Extrication of victim(s) from vehicle | 1 | 1.14% |
| 381 - Rescue or EMS standby | 1 | 1.14% |
| 412 - Gas leak (natural gas or LPG) | 4 | 4.55% |
| 445 - Arcing, shorted electrical equipment | 1 | 1.14% |
| 462 - Aircraft standby | 1 | 1.14% |
| 463 - Vehicle accident, general cleanup | 1 | 1.14% |
| 480 - Attempted burning, illegal action, other | 1 | 1.14% |
| 542 - Animal rescue | 1 | 1.14% |
| 551 - Assist police or other governmental agency | 1 | 1.14% |
| 600 - Good intent call, other | 1 | 1.14% |
| 611 - Dispatched & cancelled en route | 3 | 3.41% |
| 622 - No incident found on arrival at dispatch address | 6 | 6.82% |
| 631 - Authorized controlled burning | 1 | 1.14% |
| 650 - Steam, other gas mistaken for smoke, other | 1 | 1.14% |
| 651 - Smoke scare, odor of smoke | 1 | 1.14% |
| 700 - False alarm or false call, other | 2 | 2.27% |
| 730 - System malfunction, other | 1 | 1.14% |
| 733 - Smoke detector activation due to malfunction | 1 | 1.14% |
| 743 - Smoke detector activation, no fire - unintentional | 1 | 1.14% |
| 745 - Alarm system activation, no fire - unintentional | 2 | 2.27% |
| TOTAL INCIDENTS: | 88 | 100.00% |

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

Garden City Fire Department

Garden City, KS

This report was generated on 8/23/2017 3:57:36 PM



StartDate: 07/01/2017 | EndDate: 07/31/2017

| OCCUPANCY | COUNT |
|---|-------|
| INSPECTION TYPE: Company | |
| Bank | 1 |
| Beauty/Barber Shop | 2 |
| Business Office | 5 |
| Mercantile | 3 |
| Restaurant | 4 |
| INSPECTION TYPE: Complaint | |
| Mercantile | 1 |
| INSPECTION TYPE: Construction | |
| Other | 1 |
| INSPECTION TYPE: Daycare Centers | |
| Preschool | 2 |
| INSPECTION TYPE: Educational | |
| Assembly | 1 |
| College | 5 |
| INSPECTION TYPE: Fire Protection System Inspection | |
| Business Office | 1 |
| High Hazard Storage | 2 |
| Other | 1 |
| Residential Board & Care | 1 |
| INSPECTION TYPE: Zoning Compliance | |
| Assembly | 2 |
| Business Office | 1 |
| Mercantile | 2 |

Locked inspections only.



**EMERGENCY
REPORTING**

emergencyreporting.com

Doc Id: 1132

Page # 1



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Service and Finance
DATE: September 5, 2017
RE: Monthly Sales Tax Report - August 2017

ISSUE:

Presentation of the Service and Finance Monthly Sales Tax Report.

BACKGROUND:

Attached is the Monthly Sales Tax Report for August, 2017.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|-----------------|
| Monthly Sales Tax Report - August 2017 | 8/28/2017 | Backup Material |

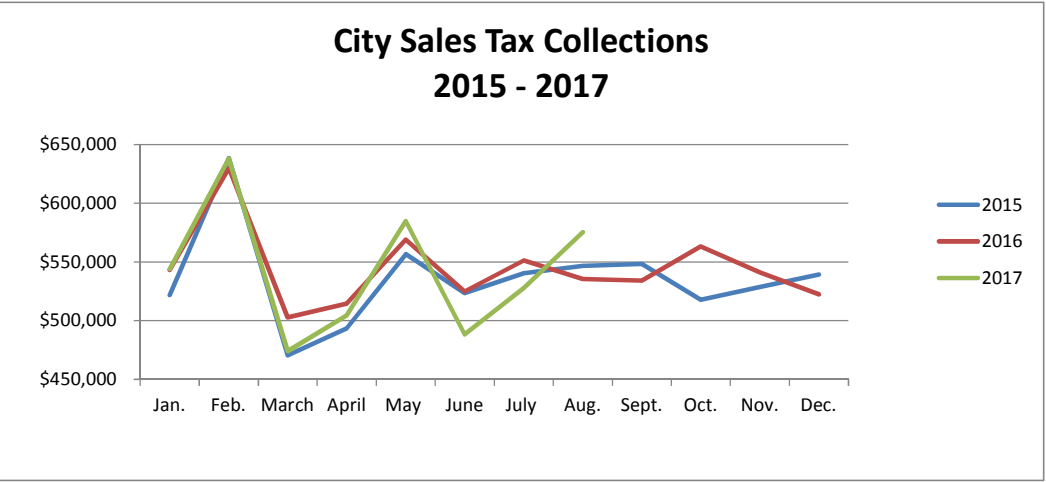
CITY OF GARDEN CITY, KANSAS
ANALYSIS OF COUNTY-WIDE SALES TAX RECEIPTS

| MONTH RECEIVED | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| JANUARY | 99,080 | 87,049 | 90,999 | 89,620 | 90,890 | 96,504 | 112,365 | 136,559 | 194,148 | 172,402 | 201,675 | 215,987 | 207,262 | 300,664 | 307,037 | 317,152 |
| FEBRUARY | 119,867 | 107,746 | 112,817 | 106,162 | 108,918 | 117,464 | 120,392 | 112,708 | 168,090 | 206,332 | 201,136 | 213,048 | 244,277 | 362,832 | 358,531 | 364,135 |
| MARCH | 89,945 | 83,994 | 93,138 | 83,528 | 84,800 | 91,096 | 111,384 | 127,434 | 176,275 | 176,089 | 187,616 | 198,757 | 200,357 | 290,207 | 301,101 | 282,153 |
| APRIL | 86,892 | 88,516 | 82,176 | 88,156 | 88,367 | 97,920 | 97,076 | 105,529 | 136,058 | 140,393 | 176,191 | 179,735 | 202,588 | 302,975 | 303,689 | 302,845 |
| MAY | 94,809 | 97,270 | 92,019 | 96,607 | 100,809 | 103,484 | 113,955 | 102,518 | 173,875 | 182,165 | 217,621 | 215,823 | 225,522 | 329,154 | 324,679 | 343,200 |
| JUNE | 101,379 | 98,922 | 86,040 | 82,884 | 99,561 | 98,793 | 107,235 | 110,225 | 174,577 | 192,468 | 197,406 | 205,745 | 227,284 | 313,770 | 298,761 | 301,306 |
| JULY | 99,915 | 97,573 | 91,205 | 88,888 | 95,381 | 109,492 | 130,863 | 126,193 | 163,203 | 175,188 | 199,698 | 238,623 | 232,796 | 313,034 | 330,600 | 314,986 |
| AUGUST | 96,327 | 91,715 | 97,295 | 101,836 | 104,308 | 99,317 | 123,221 | 103,580 | 180,595 | 178,778 | 209,006 | 213,331 | 223,986 | 317,123 | 303,152 | 337,844 |
| SEPTEMBER | 88,585 | 102,820 | 94,038 | 87,159 | 93,570 | 106,941 | 133,521 | 111,381 | 174,612 | 178,054 | 180,008 | 232,303 | 304,118 | 318,362 | 326,369 | |
| OCTOBER | 102,705 | 97,918 | 90,696 | 105,259 | 101,146 | 112,166 | 117,796 | 108,343 | 174,202 | 189,062 | 203,819 | 218,503 | 313,005 | 301,429 | 330,331 | |
| NOVEMBER | 82,869 | 78,619 | 89,706 | 95,946 | 94,231 | 107,500 | 117,428 | 111,973 | 153,378 | 174,342 | 208,611 | 184,384 | 304,259 | 308,291 | 321,505 | |
| DECEMBER | 101,296 | 96,993 | 94,616 | 88,792 | 94,570 | 109,693 | 114,846 | 160,409 | 161,622 | 196,711 | 182,159 | 236,524 | 312,690 | 312,260 | 310,550 | |
| TOTAL RECEIPTS | <u>1,163,668</u> | <u>1,129,136</u> | <u>1,114,745</u> | <u>1,114,837</u> | <u>1,156,551</u> | <u>1,250,370</u> | <u>1,400,082</u> | <u>1,416,852</u> | <u>2,030,635</u> | <u>2,161,984</u> | <u>2,364,946</u> | <u>2,552,763</u> | <u>2,998,144</u> | <u>3,770,101</u> | <u>3,816,305</u> | <u>2,563,621</u> |
| PERCENTAGE CHANGE | -2.70% | -2.97% | -1.27% | "FLAT" | 3.74% | 8.11% | 11.97% | 1.20% | 43.32% | 6.47% | 9.39% | 7.94% | 17.45% | 25.75% | 1.23% | |

July 1, 2014 - 1/4 cent expires 10/1/2025
October 1, 2015 - 1/4 cent expires 9/30/2021

CITY OF GARDEN CITY, KANSAS
ANALYSIS OF CITY SALES TAX RECEIPTS

| MONTH RECEIVED | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| JANUARY | 379,780 | 309,257 | 357,335 | 335,673 | 351,457 | 351,627 | 409,255 | 529,129 | 415,161 | 432,278 | 483,869 | 508,705 | 480,712 | 521,960 | 543,148 | 543,924 |
| FEBRUARY | 444,123 | 419,884 | 434,310 | 423,853 | 416,061 | 444,506 | 465,707 | 415,062 | 416,555 | 509,745 | 497,844 | 514,511 | 575,307 | 638,635 | 629,836 | 638,147 |
| MARCH | 321,705 | 304,720 | 346,371 | 316,320 | 317,599 | 338,956 | 418,336 | 461,822 | 432,675 | 426,585 | 438,777 | 468,745 | 469,435 | 470,493 | 502,661 | 474,000 |
| APRIL | 303,909 | 313,029 | 317,571 | 318,835 | 321,431 | 358,967 | 361,119 | 388,668 | 328,743 | 328,309 | 409,253 | 411,491 | 468,167 | 493,539 | 514,449 | 504,284 |
| MAY | 340,131 | 354,013 | 345,880 | 351,143 | 372,027 | 382,562 | 426,812 | 362,989 | 430,701 | 442,882 | 502,577 | 481,623 | 528,216 | 556,737 | 569,117 | 584,814 |
| JUNE | 336,435 | 356,920 | 340,240 | 319,314 | 364,552 | 363,536 | 398,458 | 413,934 | 423,173 | 471,595 | 457,884 | 469,940 | 526,978 | 523,569 | 524,973 | 488,288 |
| JULY | 359,143 | 329,005 | 338,923 | 330,628 | 350,754 | 394,947 | 456,516 | 469,538 | 402,144 | 431,189 | 453,965 | 554,262 | 540,941 | 540,334 | 551,396 | 527,818 |
| AUGUST | 342,529 | 322,875 | 376,955 | 371,521 | 377,510 | 372,473 | 456,809 | 373,995 | 433,641 | 420,914 | 490,394 | 504,212 | 526,281 | 546,571 | 535,506 | 575,191 |
| SEPTEMBER | 324,385 | 366,794 | 362,024 | 323,475 | 341,558 | 388,244 | 463,398 | 421,706 | 415,115 | 433,117 | 424,160 | 529,341 | 509,837 | 548,219 | 534,225 | |
| OCTOBER | 368,395 | 357,624 | 341,725 | 369,193 | 365,725 | 408,881 | 446,179 | 411,421 | 425,392 | 450,833 | 468,586 | 501,467 | 516,778 | 517,874 | 563,222 | |
| NOVEMBER | 296,743 | 287,373 | 339,384 | 337,133 | 351,892 | 352,723 | 435,767 | 402,883 | 390,433 | 412,877 | 474,976 | 422,213 | 496,772 | 528,692 | 541,283 | |
| DECEMBER | 381,904 | 364,126 | 338,971 | 338,058 | 356,317 | 396,872 | 432,701 | 461,792 | 412,973 | 481,207 | 424,131 | 501,046 | 519,605 | 539,387 | 522,361 | |
| TOTAL RECEIPTS | <u>4,199,181</u> | <u>4,085,619</u> | <u>4,239,689</u> | <u>4,135,146</u> | <u>4,286,883</u> | <u>4,554,294</u> | <u>5,171,057</u> | <u>5,112,939</u> | <u>4,926,706</u> | <u>5,241,531</u> | <u>5,526,416</u> | <u>5,867,556</u> | <u>6,159,029</u> | <u>6,426,010</u> | <u>6,532,177</u> | <u>4,336,466</u> |
| PERCENTAGE CHANGE | -1.53% | -2.70% | 3.77% | -2.47% | 3.67% | 6.24% | 13.54% | -1.12% | -3.64% | 6.39% | 5.44% | 6.17% | 4.97% | 4.33% | 1.65% | |





MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: September 5, 2017
RE: Lee Richardson Zoo monthly report - July 2017

ISSUE:

Presentation of the July 2017 monthly staff report from Lee Richardson Zoo

BACKGROUND:

Attached is the July 2017 monthly staff report from Lee Richardson Zoo

ALTERNATIVES:

None

RECOMMENDATION:

None

FISCAL NOTE:

None

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------|-------------|-----------------|
| Zoo monthly report | 8/21/2017 | Backup Material |



CITY OF GARDEN CITY ZOO DEPARTMENT JULY 2017 MONTHLY REPORT

ANIMAL CARE DIVISION

ACCESSIONS:

Births/Hatchings:

None

Transactions (Purchases, donations, etc.)

None

DEACCESSIONS

Deaths:

None

Transactions (Sales, donations, etc.)

1.0 Addax Donated to Binder Park Zoo, SSP recommended move

Animal escape drill (flamingo flock) took place. Jr. Zookeepers from summer camp played the role of the flamingos. Trumpeter swan and L.R. turaco were not successful hatching eggs this year. Sarus cranes are sitting on eggs. First round interviews for Registrar position took place. Physicals conducted for male bison (with hoof trim), black-footed ferret, Pallas cat, snow leopard, siamang, and male spider monkey. Swift foxes off exhibit due to vandalism (dome broken). Over 1,590 guests have been reached through new Keeper talk program so far this year (started this summer). Checking red panda nestbox cameras in anticipation of upcoming birth.

ADMINISTRATION DIVISION

Staff facilitated 4th of July Community band concert and fireworks viewing on the West Green, FOLRZ Jungle Run Car Show, and FCHM Flea Market Festival. Discussions of upcoming events with YMCA and Stop the Traffick (races) as well as Tumbleweed Festival, Inc. are underway. Director presented expanded zoo orientation information to FOLRZ board members. Staff responded to a FOIA request from PETA regarding mammal acquisitions and dispositions. Director submitted information for and is participating in ongoing discussions regarding funding of projects through a possible sales tax. Administrative staff is working on 2016 annual report. All-staff attended active shooter training by GCPD. Media outreach continuing via weekly "Zoo to You" column in the Telegram and regular segments with KIUL (bi-weekly) and KBUF (weekly) as well as facets of social media via Education Division.

EDUCATION DIVISION

Education staff held the 4th annual Snooze At The Zoo with the Girl Scouts of the Heartland. Education and Maintenance Divisions continue to work on new wayfinding signs throughout the zoo. Final three Zoo Adventure summer camps were completed and well received by the campers (1st/2nd grade camp Art in Nature, 3rd/4th grade camp Humerus Anatomy, and 7th/8th grade camp Junior Zookeeper). Volunteer training continues with 8 volunteers progressing to the Enrichment Specialist level and 4 of those continuing to progress to the docent level. Staff responded to an air conditioner leak in the Distance Learning Studio. Luckily no equipment was damaged. Education programs (formal and informal) reached 1188 people this month. Interactive display was ordered to replace interactive video in FCCE Hallway. Education Curator led zoo orientation/talking to the public discussion for Safari Shoppe staff.

MAINTENANCE DIVISION

The biggest single project for the month of July that was undertaken by the Maintenance team, other than mowing, was preparing and painting all of the floors and walls in the (winter) bird holding room so it would be ready for winter. Other painting projects included painting the flamingo pond because a previous paint layer was chipping, and sanding and staining the gazebo deck on the west green. Facilities Manager Herman supervised range practice for the weapons team. Numerous work orders and vehicle repairs as well as maintaining zoo grounds by mowing and weed eating the grass areas were also addressed. Multiple water issues were fixed this month including many drip line and sprinkler repairs. The City Water Department also repaired a broken line under the road south of the 4th street gatehouse. Two new water fountains were installed in the Finnup Center; these new fountains have a sensor activated bottle filling station on them with a digital counter that shows how many plastic water bottles were saved from the landfill by using the station.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: September 5, 2017
RE: GC2017-28: Comprehensive Plan Amendment in Garden City, Kansas

ISSUE:

The Governing Body is asked to consider and approve a Comprehensive Plan amendment for the proposed STAR Bond Project that may potentially be located at 900 Lareu Rd. The Comprehensive Plan Amendment for this location would change the Future Land Use from Two or More Families to Commercial/Residential.

1. Ordinance No. _____-2017, an ordinance approving amending the future land use map of the Garden City 2020 comprehensive; and repealing the current future land use map of the Garden City 2020 comprehensive plan.

BACKGROUND:

| General Information | | | |
|-------------------------------|--|----------------------|-------------|
| Date: | August 17, 2017 | Jurisdiction: | Garden City |
| Owner: | Stone Development, Inc. | | |
| Applicant: | City of Garden City & Finney County Economic Development | | |
| Requested Action: | Comprehensive Plan Amendment and Consideration of the STAR Bond Project. | | |
| Purpose: | To amend the Comprehensive Plan to allow for the STAR Bond Project to be located here. | | |
| Location Address: | 900 Lareu Rd., Garden City, KS. | | |
| Comprehensive Plan: | The proposed land use is currently not consistent with the Comprehensive Plan. Future land use categorized as Two or More Family Residential. | | |
| Sites Existing Zoning: | "C-2" General Commercial, "R-2" Single Family Residential, "R-C" Condominium-Townhouse District | | |
| Surrounding Zoning: | North "R-3" Multiple Family Residential District and "R-2" Single Family Residential District and South "R-2" Single Family Residential District East "R-2" Single Family Residential District West "C-2" General Commercial District | | |

| | |
|---------------------|---|
| | |
| Land Area: | Contains 32.430 acres +/- |
| Notice Date: | This project was published and noticed by mail as required by code. |

COMMENTS & REQUIRED IMPROVEMENTS

- 1 . The applicant is requesting to amend the Comprehensive Plan and to consider the STAR Bond Project.
- 2 . The purpose of the comprehensive plan amendment is to allow the applicant proceed with the proposed STAR Bond Project as shown in Figure 1.
- 3 . The Comprehensive Plan currently shows the properties Future Land Use as Two or More Families Residential use. The applicant is requesting the Comprehensive Plan to be amended to show this parcel as Commercial /Residential, to allow for the uses being considered with the proposed STAR Bond Project.
- 4 . The STAR Bond Project that is being considered will potentially bring several event arenas to Garden City located at 900 Lareu Rd. These will include an Ice Arena, World Field, World Food Plaza, a Fieldhouse and Jumphouse, Muti-Sport Fields and a Headwater Plaza. These are shown in Figure 1.
- 5 . If the future potential use in the comprehensive plan is amended the property would need to be rezoned and adequate buffering for the adjacent residential uses would be required.

ALTERNATIVES:

1. The Governing Body may recommend approval of the comprehensive plan amendment.
2. The Governing Body may recommend against approval of the comprehensive plan amendment.

RECOMMENDATION:

Staff recommends approval of the comprehensive plan amendment.

PLANNING COMMISSION RECOMMENDATION FOR THE COMPREHENSIVE PLAN AMENDMENT:

Members Present- 7

Yea vote- 6

Nay vote- 1

**Attached are the minutes from the Planning Commission pertaining to this case. These minutes are draft only. They have not been approved by the Planning Commission.*

8/17/17

GC2017-28: The City and the Finney County Economic Development Corporation have requested and submitted a STAR Bond Project Plan for consideration. The location of the STAR Bond Project is generally located south of Schulman Ave and east of Lareu Rd in Garden City.

Secretary Kentner – This actually will take two actions, but they can be done simultaneously. This will require an amendment to the Comprehensive Plan, which will be the first item to discuss and consider. The second will be the consideration of the STAR Bond Project. State statutes outline the role of the Planning Commission in the STAR Bond, and that is that the Planning Commission, upon finding that the STAR Bond Project

planned is consistent with the intent of the Comprehensive Plan for the development of the City - that's your responsibility, to find out whether it is or it isn't, and give that recommendation to the Governing Body.

Staff Larsen reads staff report.

Secretary Kentner – Here's the general location with the existing zoning shown on it, that's included in your packet, which is also the area in the Comprehensive Plan that we would be showing as a mixed use area as allowed in the Comprehensive Plan to go Residential or Commercial potential. With that, we'll turn the time over to Finney County Economic Development Corporation (FCEDC). They have a presentation to go through in regards to the project to give you a little bit more detail. We will open up to public comment after their presentation.

Lona DuVall, President/CEO, FCEDC provided a presentation on the STAR Bond– STAR Bond is a sales tax and revenue bond. It really is a tool the State has created that allows the State to partner with local communities and private developers to create projects that probably otherwise wouldn't happen within our communities in Kansas. I want to be clear – it does not create an additional sales tax. It is only capturing the incremental sales tax, the difference between what was the base in any given geographic area to what is now being collected in that geographic area. This is based on the sales tax that is already being collected at the current rate. There won't be any additional percentage of sales tax collected. None of that. The only thing that this tool allows us to do, the State agrees to partner with the local community and actually make their portion of that incremental sales tax available back to the community, or the private developer, to help repay for the project that they're building.

Discussion ensued regarding sales tax vs. STAR Bond and user fees.

Discussion ensued regarding when the STAR Bond District was established and where the boundary lies, as well as what happens if additional sales taxes are passed, and the difference between allocated/obligated and unallocated/unobligated portions of sales tax.

Steve Cottrell, Assistant to the City Manager – Maybe I can help clarify this a little bit. Currently in Garden City, the total sales tax rate is 8.65%; 6.5% is State of Kansas, 1% (2 half-cent amounts) goes to the City, 1% goes to the County, and .15% is Horse Thief Reservoir. Of that 8.65%, STAR Bond incremental revenue is based on the whole 6.5% of the States, and the unobligated portion of the City's sales tax, which is one of the half-percent was just General purposes, and the other half-percent was dedicated to capital improvements, roads, transportation projects etc. That is, as Lona's describing, an obligated sales tax existing. The new one that we'll be voting on at .3% is also obligated to certain projects, so that is not included in anything that comes back to the STAR Bond. So, we've got the State's 6.5%, we have a half-percent of the City's, and another .24%, which is our share of the County's sales tax that wasn't specifically obligated to pay for a certain project. So, 6.74% of the 8.65% of the incremental sales is what the STAR Bond revenue is pulled out and given to the City. You don't pay anything additional when you shop at Schulman Crossing or Old Chicago. And everybody else who comes from out of town, as the sales increase, that amount over what was calculated for calendar year 2014, which is our base year, and in that time Menard's was open and Dick's and some others for less than six months or so. Now that Schulman Crossing is near fully occupied, sales in 2014 were

\$39million. In 2017 sales were \$72million. So, sales tax on the difference between \$72million and \$39million is where that calculated revenue for STAR Bond comes from.

Member Stewart – That 6.74% on the additional?

Member Germann – So that money becomes obligated, correct, to the STAR Bond?

Steve Cottrell – Right. Now, the City – Jim had asked if we have enough unobligated money – passed the STAR Bond District creation back in 2014. We were hoping that it would come to reality, so rather than take all of the sales tax revenue that would come off of Schulman Crossing and getting used to that in the budget, we pulled out the amount we would have lost because of that .74% and said “this is going to go in a different fund”, and used it for Downtown Development funding. So, it is nothing that we’re getting used to spending that all of a sudden now we have to make up a \$300,000 gap in our budget. We don’t have unobligated money, but we’re not giving up anything that we’re used to getting. And the big benefit is the fact that the 6.5% that the State gets – they’re saying “this project means a lot to the State of Kansas, and we’re willing to forego our sales tax off of that district for up to twenty years to help build and pay for this complex”.

Shannon Dick, FCEDC – The other thing that is important, I think, is normally on sales tax money that’s being generated here – how much percent goes back to our community?

Steve Cottrell – One percent comes to the City and one percent goes to the County.

Shannon Dick – So, about two percent. Using the STAR Bond tool, we’re able to capture an additional 6.5%. We’ll actually have much more use of our own sales tax money establishing this project, because we won’t be losing all of that – we’ll be recapturing it.

Steve Cottrell – The State of Kansas is the big investor in revenue strain to make this project function.

Member Germann – So, is there already a fund in place because we started this STAR Bond District in 2014? Is there already some funds captured for that, or how does that work?

Lona DuVall – That’s what he was talking about.

Steve Cottrell – We’ve set it aside, and we’ve used that for the Downtown Development Fund.

Lona DuVall – We don’t have the State’s portion. We won’t receive the State’s portion until the project is approved by them.

Steve Cottrell – We’ve been pulling out the amount that we would get off our local portion of the sales tax, and put it over here and then use it somewhere else.

Chairman Lopez – One question I have is, once the bond is satisfied, the additional revenue would flow into the community and the State’s, but at a higher rate?

Steve Cottrell – There’s a maximum time of twenty years that this can happen. The revenues are generated because of increased sales and whatever, and a bond can get paid off in fifteen years – it stops, the State gets their money, we get our money.

Discussion ensued regarding the additional tax at Old Chicago. Steve Cottrell and Lona DuVall emphasized that the additional tax amount assessed there is not associated with the STAR Bond. Secretary Kentner explained that Old Chicago is in an improvement district.

Chairman Lopez – How would you compare this to, say, a tax abatement?

Lona DuVall – Not at all. They’re both tools, obviously, to inspire growth, but a tax abatement actually gives you a reduction. They get a percentage rebated on what their incremental tax increase is. In this case, that doesn’t exist. It’s simply capturing dollars that, as Vicki & Shannon have said, would have gone to Topeka for them to determine where to

spend it. Instead it allows us, as a community, to say “this is valuable, this meets the requirements the State has set forth for it, and we feel like we want that money to be spent in our community where we know what the value of it is”.

Secretary Kentner – The important part about this is this part of it is only one part of the funding, because the Developer still does have a substantial amount of cost.

Member Howard – So, this is privately owned. Then there won't be any city employees working out there, is that correct? We won't hire people to go out and run the place? We won't be obligated for anything because it's privately owned? So, if it goes under, defunct, they just walk off and leave it. We have no obligation to help them out in any way, whatsoever, if they build this thing that costs all this money and nobody wants to go watch hockey, nobody wants to go watch people play cricket. We don't help them in any way whatsoever, we just wave goodbye as they head down the street.

Matt Allen, City Manager – And just for clarity, the “they” is the public on the November 7 ballot. It's not a City Commission or a County Commission. The “they” that would approve any sales tax is the community.

Member Hitz – I understand that.

Matt Allen – It's been misrepresented on about three different occasions up here.

Member Hitz – All I'm saying is, even though it's an increase, they're going to pay it anyway. It doesn't matter who you are, once you go buy something out there, you're going to pay it anyway.

Lona DuVall – Right. It's dollars that are already out there. As I said at the beginning, this tool – and we do want you to understand the tool – it's not that important to what *you* need to decide. What you're deciding, obviously, is does this project fit the Comprehensive Plan? Does it fit what the City is looking to do for its future? That's what you're looking at today. We wanted you to have an understanding of the tool, simply because we *don't* want it misrepresented. I still hear that there is an extra sales tax charged at Schulman Crossing – there is not. It is a tax increment finance that's property tax based. It does not charge. You do not pay an extra percentage of sales tax when you buy something at Menard's, or TJ Maxx, or Hobby Lobby. So, I want to make sure that you guys understand there is *no* additional sales tax collected. These are dollars already being spent in our community.

Member Howard – And property taxes won't go up because of anything being built?

Lona DuVall – This does not ask for any of that.

Shannon Dick – Something useful – for the State to agree to this, we have to demonstrate that it will bring people in from out of state, so there will be new money because of this specific project.

Member Hitz – But that's only in theory.

Lona DuVall – It's not only in theory, Leonard. The State requires, for these tools to be utilized, that you – obviously they're not going to forego their revenue unless they have some assurance that they are going to actually gain in the long-term. Much like we look at when we do a tax abatement, for instance. We recognize that even if we're giving them a 20% tax abatement, we're still collecting 80% of those new dollars up front, and after ten years, we're gonna have 100% of those new dollars. That's the assurance we have that this is worth doing, because we're still gaining and eventually we're going to have even more as a result of that project. We're simply assisting them in their start.

Chairman Lopez – Do you think that your presentation will help answer some of these questions?

Lona DuVall – Well, we hope so. Again, what you're looking at is the project and whether it fits.

Chairman Lopez – I think that what we have are a lot of concerns that all of us share, and I

share the same concerns you do. But let's give them an opportunity to give their presentation and then we'll ask our questions after that.

Lona DuVall – Where we are right now – all of you I think have probably heard about the STAR Bond at some point because it has been discussed at length for a few years now in the community – we started talking about creating a STAR Bond District when we started looking at the Schulman Crossing project. Recognizing that was going to be a significant amount of new tax revenue, we would like to use that sales tax revenue in our community, if that was at all possible. We applied to the State and sent them what we wanted to be our district. They agreed to that and put it in place. Sporting KC, the soccer group out of Kansas City, had actually come to us and suggested that perhaps we utilize that STAR Bond District to create a soccer developmental facility that would allow a lot, obviously, of soccer areas and different levels of development, and so forth. They didn't intend to bring any money to that project, but would bring their name and their development. We felt like it might make sense to look at a broader scope than just soccer for our community. So, that really is what started us down the path of where we're at on these facilities that we're suggesting. We took this to the Department of Commerce. We had to file for an extension – you're given a specific amount of time to apply for a STAR Bond project. We had reached that point, had to go and get an extension because we were finally on a path that we felt could come up with a project. We are able to do that and took this plan to them. They agreed that this made sense and was something that would work well for them. So, at that point we developed the concept more fully and then started meeting with the private investment side to determine what was going to work for both sides to get this complex built.

Lona DuVall & Shannon Dick began presenting a PowerPoint presentation regarding the Sports of the World Complex and how it fits in the Finney County Comprehensive Plan and the Garden City 2020 Plan.

Lona DuVall – Any questions on why we feel this project meets those requirements?

Member Howard – One question. This is privately owned. What company owns this and who is the owner of the company?

Lona DuVall – That's why we're here today. We've been representing the private investment side of this. At some point it will be very obvious who they are, but they've chosen not to go public at this point.

Member Schneider – And at any time would this fall under the Parks & Rec Department or anything like this?

Lona DuVall – It's certainly not set up to be. It's certainly not set up to increase costs.

Member Germann – So the total STAR Bond area is thirty-two point seven (32.7) acres?

Lona DuVall – The Sports of the World Complex is the thirty-two point seven (32.7) acres. The STAR Bond District is three hundred twelve (312) acres, roughly.

Member Howard – What brought that hockey thing?

Lona DuVall – We'll talk about that. I want to answer your questions, but, like I said, most importantly we want to be sure there's not misinformation out about the tool. That can lead to nothing but an ill-informed public if you don't understand the tool.

Member Stewart – It says to the north it's multi-family and single-family, but aren't there a couple of churches there?

Lona DuVall – There are some churches in this upper portion on Schulman, yes.

Member Stewart – Churches can be in residential?

Secretary Kentner – Yes, they can be in residential or commercial.

Member Stewart – I didn't have any problem with it, I just wondered.

Secretary Kentner – We'll let them finish their presentation and then we'll go back through and discuss the zoning and the Comprehensive Plan a little bit more.

Lona DuVall & Shannon Dick continued the PowerPoint presentation, which includes a 3D representation of the Sports of the World Complex.

Lona DuVall – Just so you kind of have an understanding of how much space it takes up and how it fits in relation to other stuff, as you can see this project falls directly behind where Old Chicago and the hotel and water park are now. It will be designed architecturally so that it is pleasing and all those align with the new construction that already exists in front of it. We want to make sure we preserve that character and build on that character that's already in existence.

Lona & Shannon showed the 3D representation of the complex and gave explanations as to why each feature was selected and what kind of user interest and traffic are predicted. Discussion ensued regarding cost estimates of this particular concept and what the current tax revenues are. Discussion ensued regarding the portion of the costs paid from the STAR Bond funds and how much will be paid by the private investor(s).

Member Howard – There's a couple questions I have left. One is will the private investor have a lot of money in this or will just the taxpayers have money in it? The other is I want to know for sure that absolutely the City, the County, the taxpayers will not pay one penny in maintaining this place.

Lona DuVall – I understand your question, and it's a valuable question. But I don't think it pertains to what you're deciding here today.

Matt Allen, City Manager – I also speak to the maintenance and the City's watching the financial side of this proposal, because a lot of the questions that you have, maybe more so than the upfront expense is the ongoing expense, and those are all pretty legitimate questions. Given that the nature of this is outdoor fields and that, I would say, we do better than anybody else in town. We would be open to an arrangement here, but we're gonna get paid for it. We've got the best people to do this, and we're out doing it, and it already drives me nuts that four trucks pulling trailers with mowers on it go to Tangeman Complex every week. We should certainly, as a community, be talking about consolidating all of that. That's another issue. This issue, if in the Operator's plan – keep in mind the Developer and the Operator for any of these facilities may end up being different people – but if the Operator is thinking "I don't know if I can do a premiere rugby/soccer turf", which isn't the Fescue 31 blend that we all throw in the ground, it rivals more of what's going on at the golf course than what's going on at the park – we might be open to that, but we're going to negotiate an agreement to be that person. Would there be an expense? There might be. Is there going to be a revenue? There'd better be. If I'm involved in the negotiations of us being involved out there, then there's gonna be. I'm open to doing that, just like I'm open to doing the grounds for the school district or the grounds for the college, or the grounds for Finney County, if they want to have that conversation, but there's going to be a revenue stream to make up what the difference to the City's general fund is going to be. That's just good business. And it ultimately lowers the tax obligation to the property tax.

Member Hitz – Jim was asking, I think, about the cost. This total, grand total estimated projected cost \$129 million. Is that what we're thinking this project is going to cost?

Lona DuVall – That actually includes some of the expenses that have already been incurred. So, that includes some of the construction. That includes some of Schulman Crossing.

Member Hitz – It's all listed here. And I think, as you stated earlier, what we're going to be asked to do today is to vote either to amend the Comprehensive Plan or to not amend it so you can fit into it, and I understand that. There are some questions I have. And I got this yesterday. I don't know, to be honest with you, if I would feel real comfortable voting today. I have a lot of questions that I think are going to enter into whether I think I would be in favor

to amending the Comprehensive Plan. I'm not saying I wouldn't. This is a pretty good-sized project, and I don't want to rush into anything. I don't want to jump in and say, "let's vote on it". I know beyond this it can't be anything until the City Commissioners approve it, is that correct? They've got to have the Comprehensive Plan amended before they will vote to approve this whole project, is that correct?

Secretary Kentner – Right. I think probably where we're at right now, if the presentation is complete, I think the best thing to do is to come back to our actions to your packets. Let's move forward with that, because we need to hold a public hearing and open it up to discussion and we can ask any of the further questions that you have so we can keep the meeting moving ahead so we're not here until lunchtime.

Chairman Lopez – (to Lona) Was that your full presentation?

Lona DuVall – I think it's plenty. Really, the focus of today – and I understand you want to know more about the business side of it, and how it operates and all of that, and we're happy to have those discussions to whatever extent we can with you, individually. You're welcome to contact us and ask more questions, but again, I want you to focus on what *you* need to focus on as Planning Commissioners, not worry about the side that really isn't...

Member Hitz – You've had this in front of you how long? How long have you been working on this? A year? Two years?

Lona DuVall – Finney County Economic Development Corporation became engaged in developing the project, coming up with the ideas, doing the research, getting the data, in December.

Member Hitz – And you understand it a whole lot better than I do. I've had twenty-four hours, and I'm not going to be real comfortable...

Member Stewart – We don't get to vote whether or not they can do it. We get to vote whether or not they can do it *here*. We're getting into all this other stuff, and it really shouldn't be part of our decision.

Member Hitz – It's important to understand it to vote whether or not we want to change the Comprehensive Plan. I have questions. I understand we're not here to vote on whether this is approved or not. We're here to vote on whether we want to amend the Comprehensive Plan or whether we don't, but there's a lot of questions I have in my mind that I would like answers to before I even vote in favor of amending the Comprehensive Plan.

Secretary Kentner – Absolutely

Chairman Lopez – Let's go ahead and go on with the meeting. We will get to your questions, because I have some questions as well.

Matt Allen – Chairman, more of a context from the City Commission's standpoint which is you have either some questions or there have been some comments made that I would like to address. STAR Bond, as an idea in Garden City, did originate with the development of what eventually became Schulman Crossing. It was originally explored at the beginning of 2011, and there was a different developer, different concepts thrown out there. What eventually ended up happening, though, was that project was able to financially go without a STAR Bond, but the Commission remained open to the idea if the developer wants to bring a project that's STAR Bond worthy and can get over the hurdles that the State says – it has to be this big, and it's got to prove it draws people from out-of-state, etc – if you can get over those hurdles, we'll give up our increment, because the kicker is that State sales tax that gets diverted and reinvested directly into Garden City instead of going to another county. The first, I would say, legitimate STAR Bond proposal that came up was directly related to Sporting KC. What we know now that we didn't know then, as a community, was they were also heavily involved – that ownership group was heavily involved – with Kansas City's expansion of their Village West – is that what it's called? – Legends, to have the USA

soccer facility, as well. They were a soccer-centric group led by Neil Patterson. They said “our focus has to be on the national training facility. We like your project, we like the idea, we like the idea of player development and starting that, but USA soccer is the gold ring”. So, our project went on the back burner for about a year. The following year, Neil Patterson became ill, and he was kind of the innovator of that group, and he passed away a couple months ago. The question “would Sporting KC still be part of this” – Sporting KC on the other one was never bringing any money. We had the same problem on that STAR Bond that it was looking like we were having on this one, which is if there’s no real money behind this, then you’re building public facilities, and we can’t afford that. There’s a very real \$6 million gap between the estimates of the expenses and the revenue, but there’s a 100% gap on the ongoing operations. You have to find private investment, you have to find private operators, and Sporting KC was bringing their brand, but – they would bring to this project what they were going to bring to the other project, and that’s their marketability and their shield, which is significant. In that world, it’s as significant as it gets in the US, but that’s sort of the lay of the land. The Commission, when they evaluate whether or not to send this on to the State, maybe more importantly, when the State sits down to review the plan, they’re going to want to see the private money, does this pencil not just in construction, but is there a viable ongoing operation plan as part of this, too? That’s the six year history of the City being involved in these ideas of STAR Bond. The other thing that I think is important to note, if there was going to be a STAR Bond project, we were strong advocates at the staff level that was really driven by some comments from both eras of Commissions that worked on this. It’s got to be something that fits this community. We don’t want – apologies to my friends in Derby – we don’t want Dinosaur World. We don’t want something that’s going to have, five years from now, a broken Tyrannosaurus Rex arm. We don’t want one-time money. We want it to fit the character of the community. I think the Sporting KC project did, but maybe the project the Finney County Economic Development Corporation has worked on is a little broader. I think it’s probably even a better fit than the first one. Thanks for letting me make those comments.

Member Germann – I have a question for you.

Matt Allen – Yes.

Member Germann – The City Commission has already approved this STAR Bond?

Matt Allen – No, the only thing the Commission has approved are the STAR Bond boundaries. They created the District, and really the most important part about creating the district was establishing the base line. I think Commissioner Howard had a question about where the money would come from. So, that December 2014 created a dotted-line on the map. Any growth in sales tax would be defined from that day – December 11, 2014, I think – within that district. That’s important because it captured most all, with the exception of about 3 stores for 3 months of phase 2 – it really didn’t capture Menard’s. Menard’s had already had a full year in, so Menard’s is all in General Fund. If Menard’s grows from \$30 million in sales to \$31 million in sales, the sales tax on that \$1 million would be in the increment. But you don’t get the full – this thing would have been a monster if it could have been done before then, but it’s not a bad thing that that’s off-setting property taxes in the General Fund, either. Phase 2 has almost all of it.

Matt Allen gave further explanation regarding which stores existed in Schulman Crossing prior to the creation of the STAR Bond District, and the strategy to attract future retailers to this district to take full benefit of the STAR Bond tool.

Chairman Lopez – One thing I’d like to say before we proceed is that I think all of us have concerns about this – it’s a big project and could be intimidating to us, as well. I think we’ll approach this incrementally, talking about if we’re going to approve this change to the

Comprehensive Plan, and then we'll move on to the next business. But also, I ask Commissioners to refrain from trying to get yourself convinced right now for your vote; let's hear folks out, let's hear public comment, let's hear questions from other people. I don't really want any monopolization of this meeting.

OPEN PUBLIC COMMENT

NO RESPONSE

CLOSE PUBLIC COMMENT

Secretary Kentner – This is an action, first, to consider an amendment to the Comprehensive Plan. To help clarify a bit, the STAR Bond actually came before the Planning Commission at its inception when the City Commission looked at the district boundaries overall and a concept of a STAR Bond was approved, or given a consensus nod to proceed at that time. Now, that didn't have any actual conceptual project, and that's what you'll be looking at today. When you're looking at amending, or evaluating the criteria of amending the Comprehensive Plan, you actually have a guide to help you do that – and that's in the regulations themselves. What you want to look at in amending the Comprehensive Plan is several key characteristics, and that is – you want to look at the physical characteristics of the neighborhood and surrounding property under consideration; you want to look at the existing zoning, as well as the future land use that is currently in place and the proposed change in land uses for the property considered and both adjacent and nearby properties; you also want to take into account the suitability under existing conditions of the subject property for the land use which is being proposed to be amended in the Comprehensive Plan; and you also want to look at the extent to which alterations of this land use would have on the nearby properties; you want to look at the goals that were outlined in the Comprehensive Plan; you also want to look at the length of time the subject property has been vacant or undeveloped; and you want to look at the general relative gains of the public to health, safety, and welfare in making this amendment to the Comprehensive Plan. Those are your guiding principles when you look at amending the Comprehensive Plan. With that, when we looked at the properties – that's why in Staff Report it outlines that when this project gets to development stages the conceptual plan may change or be modified, but that will go through the process of Site Plan Development and meet all the criteria that's in the zoning regulations. The big things, as far as your professional staff and looking at amending the Comprehensive Plan and the recommendation that we gave, is we looked at those criteria that we just went over and you have residential properties to both the south and to the east of the property. You have some mixed-use of some churches and the small apartment complex there to the north, and you look at the development that has been occurring in that area, and what the potential is. The Comprehensive Plan allows for, in the future land use plan, more flexibility in the future land uses. So we created those mixed uses within the Comprehensive Plan – there were some areas that you felt, as the Planning Commission, and the public felt at that time, could go anyway. It could go commercial, it could go industrial, it could go residential, and you have that area sort of ear-marked in certain spots. And you have a classification for each future land use of commercial/residential that it could go kind of either way, depending of course on how it's actually developed out. In our review of the goals of the Comprehensive Plan, we believe that it does meet those goals, and we feel, as requested, the best fit for the future land use plan is – currently it's two or more families – considering the uses nearby and around it, we feel that this property in particular has the potential to go commercial or residential in the zoning, and that's somewhat reflective of the existing zoning south of the property.

Discussion ensued regarding the current zoning and uses of the subject property and surrounding properties, and what the Comprehensive Plan goals are.

Secretary Kentner – Are there any questions in regards to the Comprehensive Plan?

Chairman Lopez – Before we get into that...

Member Howard – I've just got to say, I've got to go. I have a 10:30 I cannot miss. If it comes up, I'm going to vote to table this until we've got more information and answers if I can leave a proxy vote for that. If we have to vote on it today, with the information we've got, I want to proxy vote no, okay?

Chairman Lopez – Having said that, what I would like – first of all, this discussion is strictly on the change to the Comprehensive Plan. Forget about the funding, forget about the STAR Bond, forget about everything. If someone came in today and wanted to put this project into place, not asking for any funding, not asking for anything, just to build this here, would this be an appropriate use of this land? This is what I want discussed.

Member Germann – I think it's completely appropriate. I think it's more appropriate than what is in the Comprehensive Plan right now.

Member Schneider – I agree.

Member Hitz – It's residential all around it.

Member Germann – No.

Member Stewart – On two sides, yeah.

Member Hitz – One of the criteria that we're supposed to look at is the effect on the surrounding area. Is that not right?

Secretary Kentner – That's absolutely right.

Member Hitz – And we're going to vote that we're going to change it from...

Member Germann – Condominium...

Secretary Kentner – No, we're not changing the underlying zoning. The zoning stays the same.

Member Hitz – Changing the Comprehensive Plan from what to what?

Secretary Kentner – From "Residential Two or More Family" potential only, to either "Commercial" or "Residential" potential.

Member Hitz – I'm following you. Now, has there been any – or is it even proper at this time – to have any survey of those folks who live in residential area around this what effect it will have on their property?

Member Germann – This is not rezoning, though.

Member Hitz – I understand that, but if we change it, then it can be a Residential area. If we don't...

Member Germann – It could be exactly what it is, or it could be different.

Member Hitz – That's what I'm saying. But if we don't change it then they can't put the commercial in there, which protects those people.

Member Germann – There's already a commercial there...

Member Schneider – In a sense, this would protect from any other commercial – personally, I'd much rather live next to a soccer field than three restaurants. That's my personal opinion as a resident.

Secretary Kentner – It was published in the paper, so the public does have the opportunity to come and voice their opinion. Just as you have done in the past, if you feel you want to make sure the public has an opportunity to voice their opinion, you can table that and we can get the public's opinion, or ask again for them to come in. That's a viable option. You've done that in the past.

Chairman Lopez – Yes, but it should be remembered that we're not rezoning anything at this time. What we're doing is we're changing the community's plan for this. We have to just stick with what we're actually doing here. I think we're muddying the waters too much.

Secretary Kentner – Now, what's important is that this use, if you change it to commercial/residential, it still meets what it's current land use is, which is two or more family. In essence, it's already halfway there and you're just giving it flexibility of being able to go commercial, too. It already has the flexibility to do two family or more apartments, or two family. It already has that flexibility on part of it.

Member Germann – And we already amended that one section.

Chairman Lopez – Yes, we did.

Member Schneider – We've seen these projects in other communities. Manhattan has their Wildcat Park, Lawrence just did Rock Chalk Sports Park, Hays has one, I believe Salina did one in the last five-ten years, all with residential surrounding wall. But I think the biggest picture is, is this a good project for our community? Is it going to help the community grow and meet our goals for our community? That's what we're voting on today, right?

Secretary Kentner – Well, the other thing with this Comprehensive Plan amendment is if this project never happens, if the STAR Bond never happens, is this still a good land use overall for owners of this property? Should they have the option to come in and rezone that to residential or commercial depending on what they feel they can build there?

Member Stewart – And then they would still have to come before the Planning Commission, they would still have to be approved by the City Commission. All we're doing is making it flexible. We're not deciding what can or cannot – that's

Member Schneider – Sometimes I think we have a tendency to make things a little harder than it needs to be.

Member Hitz – The only thing we're voting on is whether we're going to change the Comprehensive Plan...

Secretary Kentner – To commercial or residential from the two or more family that it currently is.

Member Hitz – Which would give them the flexibility, if somebody comes in and wants to build this, to go commercial. They have to ask for the zoning, they have to do all that.

Secretary Kentner – Yes, they'll have to come through the rezoning process.

Member Hitz – But if we change the Comprehensive Plan to allow that, they can do that.

Secretary Kentner – Correct.

Member Hitz – And if we don't, then they'll bring it back and it will have to be redone or else forget it.

Secretary Kentner – Yes. Particularly on this side of the property. Anyone who wanted to develop this side to commercial would have to come back and ask for an amendment to the Comprehensive Plan again because it doesn't allow for that currently in the Comprehensive Plan. This just gives the flexibility of the owners to go either way based on its location and potential.

Chairman Lopez – Are there any other questions? If not, I would entertain a motion.

MEMBER GERMANN MAKES MOTION TO AMEND THE COMPREHENSIVE PLAN TO COMMERCIAL/RESIDENTIAL. MEMBER STEWART SECONDS THE MOTION.

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

| Howard | Gigot | Schwindt | Germann | Law | Lopez | Stewart | Hitz | Schneider |
|-------------|-------|-------------|---------|-----|-------|---------|------|-----------|
| Not Present | Yea | Not Present | Yea | Yea | Yea | Yea | Nay | Yea |

Motion passed.

Secretary Kentner – The second issue before you is, as stated in the State statutes, that the Planning Commission makes a finding that the STAR Bond Project Plan would be consistent with the intent of the Comprehensive Plan of the development of the City. So, you've just made the amendment to the Comprehensive Plan to allow commercial and/or residential potential in this area. Now the question before you is does the plan that's been presented before you meet those guidelines and you give a recommendation on it. Their staff is still here, if you have questions in regards to the STAR Bond Project that's been presented.

Chairman Lopez – Does anybody have any questions about this? If not, I would entertain a motion.

MEMBER GERMANN MAKES MOTION TO APPROVE THE STAR BOND CONCEPT PROJECT AS OUTLINED IN THE STAFF REPORT. MEMBER STEWART SECONDS THE MOTION.

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

| Howard | Gigot | Schwindt | Germann | Law | Lopez | Stewart | Hitz | Schneider |
|-------------|-------|-------------|---------|-----|-------|---------|------|-----------|
| Not Present | Yea | Not Present | Yea | Yea | Yea | Yea | Nay | Yea |

- Motion passed.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------|-------------|-----------------|
| GC2017-28 STAR Bond Maps | 8/31/2017 | Backup Material |
| Ordinance | 8/31/2017 | Backup Material |



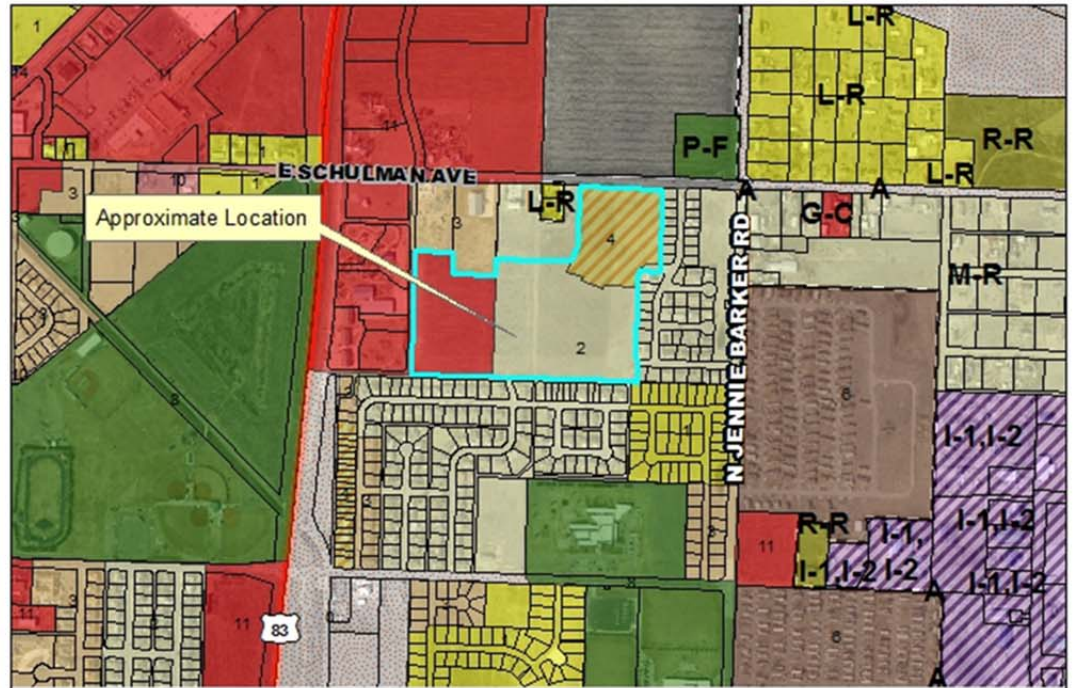
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Case Number: GC2017-28
Applicant: City of Garden City
Address: 900 Lareu Rd
Request: Comprehensive Plan amendment and consideration
of the STAR Bond Project





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Figure 1: View of the proposed STAR Bond Project.



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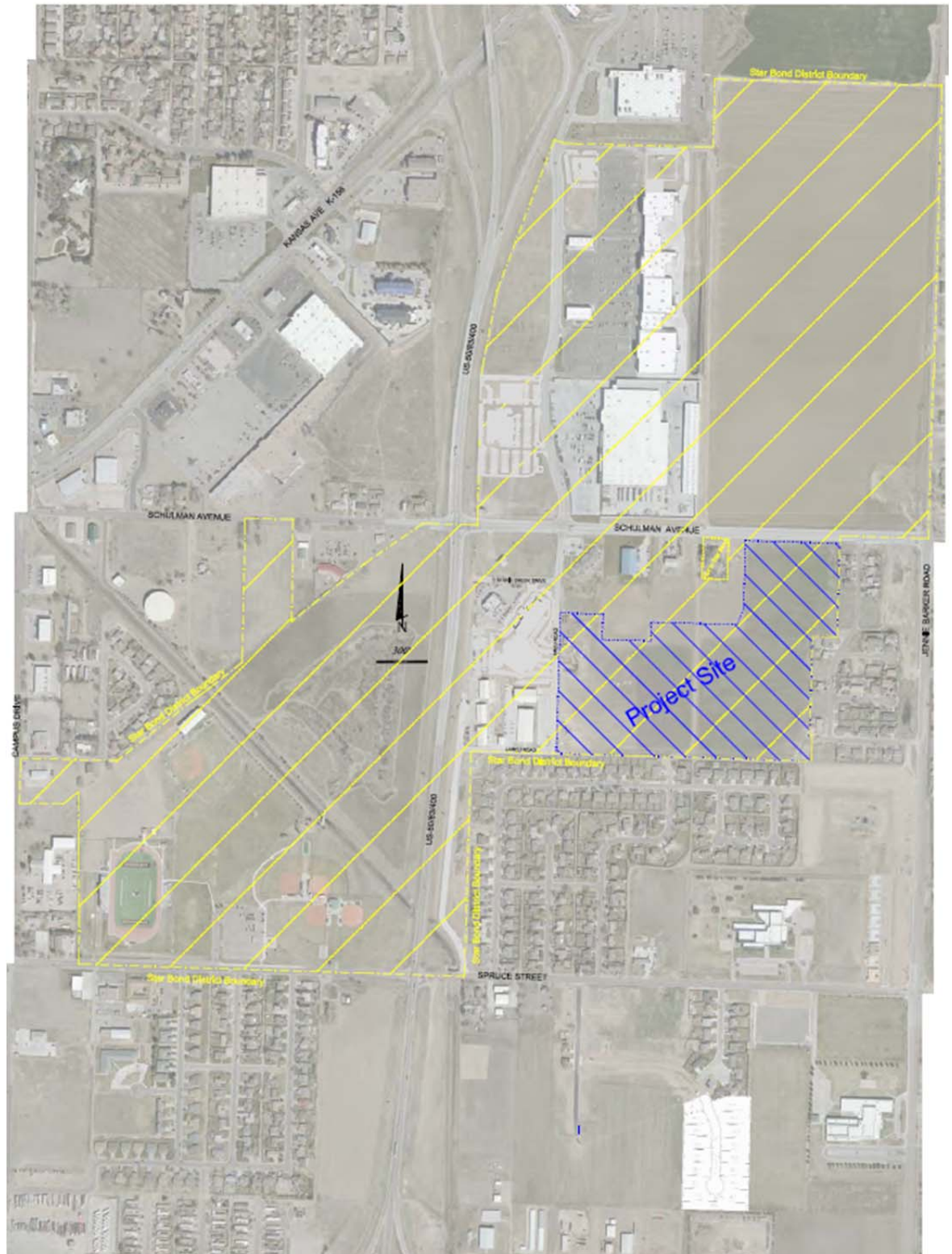


Figure 2: View of the STAR Bond District Boundary.

(Published in the Garden City Telegram on the _____ day of September, 2017)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE GARDEN CITY 2020 COMPREHENSIVE PLAN; AND REPEALING THE CURRENT FUTURE LAND USE MAP OF THE GARDEN CITY 2020 COMPREHENSIVE PLAN.

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

SECTION 1. The Future Land Use Map of the Garden City 2020 Comprehensive Plan, adopted by Ordinance No. 2469-2010 with all amendments thereto, is hereby amended as follows:

The boundary of the Commercial/Residential Potential overlay is hereby amended to include the following described real property:

Tracts of land lying in the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Twenty-four (24) South, Range Thirty-two (32) West of the 6th P.M., Finney County, Kansas, being more particularly described as follows:

Lots 5 through 11, and Lot 38, all in Block 2; all of Blocks 3, 4 and 5, Heritage Place Second Addition; and an unplatted tract lying North of the South line of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), bounded by Heritage Place Addition No. 1 and Heritage Place Second Addition, containing 32.7 acres, more or less.

SECTION 2. The Future Land Use Map of the Garden City 2020 Comprehensive Plan, adopted by Ordinance No. 2469-2010, as previously existing and amended, be and the same is hereby repealed, to be replaced as specified in this ordinance.

SECTION 3. 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 the ordinance.

SECTION 4. This ordinance shall be effective from and after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 5th day of September, 2017.

Melvin L. Dale, 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: Kaleb Kentner, Neighborhood and Development Services Director
DATE: September 5, 2017
RE: General Improvements Handbook (2017)

ISSUE:

The Governing Body is asked to consider and approve an ordinance amending the General Improvements Handbook as specified in sections 78-43 and 78-77 of the Code.

1. Ordinance No. _____ - 2017, an ordinance pertaining to the use of designated public rights-of-way; amending Sections 78-43 and 78-77 of the Code of Ordinances of the City of Garden City, Kansas; repealing sections 78-43 and 78-77, all to the code of ordinances of the City of Garden City, Kansas.

BACKGROUND:

The standard plans and specifications for the construction, reconstruction and repair of sidewalks, as contained in the 2006 General Surface Improvements Handbook, City of Garden City, was adopted on December 12, 2006.

Throughout the years inconsistencies between the 2006 General Surface Improvement Handbook and the current regulations and practices have developed. Some examples of inconsistencies are that it is current practice for sidewalks to be installed at a thickness of 5", while the 2006 handbook provision is 4"; current practice requires concrete to have a strength of 4,000 psi, while the 2006 handbook specs are at 3,500 psi; currently, design standards for trash enclosures are utilized, but the 2006 handbook does not include any provisions for trash enclosures; the current zoning regulations require parking stalls to be 20' x 9', while the 2006 handbook showed them to be 18.5' x 9' and so forth.

In late 2016 staff took on the task of amending the 2006 handbook to rectify those inconsistencies, clarify points of confusion and incorporate current practices into the standards. The General Improvements Handbook (2017) is an amendment to the 2006 General Surface Improvements Handbook. It includes provisions for improvements and excavations for electrical, water, sewer and other services (infrastructure), as well as clarifies the standard details to be consistent with current regulations and practices.

On July 26, 2017, staff held a public meeting with design professionals, contractors and the public in general to discuss the handbook amendments. Over fifty (50) design professionals and contractors were invited to this meeting via letter and e-mail, as well as advertising in the local newspaper. Staff also received several inquiries regarding the amendments.

A summary and comparison between the 2006 General Surface Improvements Handbook and the General Improvements Handbook (2017) is attached to this memo, and also attached to the 2017 handbook.

ALTERNATIVES:

1. Approval of the proposed Ordinance amending Sections 78-43 and 78-77.
2. Denial of the proposed Ordinance.
3. The Governing Body may make modifications to the ordinance and handbook.

RECOMMENDATION:

Staff recommends approval of the amendment as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|-----------------|
| Summary of General Improvements Handbook | 8/29/2017 | Backup Material |
| General Improvements Handbook | 8/29/2017 | Backup Material |
| Ordinance amending sections 78-43 and 78-77 of the Code of Ordinances of the City of Garden City, Kansas | 8/29/2017 | Backup Material |

Summary

General Improvements Handbook (2017)

Below is the summary and comparison between the 2006 General Surface Improvements Handbook and the 2017 General Improvements Handbook.

| | 2006 | 2017 |
|---|---|---|
| | Index (No Page numbers) | Numbered Index |
| Inspections requests | 2 hrs. advance notice | 24 hrs. advance notice |
| Review & approvals for deviation of standards | -- | City review and approval required |
| Technical provisions: | | |
| Regular Sidewalk Thickness | 4" Thick | 5" Thick |
| Driveway Sidewalk Thickness | 5" Thick | 6" Thick |
| Alley Approach Sidewalk Thickness | 7" Thick | 8" Thick |
| Slope | 1/4" per foot | 3/16" per foot (2% Maximum) |
| Concrete Joint Detail | #4 x 18" Bar | #4 x 30" Bar Hot joint sealing compound required for seal joints |
| Concrete Mix | C&G, Sidewalks (564 lbs.) 3,500 psi (6 sac) | Sidewalks (CM520-4000) – (520 lbs.) 4,000 psi (5.5 sac) C&G (CM611-4000) – (611 lbs.) 4,000 psi (6.5 sac) All aggregate required to meet most current KDOT specs. |
| Street Design Stds. | -- | Pavement design by Geotechnical Engr. Reference to most current KDOT specs. |

CITY COMMISSION

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MAYOR

ROY CESSNA

JANET A. DOLL

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| 2006 | |
|---------------------------------------|--|
| Underground utilities | <u>Preferred</u> installation in underground conduit |
| Parking Lot Spaces (Stall Dimensions) | 18.5' x 9' |
| Valley Gutter Details | -- |
| Residential Driveway Location | 20' min. distance from corner |
| Commercial Driveway Location | 20' min. distance from corner |
| Residential Cul-de-sac | -- |
| ADA Parking Lot Detail | -- |
| Solid Waste Enclosure Details | -- |
| Appendix A | (Specs amended – see Section Str-6) |
| Appendix B | -- |

| 2017 |
|--|
| <u>Required</u> installation in underground conduit |
| 20' x 9' to match current zoning reg. |
| New detail sheets |
| 40' min. distance from corner |
| 85' min. distance from corner |
| Required to concrete the full length of cul-de-sac if 250' or less If cul-de-sac is longer than 250', then extend concrete to the property line of the first full lot beyond the cul-de-sac return. |
| Detail clarified for Alternate Van Accessible Configuration |
| New Details Added |
| <u>New Sections Added</u> Section AP-1, Asphalt Paving Spec Section Str-4, Concrete Pavement Section Str-5, Patching Section Str-6, Concrete Mixtures Section W-1, Watermains Section W-2, Boring and Casing Section W-3, Directional Drilling Section SS-1, Sanitary Sewer Const. Section SS-2, Submersible Lift Station |
| Department Contacts |

GENERAL IMPROVEMENTS HANDBOOK



GARDEN CITY
— KANSAS —

2017

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| Solid Waste Enclosure Details | -- |
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| Appendix B | -- |

2017

| |
|---|
| <u>Required</u> installation in underground conduit |
| 20' x 9' to match current zoning reg. |
| New detail sheets |
| 40' min. distance from corner |
| 85' min. distance from corner |
| Required to concrete the full length of cul-de-sac if 250' or less If cul-de-sac is longer than 250', then extend concrete to the property line of the first full lot beyond the cul-de-sac return. |
| Detail clarified for Alternate Van Accessible Configuration |
| New Details Added |
| <u>New Sections Added</u> Section AP-1, Asphalt Paving Spec Section Str-4, Concrete Pavement Section Str-5, Patching Section Str-6, Concrete Mixtures Section W-1, Watermains Section W-2, Boring and Casing Section W-3, Directional Drilling Section SS-1, Sanitary Sewer Const. Section SS-2, Submersible Lift Station |
| Department Contacts |

INTRODUCTION

This handbook contains the standards, specifications and regulations for construction activities and improvements within public right-of-way. The regulations are pursuant to Chapter 78, Streets, Sidewalks and Other Public Places, Code of Ordinances of the City of Garden City. This handbook was originally issued in November 2003, revised in November 2006, and revised in June 2017.

Driveways and other construction activity within public right-of way along state highways also requires separate permits and approval from the Kansas Department of Transportation; contractors are referred to the *KDOT Corridor Management Policy* and/or the *KDOT Utility Accommodation Policy* for specific requirements. The City of Garden City, Finney County and KDOT have developed corridor management master plans for certain sections of state highways, appropriate provisions of these plans are also provided

This handbook also includes some recommended and/or required details for surface improvements on private property, such as site grading and drainage and parking lot layout. ADA parking space and signage requirements are provided.

This handbook is divided into five sections. **SECTION I** contains the **Standards for Excavations in Public Rights-of-Way**. **SECTION II** contains the technical specifications, provisions, and standard drawings for **Surface Improvements in Public Rights-of-Way**. **Section III** contains standards for placement of **Utilities in public rights-of-way**. **SECTION IV, Improvements on Private Property**, contains information on parking lot layout, drainage, and other improvements to private property that impact the use of public rights-of-way. **SECTION V, Permits and Inspections**, provides a checklist of the items inspected by Public Works Department personnel and a listing of department contacts.

APPENDIX A, Standard Specifications and **APPENDIX B, Contact Information** will be updated periodically as changes and revisions are made.

These requirements shall be effective on the [REDACTED] day of [REDACTED] 2017, the effective date Ordinance No. [REDACTED]-2017.

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SECTION I

STANDARDS for EXCAVATIONS In PUBLIC RIGHTS-of-WAY

CITY OF GARDEN CITY
Standards for Excavations
In
Public Rights-of -Way

1. EXCAVATIONS

A. General

1. Only General Contractors or Plumbing Contractors, Telecommunications/Video Service Providers, or Franchised Utilities are permitted to perform excavations within the public rights-of way. Before making any excavation, demolition, patch, stockpile, or other improvement within the public rights-of-way, an Excavation permit shall be obtained from the City Inspection Department.

If there is an emergency necessitating response work or repair, any utility, which has been granted permission to occupy the public right-of-way, may begin that repair or emergency response work or take any action required under the circumstances, provided that the utility notifies the city promptly after beginning the work and timely thereafter meets any permit or other requirement had there not been such an emergency.

2. Permit holder shall be responsible for locating utilities before excavation begins, utilizing the Kansas One Call “811” system. The City of Garden City is not responsible for damages to utilities caused by the Permit holder.
3. Inspections: When inspections are required, the Permit holder shall contact the City Office during normal office hours. A 24-hour advance notice is requested. The Inspector will respond as quickly as possible. A job foreman, authorized to act on behalf of the Permit holder, shall be present during the inspection. If any work is not approved, the Permit holder shall correct the deficiency and reschedule the inspection. Approval does not limit the Permit holder’s responsibility to meet these standards; or extend any warranty to the permit holder, owner, or others about the workmanship, methods, or equipment used; or waives the City’s right to enforce these standards if work previously approved is subsequently proven defective.
4. Where utilities cross under state highways, county roads or railroads, the requirements of those agencies shall also be met and applicable permits shall be obtained and displayed before construction begins. Permit holder shall provide copies of such permits to the City, if requested.
5. Utility mains shall be located within alley rights-of-way and public easements as shown in Section III. Deviation from standard locations requires approval by the Public Works Department. Utility main locations within street rights-of-way shall be subject to approval by the Public Works Department.

6. The permit holder shall maintain all gutters, and other drainage facilities of the city, free and unobstructed for the full depth of the adjacent curb and for at least two feet from the face of the curb at any gutter.
7. The permit holder shall be required to take measures to protect the storm sewer system from excessive contamination from permitted activities.
8. The permit holder shall be required to take measures to protect the sanitary sewer and water systems from contamination from permitted activities.
9. Excavations within or in close proximity of street or alley improvements may be required to be loosely backfilled, to prevent damage to the street or alley improvement from cave ins, overnight or during periods of no activity.

B. Traffic Control (Barricades, Warning Signs, and Lights)

Temporary traffic control is the responsibility of the permit holder/contractor. The permit holder/contractor shall submit a plan to the Public Works Department for review. The temporary traffic control shall conform to Part 6, Temporary Traffic Control, of the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD).

C. Trenching

The Permit holder is reminded of Federal regulations governing trench safety and confined space entry. Permit holder shall protect existing utilities and services and existing underground or surface improvements including, but not limited to, buildings, foundations, curbs, sidewalks and pavements, plantings, irrigation lines, utility poles, and light poles. Protective measures may include underpinning, shoring or other bracing. Permit holder shall repair or replace existing improvements damaged by construction work.

D. Boring/Directional Drilling

Utility placement by boring, or directional drilling, shall be approved by the Public Works Department prior to the issuance of a permit. The Director of Public Works may require references or a test bore to demonstrate the ability of the equipment to hold the line and grade for the proposed distance.

E. Plowing

Plowing is an acceptable method for installing buried cables, but extreme caution should be used. All plowed cables shall be placed in a straight line parallel with the other utilities. When crossing rights-of-way, buried cables must be within 10° of perpendicular to the right-of-way. The following depths must be met when burying cables:

1. Public Rights-of Way shall be 24 inches in depth, see Drawing No. I-1.
2. Carry 12 inches depth into private property for a minimum of 10 feet.

F. Initial Pavement Cut

1. Cut the existing pavement in straight, parallel lines, using a saw, air hammer or other approved method and carefully remove the material so as not to disturb the adjacent material.
2. After utility work is complete, and the trench has been backfilled, make the final pavement cut as specified in Section I.2.A.2 of these regulations. At the Permit holder's option the initial pavement cut may be made to the standards of the final pavement cut; care must be taken to avoid sloughing of the sub-grade shoulder.

G. Trench Backfill

1. Permit holder shall contact the Public Works Department or Inspector prior to the work to determine the backfill requirements for the specific location.
2. Earth backfill, if allowed, shall be brought to satisfactory moisture content during placing as required by the Public Works Department or Inspector. After placing, the material shall be firmly and satisfactorily compacted. The Public Works Department or Inspector will determine by visual inspection that satisfactory compaction is being obtained. If the backfill fails these requirements, the Permit holder shall be required to remove and replace the backfill and pay for retesting.
3. If the trench extends into private property, the Permit holder shall compact the trench 10 feet into the private property according to these specifications.
4. Only mechanical rammers or tampers shall be used for compaction. Plate vibrators may be used for sand backfill. Water settlement (compaction) by flooding or puddling, is not allowed. Plate vibrators or other compaction equipment and methods are allowed only if the permit holder provides, at his expense, satisfactory compaction test results at subgrade and at a depth of one foot below subgrade.
5. The Public Works Department may require as a condition of the permit, the Permit holder to compact the trench backfill to a density of not less than 95% maximum density as determined by ASTM D698. Permit holder shall be responsible for providing the City with maximum density – optimum moisture content test data (Proctor test) on the subject backfill. Permit holder may also be required, as a condition of the permit, to provide compaction testing reports, prepared by an independent testing company, at specified frequencies.

6. Flowable fill may be required when working in paved streets and to 12 inches behind the back of curb or edge of pavement for trench backfill. Most utilities will require common earth material between the utility and the flowable fill. No more than 12 inches of dirt above the utility shall be used unless otherwise approved by the Public Works Department. Flowable fill material shall meet the requirements of City Standard Specifications, Section Str-6, Concrete Mixtures. Care should be taken to secure the utility in the trench so that the pouring of flowable fill will not cause the utility to float toward the surface.
7. Backfill material for excavations in other than paved streets and buffers below flowable fill shall consist of approved imported material or approved earth material from the excavation. Backfill shall be free from trash, lumber, construction debris, wet or frozen material, and excessive amounts of organic matter. Highly plastic clay shall not be used.
8. Inspection: Contact Public Works Department to schedule pre-backfill inspection. Please provide 24-hour advance notice. Sub-grade condition, backfill material, compaction equipment and methods will be reviewed. Complete backfill and compaction operations may be inspected.
9. The bottom of trenches in unpaved areas shall be compacted by hand to a point 2 to 6 inches above the top of the utility, using lifts no greater than 4" (loose measurement) in depth, unless otherwise instructed by that utility company, to protect from damage. Place subsequent lifts to complete the trench in layers of uniform thickness which will insure proper compaction, but not greater than 8 inches in depth. Water shall be added, if required by the Public Works Department, or to obtain the optimum moisture content for compaction. Water shall not be added to frozen ground or when the air temperature is 32° F or below.
10. Upon completion of the work, the Permit holder shall be responsible for the cleanup of all the residual construction debris in the work area.

2. SURFACE RESTORATION

A. General

1. Inspections:

- a. Prepaving Inspection: Contact the Public Works Department to schedule a prepaving inspection. Final pavement cut, subgrade preparation and paving equipment and methods will be reviewed at the prepaving inspection.
- b. Paving observations: Immediately upon ordering paving materials notify the Public Works Department of estimated delivery time. Permit holder is not required to wait for the Inspector to commence placement.

2. Final Paving Cut: Cut shall have straight edges and rectangular shape. The cut in the asphalt or concrete shall be a vertical saw cut to full depth or 6 inches. On pavements greater than six inches, the remainder of the depth may be cut with an air hammer. Gravel surfaces may be cut by backhoe and shall be cut as near vertical as possible. To create a bridging effect onto undisturbed soil, the asphalt and concrete pavements shall be cut back a minimum of 12 inches from the edge of the excavation made into the subgrade. Concrete pavement patching shall be half panel or full panel in size, with square corners. Tie bars and dowels are required on concrete surfaced streets and alleys. Minimum of ½ inch tie bars shall be placed at 24-inch centers on patch edges perpendicular to the direction of traffic. Dowels may be required if patch covers more than one panel. Use ¾" smooth steel bars with dowel cap on one end.

3. Pavement Type: The Permit holder shall use the City's concrete mix for all surface patches except, on brick streets, or where otherwise specifically permitted. Edges shall be made to match the adjacent, existing pavement. Patching of brick streets shall be accomplished per Section I.2.D. The thickness of the concrete patch surface shall be at least as thick as the adjacent concrete or asphalt surfacing, but not less than 7 inches thick. Asphalt patching, if allowed, shall be at least as thick as the existing, but not less than 7" thick.

B. Alley or Gravel Surfaces

Material shall meet the existing surface and be of the same type. If the existing material has a high amount of plastic, clays, trash, and construction debris or is wet or frozen material, the permit holder shall import new approved material. The compaction of the surface shall be to the satisfaction of the City Inspector.

C. Concrete Patching

Concrete shall meet the requirements of City Standard Specifications, Section Str-4, Concrete Pavement, and Section Str-5, Patching.

D. Brick Pavement Patching

1. The Permit Holder shall exercise care in removing paving bricks for reuse in patching. The City may furnish additional replacement brick, at no cost, for damaged bricks.
2. Concrete Base: Base shall be a minimum of 6" thick; shall meet the requirements of City Standard Specifications, Section Str-4, Concrete Pavement, and Section Str-5, Patching. Requirements for placing, consolidating, curing and finishing concrete pavement shall apply, except a float finish may be used.
3. Cushion: Place a ½" to 1" sand cushion over the concrete base. Set the bricks with tightly butted joints; seat against adjacent bricks and into the sand cushion with a rubber mallet.
4. Joints: Fill the joints with dry fine sand. Work the sand into place using a plate vibrator. Place sufficient sand over the brick so that the units are not in direct contact with the plate vibrator to reduce the possibility of chipping the brick.

E. Handicap Ramps

The Permit holder shall be responsible for constructing handicap ramps if the permitted work requires curb and gutter repair or reconstruction within 100 feet of a corner location where a handicap ramp is required. Contact the Public Works Department or Inspector for specific requirements.

F. Landscaped areas and easements on private property

Any disturbance or damage to landscaped areas of public right-of-way, and the adjacent impacted area, including easements on private property, caused by the activities of a permit holder or any agent, affiliate, employee, or subcontractor, while occupying, installing, repairing or maintaining facilities in a public right-of-way shall be returned or restored to its functional equivalence before the damage pursuant to the reasonable requirements and specifications of the City. If the permit holder fails to make the repairs required by the City, the City may make those repairs and charge the actual repair costs to the permit holder.

3. FIELD QUALITY CONTROL

The provisions of this section shall apply when the concrete patch is 16 cubic yards or greater.

- A. The Permit holder shall provide the City with a copy of the Ready Mix Company's batch ticket for the concrete delivered to the job site. The Permit holder shall provide the City with a copy of test results of testing done on the job site, if any.
- B. The Permit holder shall provide 3, 7 and 28 day concrete cylinder break test results, unless otherwise specified. Test cylinders shall be made in accordance with ACI 301. A slump test will be taken for each set of test cylinders.

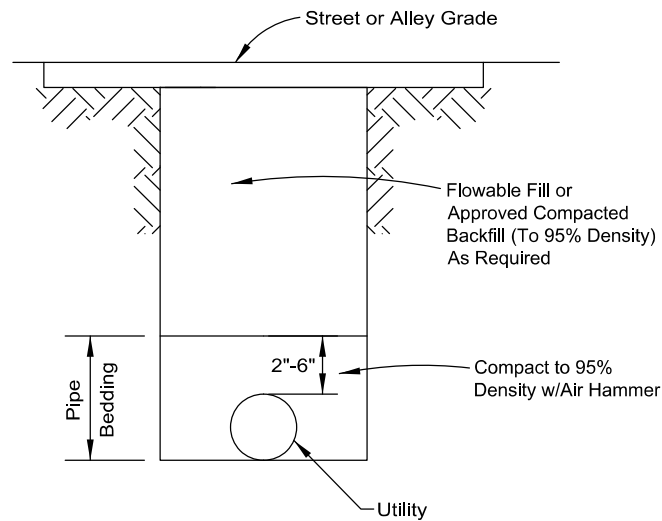
4. OTHER

- A. Cleaning: After paving is complete and sufficiently set to resist sweeping operations, clean all areas soiled by construction.
- B. Guarantee: The Permit holder shall guarantee materials and work performed on street or alley patches for a period of one year from the date of completion. The Permit holder shall promptly make such corrections as may be necessary by reason of such defects including the repairs of any damage to other parts of the system resulting from such defects. The City will give notice of observed defects with reasonable promptness within the warranty period. In the event that the Permit holder fails to make such repairs, the City may do so and charge the Permit holder or the Permit holder's surety for the cost thereby incurred.

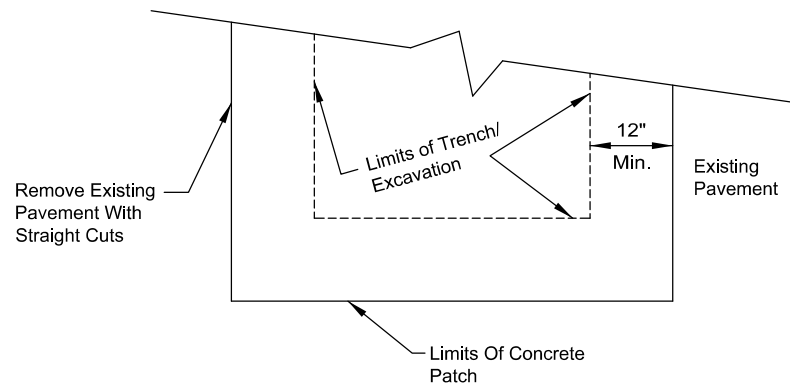
5. ALTERNATES

The Public Works Department may vary or waive any of these specifications, in writing, for the following instances:

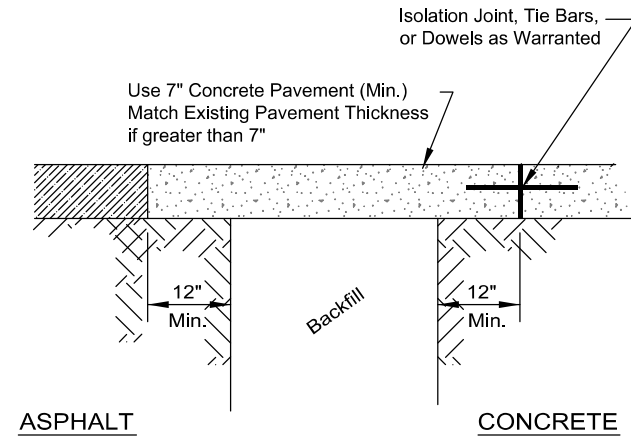
- A. Strict conformance to specification presents a safety or health hazard.
- B. Emergency conditions exist; such as weather extremes, supply disruptions, or other acts that could not have been reasonably anticipated and cannot be mitigated by the Permit holder.
- C. These specifications are general standards and any deviations will be required to be submitted to the City for review and approval.



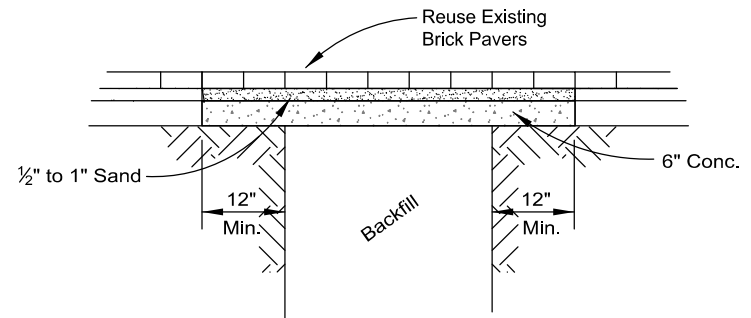
TRENCH BACKFILL



PAVEMENT PATCH PLAN VIEW



PAVEMENT PATCHING



BRICK PAVEMENT PATCHING

CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

BACKFILL AND PATCHING

Revisions:

Date: JUNE 2017

Dr. No.: 1-1

SECTION II

SURFACE IMPROVEMENTS In PUBLIC RIGHTS-of-WAY

CITY OF GARDEN CITY
Standards for Driveway
and
Sidewalk Construction

TECHNICAL PROVISIONS

1. SCOPE

The following specifications are for the construction, reconstruction and repair of concrete sidewalks, driveways, and alley approaches within the City of Garden City. On major construction contracts, additional or supplemental specifications and standards may be used.

2. SIDEWALKS

All sidewalks shall be constructed of concrete as herein specified. Paving bricks, decorative concrete and other material may be used under certain conditions as approved by the Public Works Department.

- a) Residential sidewalk width shall be 5 feet wide or match existing within a block, and be a minimum of 5 inches thick. Sidewalks shall be 6 inches thick for residential driveways, 7 inches thick for commercial driveways and 8 inches thick for alley approaches.
- b) The Public Works Department will inspect forms before placement of concrete if requested by the contractor or required by the Public Works Department on the permit. It shall be the responsibility of the contractor to notify the Public Works Department 24-hours before form inspections are needed.
- c) The sidewalk shall set above the curb $\frac{3}{16}$ inch for each foot of distance from the curb to the property side edge, with a maximum of 4 inches above the curb in residential districts, and shall have a slope of $\frac{3}{16}$ inch per foot (2% Maximum) towards the street. The maximum longitudinal slope shall be 1 inch per linear foot unless otherwise specifically approved by the Public Works Department.
- d) Sidewalks shall be cut into stones at intervals as shown on the standard drawings or as directed by the Public Works Department. This shall be accomplished by cutting through the concrete, before it has attained initial set, with a trowel or 'dummy groove' cutter, or by saw-cuts after the concrete has set. The edges of the stones, tooled contraction joints and isolation joints shall be finished with an edging tool and the joint shall be raked clean of concrete. Sidewalks shall receive a medium to rough broom finish.
- e) Temporary traffic control is the responsibility of the permit holder/contractor. The permit holder/contractor shall submit a plan to the Public Works Department for review. The temporary traffic control shall conform to Part 6, Temporary Traffic Control, of the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD).
- f) Final inspection of sidewalks, constructed with new buildings, shall be conducted after the Building Inspection Department has signed off on the Certificate of Occupancy. In other cases, the contractor shall request final inspections by the Public Works Department.

3. CURB AND GUTTER, CURB CUTS, DRIVEWAY ENTRANCES, ALLEY APPROACHES

Removal of all curb or curb and gutter and the construction of curb, curb and gutter, for driveway entrances, sidewalk ramps and alley approaches shall conform to the dimensions and layout of the plans and standard drawings and to these specifications. All such construction shall be of concrete as specified herein.

- a) When constructing a new driveway entrance, or reconstructing and/or widening an existing driveway, the driveway approach shall be completed at least to a point back of the curb equal to the radius, or taper length. The curb & gutter and the driveway approach shall be poured monolithically.
- b) The driveway gradient shall be a uniform slope from the gutter flow line to the sidewalk grade at the street side edge, with a maximum 12:1 ratio.
- c) When a driveway is paved to the property line, or beyond, the portion crossing the sidewalk, or where a sidewalk would be constructed, shall conform to the standard plan and specifications for sidewalks.
- d) A driveway entrance from a street that does not have curb & gutter, shall include a culvert for drainage where deemed necessary by the Public Works Department. The Public Works Department shall determine the type, size and slope of the culvert. The culvert shall be aligned with the street drainage ditch, and shall extend, on each side of the driveway, two feet for every foot of ditch depth below the driveway surface.
- e) Curb and gutter shall be completely removed to conform to the standard plan and section for driveways and/or sidewalk ramps. All removal of curb and gutter will be accomplished through clean saw-cuts. Care should be taken in the construction of the driveway entrance so as to maintain the correct gutter flow line.
- f) On streets paved with asphalt, the asphalt shall be removed to allow placement of a toe board form. The asphalt removal shall not exceed 12 inches in width. The contractor shall place temporary surfacing and notify the Public Works Department when the approach has been completed. The City will patch the pavement at no cost to the contractor. However, if asphalt removed by the contractor exceeds 12 inches in width, the contractor will be charged for the asphalt patch.
- g) On concrete paved streets, if the curb & gutter is removed carefully and no damage is done to the pavement, the pavement edge may be used as the form. Driveway entrances and alley approaches shall be tied to the concrete street pavement. Damage to the pavement shall be reported to the Public Works Department for determination of corrective measures.
- h) Joint use driveways between adjacent property owners will be allowed only with specific approval of the City. A joint use driveway easement, signed by all property owners, shall be required as a condition of approval.

4. SUBGRADE

- a) The subgrade shall be free of all sod, weeds, brush, debris, or other undesirable material. All subgrade soil shall be uniformly compacted; soft, yielding material shall be removed and replaced with approved material. The subgrade shall be dampened prior to placing the concrete, but care shall be exercise to prevent puddling or muddy conditions.
- b) All fill material shall be approved material, placed in successive layers not exceeding 8 inches in depth for the full width of the subgrade, and compacted to 95% Standard Proctor or the satisfaction of the Public Works Department or Inspector.

5. MATERIAL DETAILS

Ready mixed concrete shall be used. Concrete shall meet the requirements of City Standard Specifications Section Str-4 Concrete Pavement, Section Str-5 Patching, and Section Str-6 Concrete Mixtures.

6. ALTERNATE MATERIAL

Bricks, pigmented and/or patterned concrete or a special cement-topping course may be used in the space between the back of curb and a setback sidewalk, and other areas approved by the City.

7. ISOLATION JOINTS

- a) All joints shall be pre-molded bituminous material, and shall be placed in conformance with these specifications and the standard drawings. Alternate material must be approved by the City.
- b) Isolation joints shall extend from the surface of the finished slab to subgrade. They shall be accurately held in place during placing and finishing of the concrete so that they remain straight, vertical, and flush with the top of the concrete.
- c) Isolation joints shall be placed adjacent concrete parking lots, foundations, structures, at locations shown on the standard drawings, and at such other locations as may be deemed necessary by the City.

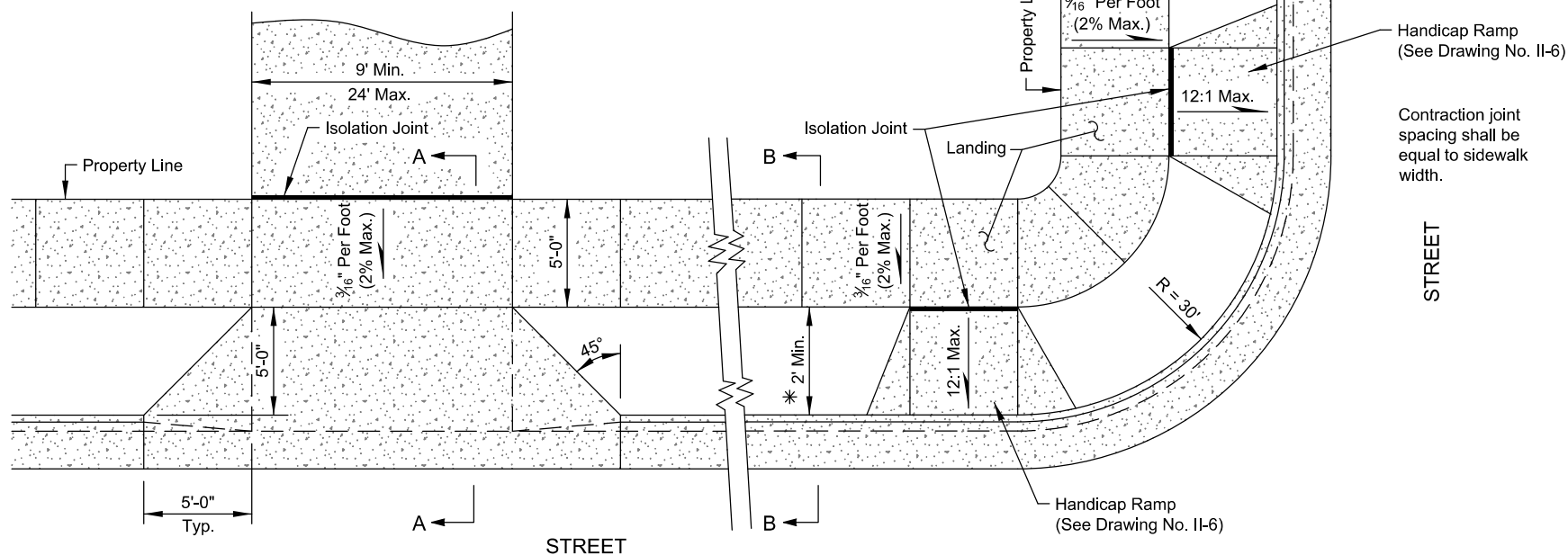
- 8. The permit holder shall maintain all gutters, and other drainage facilities of the city, free and unobstructed for the full depth of the adjacent curb and for at least two feet from the face of the curb at any gutter.
- 9. The permit holder shall be required to take measures to protect the storm sewer system from excessive contamination from permitted activities.

10. Restoration of Landscaped Areas:

Any disturbance or damage to landscaped areas of public right-of-way, and/or the adjacent impacted area on private property, caused by the activities of a permit holder or any agent, affiliate, employee, or subcontractor, while occupying, constructing, repairing or maintaining sidewalks and/or driveways on public right-of-way or private property shall be returned or restored to its functional equivalence before the damage pursuant to the reasonable requirements and specifications of the City. If the permit holder fails to make the repairs required by the City, the City may make those repairs and charge the actual repair costs to the permit holder.



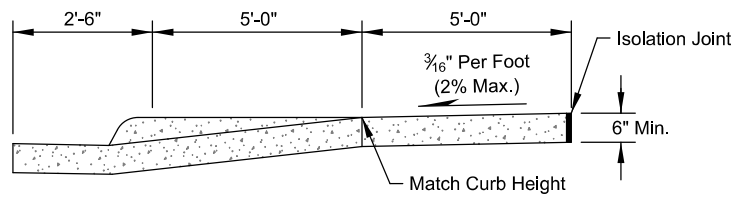
* When this Distance is 2' or Less the Walk will be Adjacent to the Curb. (See Drawing No. II-2)



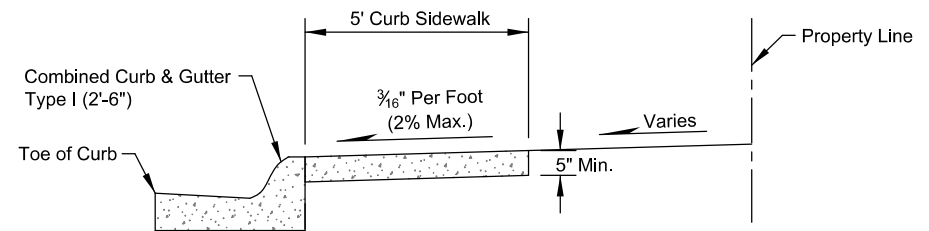
NOTE: For driveways placed where there is existing curb & gutter the curb & gutter shall be removed to the toe of the curb, a toe form is required on asphalt streets. The approach, the flares, and the curb & gutter shall be poured at the same time (monolithic). Place temporary surfacing in asphalt patch area, until street department can place permanent patch.

RESIDENTIAL DRIVEWAYS AND SETBACK
SIDEWALK WITH CURB & GUTTER TYPE I

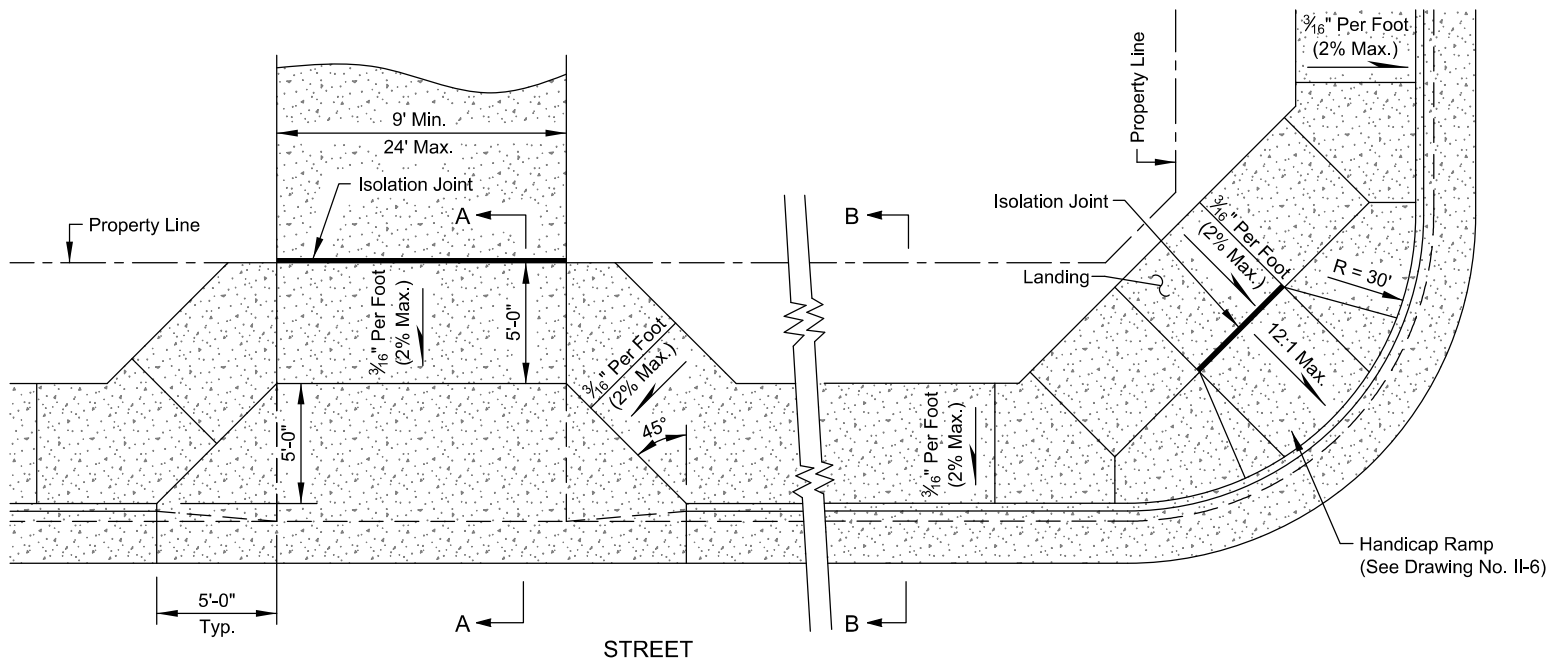
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SECTION A-A



SECTION B-B



Contraction joint spacing shall be equal to sidewalk width.

STREET

Isolation Joints:
1/2" Pre-Molded Bituminous Material
(for depths under 6")

3/4" Pre-Molded Bituminous Material
(for depths of 6" or more)

NOTE: For driveways placed where there is existing curb & gutter the curb & gutter shall be removed to the toe of the curb, a toe form is required on asphalt streets. The approach, the flares, and the curb & gutter shall be poured at the same time (monolithic). Place temporary surfacing in asphalt patch area, until street department can place permanent patch.

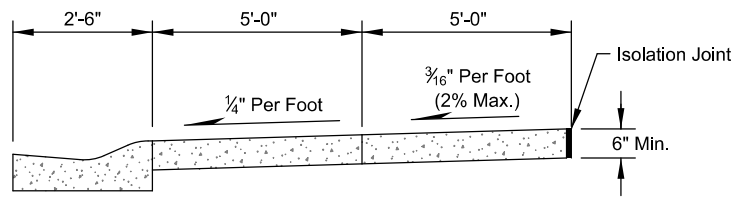
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

RESIDENTIAL DRIVEWAYS AND CURB SIDEWALK WITH CURB & GUTTER TYPE I

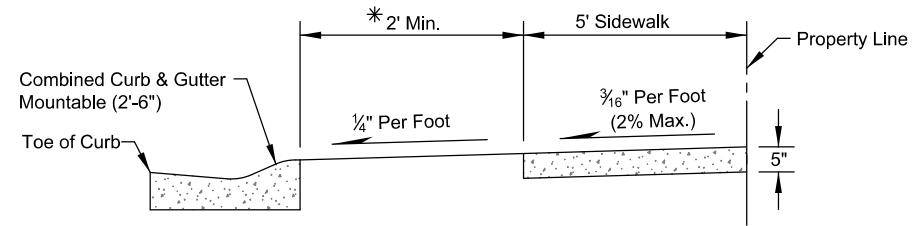
Revisions:

Date: JUNE 2017

Dr. No.: 11-2

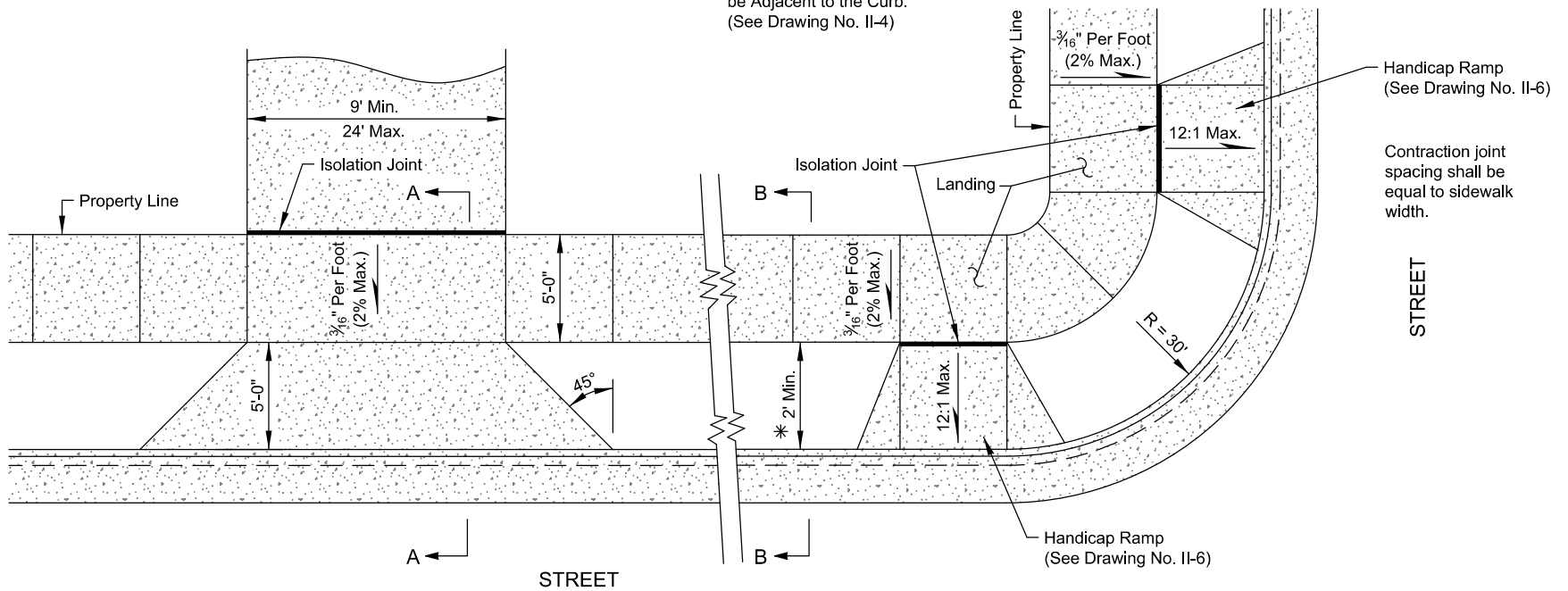


SECTION A-A



SECTION B-B

* When this Distance is 2' or Less the Walk will be Adjacent to the Curb. (See Drawing No. II-4)



NOTE: When sidewalk is less than 5' from curb the sidewalk shall flare out with driveway flares.

Isolation Joints:
1/2" Pre-Molded Bituminous Material
(for depths under 6")

3/4" Pre-Molded Bituminous Material
(for depths of 6" or more)

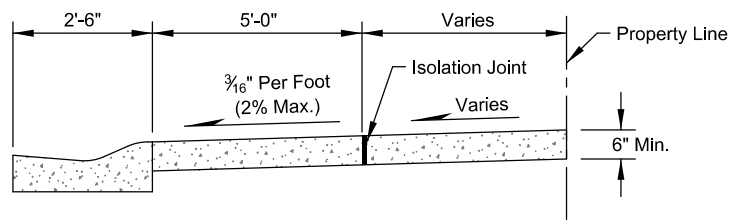
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

RESIDENTIAL DRIVEWAYS AND SETBACK SIDEWALK WITH MOUNTABLE CURB & GUTTER

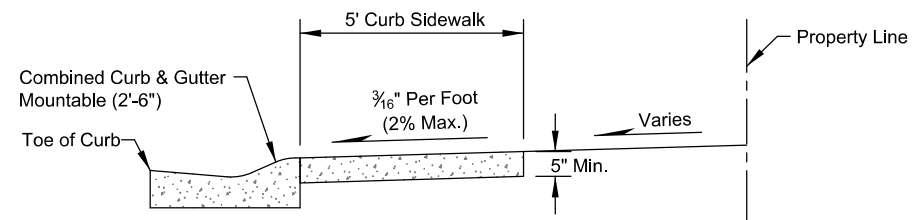
Revisions:

Date: JUNE 2017

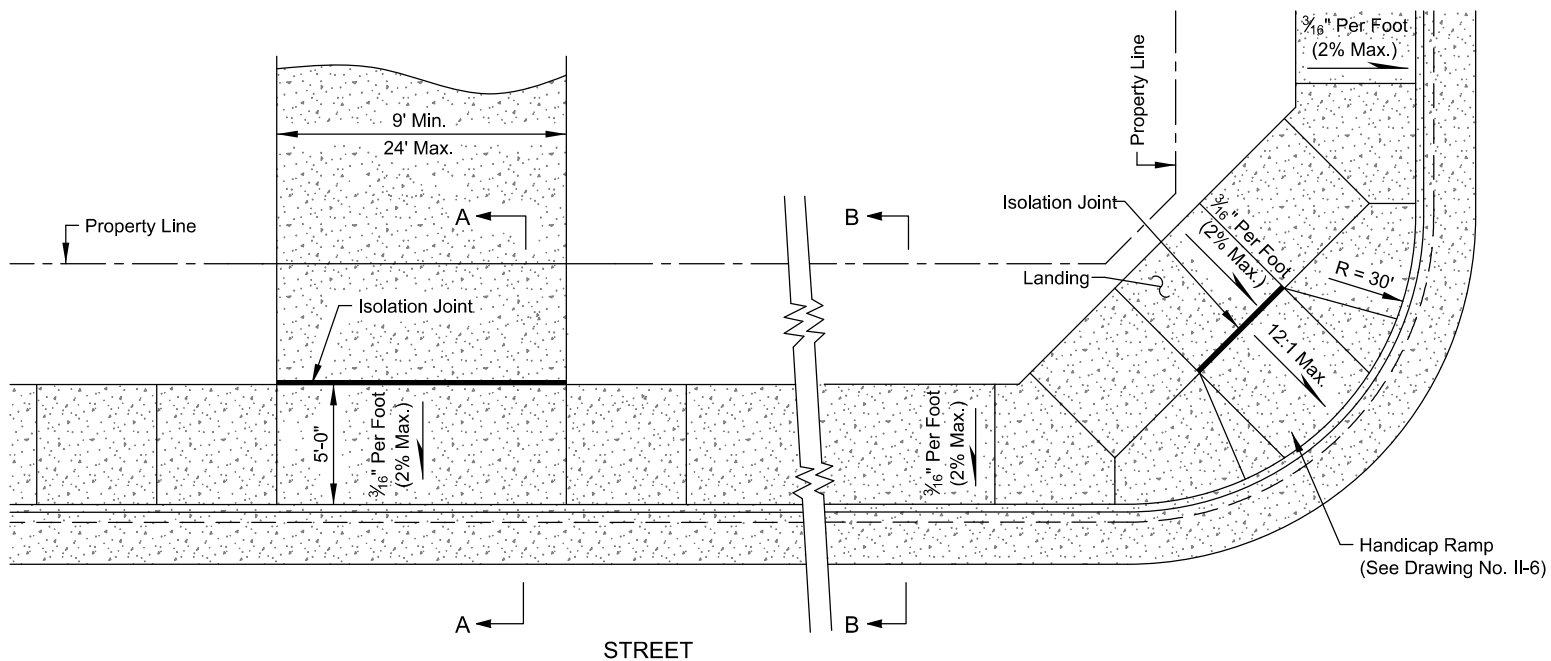
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SECTION A-A



SECTION B-B



Contraction joint spacing shall be equal to sidewalk width.

STREET

Isolation Joints:
1/2" Pre-Molded Bituminous Material
(for depths under 6")

3/4" Pre-Molded Bituminous Material
(for depths of 6" or more)

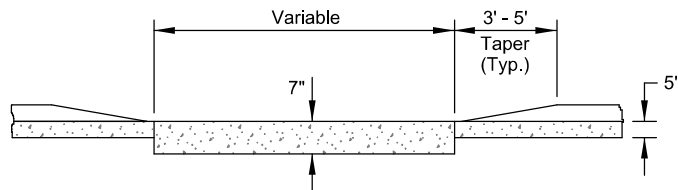
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

RESIDENTIAL DRIVEWAYS AND CURB
SIDEWALK WITH MOUNTABLE CURB & GUTTER

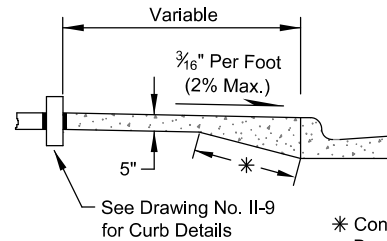
Revisions:

Date: JUNE 2017

Dr. No.: 11-4



SECTION A-A
Sidewalk Through Driveway



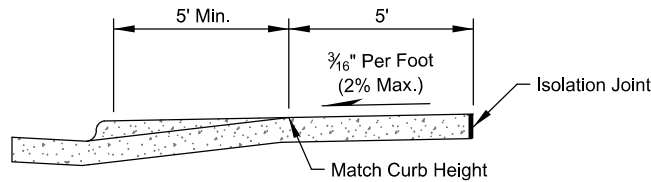
SECTION C-C

Isolation Joints:
1/2" Pre-Molded Bituminous Material
(for depths under 6")

3/4" Pre-Molded Bituminous Material
(for depths of 6" or more)

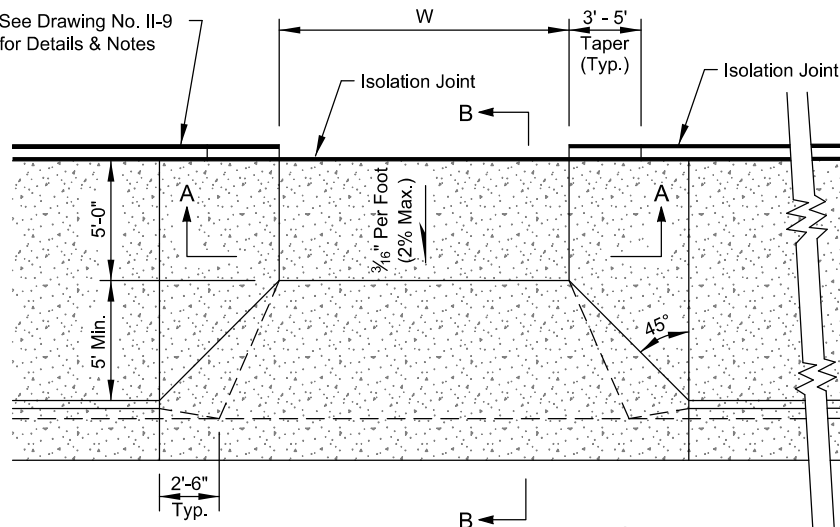
* Consult Public Works
Department

Contraction joint spacing to
be equal to sidewalk width
(not to exceed 10' x 10')



SECTION B-B

See Drawing No. II-9
for Details & Notes



Contraction joint
spacing shall be
equal to sidewalk
width.

STREET

Handicap Ramp
(See Drawing No. II-6)

Driveway width: 24'-36' for two-way traffic, 12'-15'
for one way traffic.

Driveway grade may be flattened, to lessen the
"bump" in the approach, with approval from the
Public Works Department.

Driveway maybe depressed 0.10' to accomodate
drainage.

Approach shall be monolithic pour.

Minimum sidewalk width is 5' at
property line. Fully paved
parking is permissible.

Sidewalk & driveway construction
shall be handicap accessible. Ramps,
or other means, shall be provided as
necessary at driveway crossings.

STREET

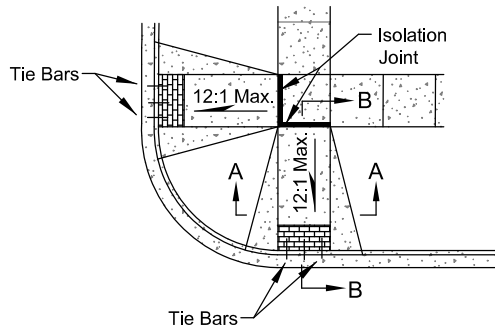
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

MAJOR COMMERCIAL DRIVEWAYS & COMMERCIAL AREA SIDEWALK

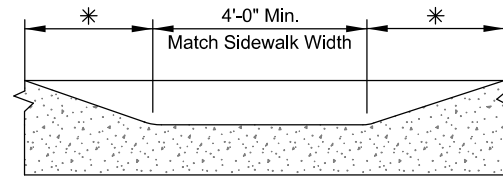
Revisions:

Date: JUNE 2017

Dr. No.: II-5

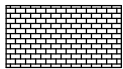


PLAN VIEW
Type I Ramp

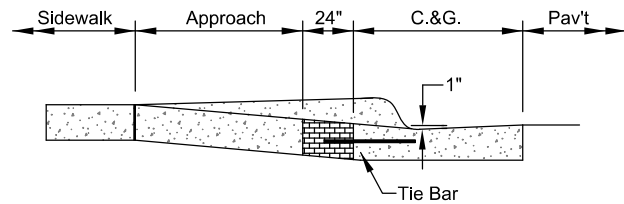


* Variable - Consult Public Works Department for Dimensions.

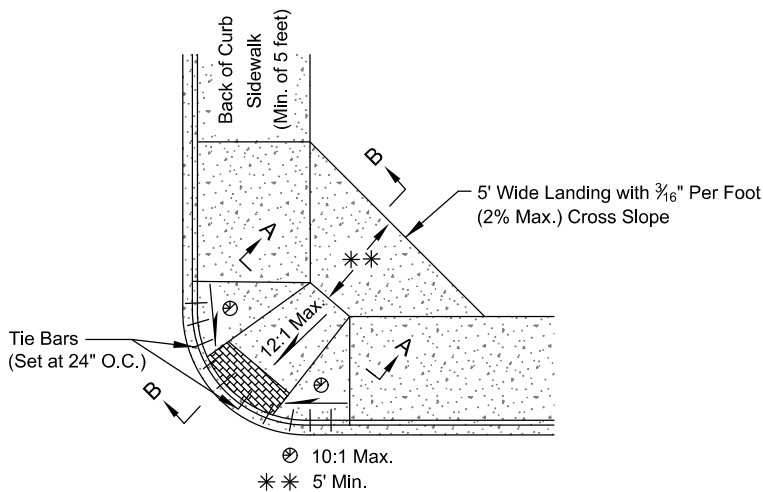
SECTION A-A



24" Min. from Back of Curb Line & Width of Ramp shall be Colored & Stamped (Truncated Domes) Concrete.



SECTION B-B



PLAN VIEW
Type III Ramp

SIDEWALK RAMP REQUIREMENTS

1. Where possible, ramp & gutter should be monolithic pour. Tie bars not required on monolithic pour.
2. The maximum ramp slope is 1" per foot. any deviation must be approved by the Public Works Department.
3. The normal gutter flowline profile shall be maintained through the ramp area.
4. Consult the Public Works Department for specific applications and for approval of alternate ramp types.
5. The concrete depth will be a minimum of 6" in residential areas. A minimum of 8" is to be used on collector and arterial streets.
6. Use 3/4" isolation jt. for 6" or thicker, use 1/2" isolation jt. for under 6" thick.

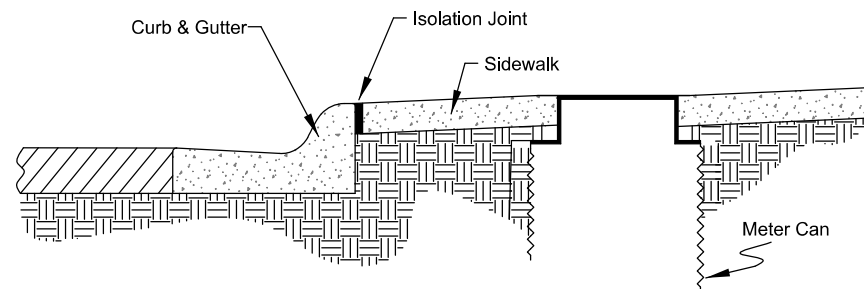
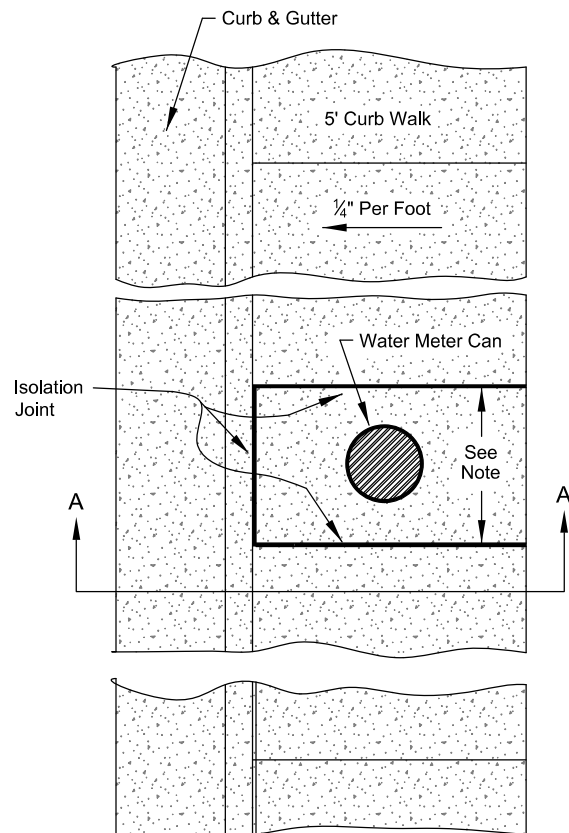
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

SIDEWALK HANDICAP RAMPS

Revisions:

Date: JUNE 2017

Dr. No.: 11-6



SECTION A-A

NOTE: The top of the meter can lid should be set flush with the concrete. Maintain a min. of six (6) inches from the edge of the water can to the expansion joint.

CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

WATER METER PLACEMENT WITHIN SIDEWALK

Revisions:

Date: JUNE 2017

Dr. No.: 11-7

COMBINED CURB & GUTTER - TYPE I (2'-6" WIDTH)

COMBINED CURB & GUTTER - TYPE II (2'-6" WIDTH)

COMBINED CURB & GUTTER - TYPE I SPECIAL (3'-2" WIDTH)

MOUNTABLE CURB & GUTTER (2'-6" WIDTH)

- * Longitudinal construction joint and #4 x 3'-0" bars @ 2'-6" ctrs., where concrete pavement is constructed.
- △△ Contractor has the option of thickening the curb & gutter as shown.

NOTES:

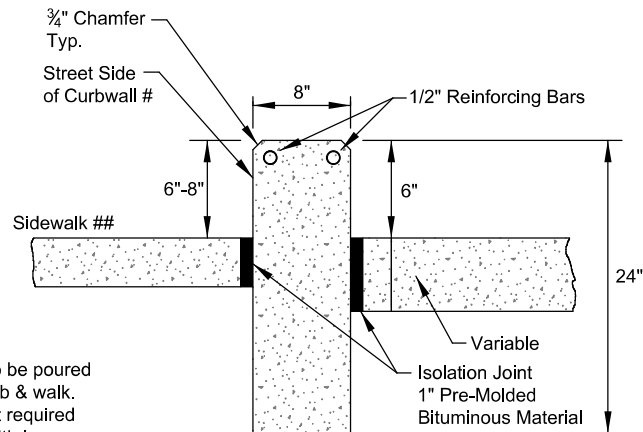
Contraction joints on 6' centers.

Isolation joints at the ends of curb returns.

When tying Combined Curb & Gutter Type I to Mountable Curb & Gutter the gutter flowline shall be transitioned in a distance long enough to not pond water in the gutter flowline.

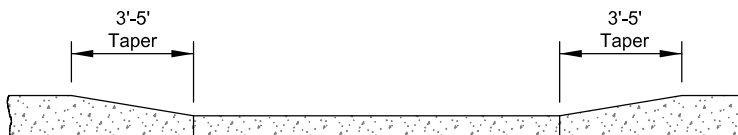
MOUNTABLE CURB & GUTTER SPECIAL (3'-2" WIDTH)

| | |
|--|-----------------|
| CITY OF GARDEN CITY, KANSAS PUBLIC WORKS DEPARTMENT | |
| STANDARD CURB DETAILS | |
| Revisions: | Date: JUNE 2017 |
| | Dr. No.: 11-8 |



NOTE: Curb wall to be poured separately from slab & walk. Street side-bit. joint required if entire parking width is Concrete. Parking lot side - bit. joint required if parking lot is concrete.

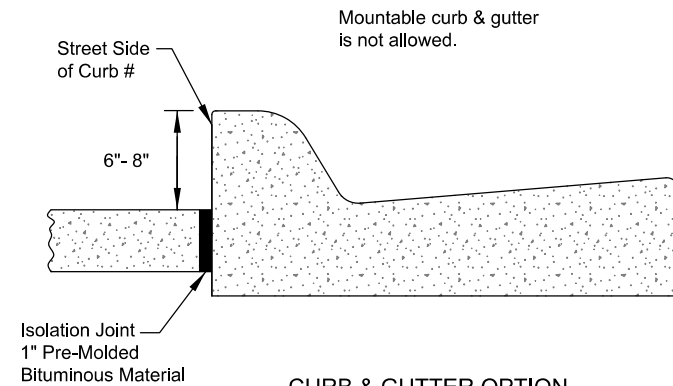
CURBWALL OPTION



SECTION @ DRIVEWAY OPENING

Street side of curbwall/curb & gutter may be located at the property line, or offset to allow bumper overhang not to overlap the sidewalk.

Location of sidewalk shall be per approved site plan.



CURB & GUTTER OPTION

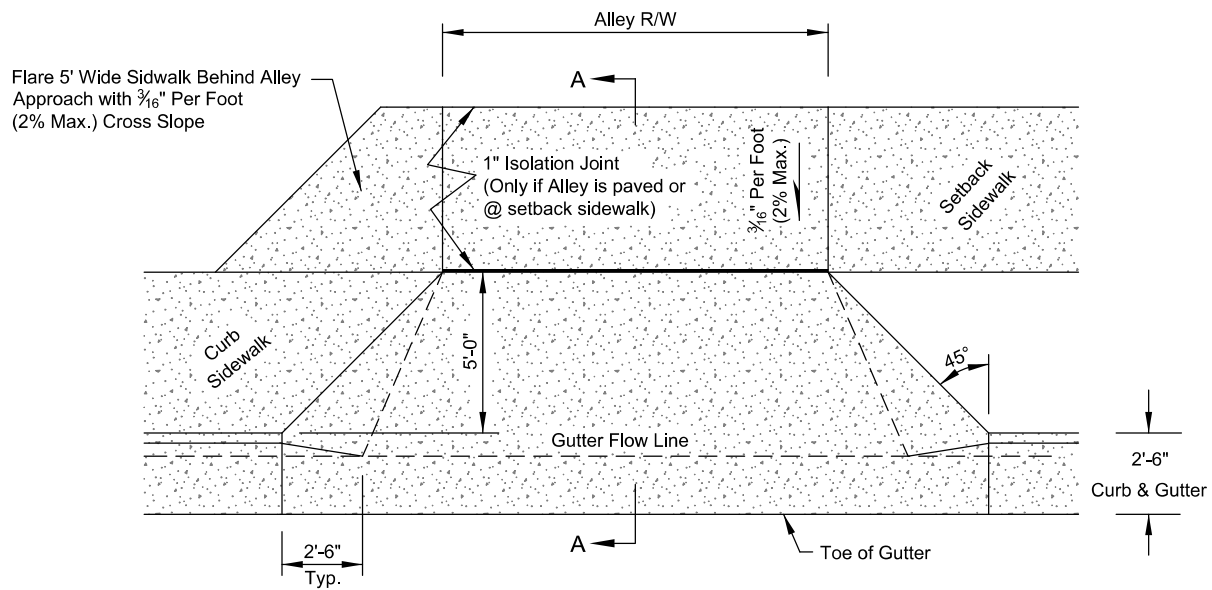
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

CURBWALL DETAILS

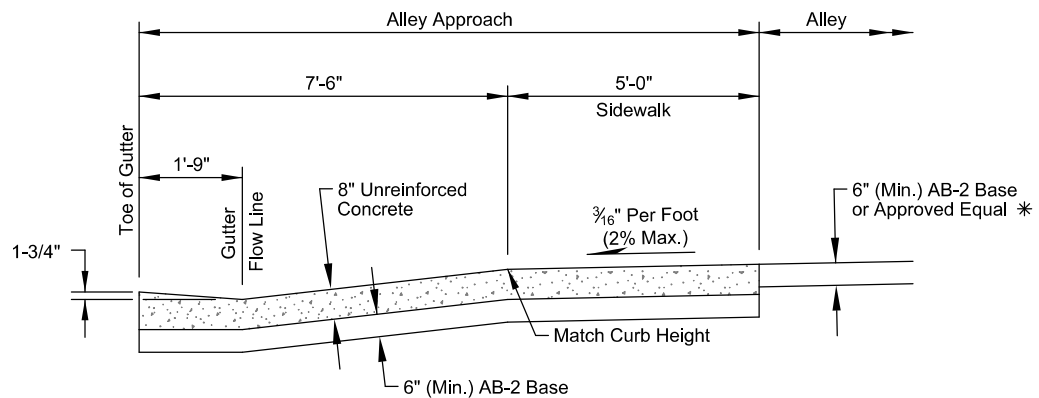
Revisions:

Date: JUNE 2017

Dr. No.: 11-9



TYPICAL SECTION



SECTION A-A THROUGH ALLEY

NOTES:

1. Concrete alleys shall have 1" isolation joints at each end. Contraction joints on 12' ctrs.
2. The work will conform to the general specifications of the City of Garden City.
3. The curb & gutter in front of the approach will be removed to the "toe" & repoured monolithic with the approach.

* Optional Surfacing

1. Residential/Light Commercial Areas: 7" (Min.) Concrete Pavement over 6" (Min.) AB-2 Base
2. Heavy Commercial/Industrial Areas: 8" (Min.) Concrete Pavement over 6" (Min.) AB-2 Base

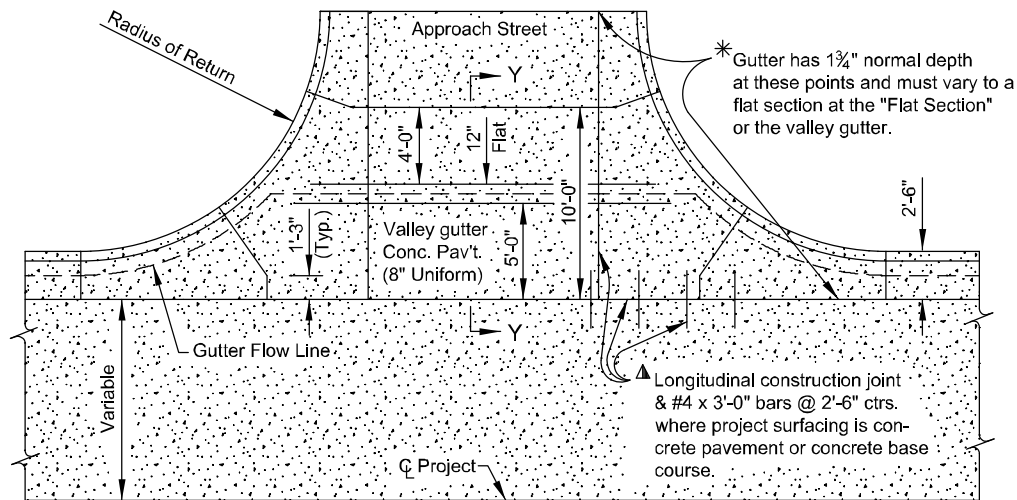
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ALLEY APPROACH

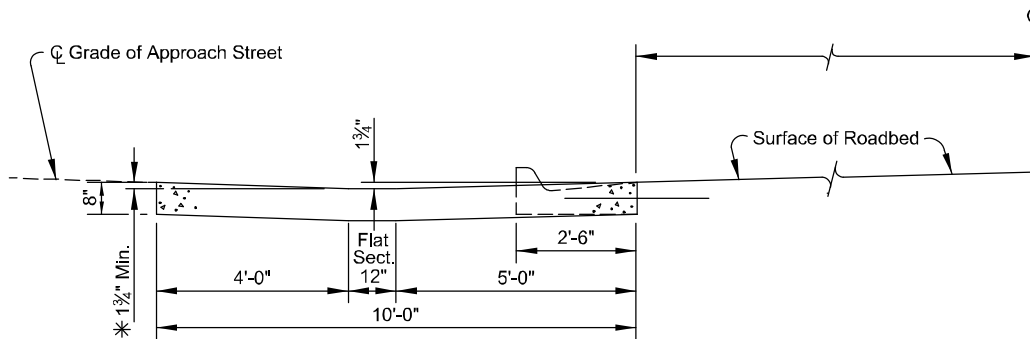
Revisions:

Date: AUGUST 2017

Dr. No.: II-10



PLAN



SECTION Y-Y

* Use 1 1/2" when constructed with mountable curb & gutter

▲ Where the valley gutter does not abut concrete pavement or concrete base course, omit tie bars and longitudinal construction joint.

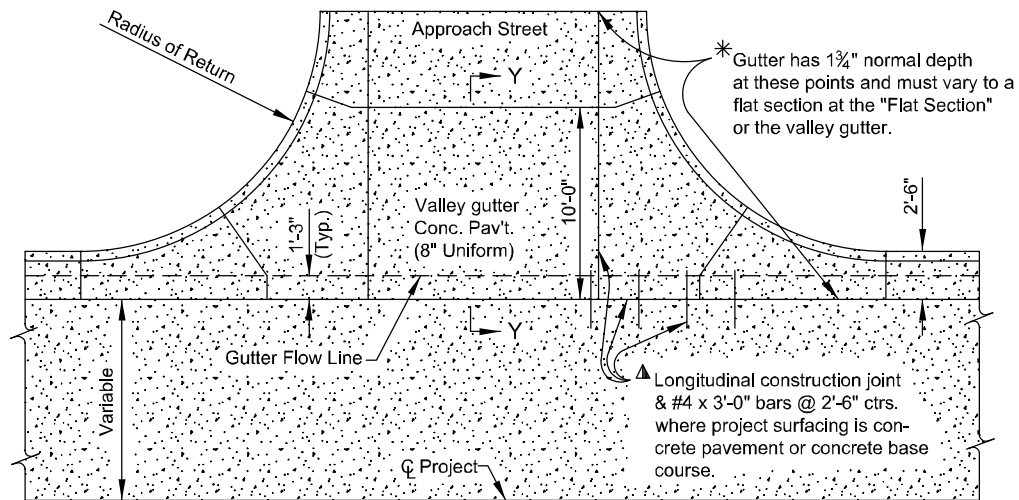
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

VALLEY GUTTER TYPE I

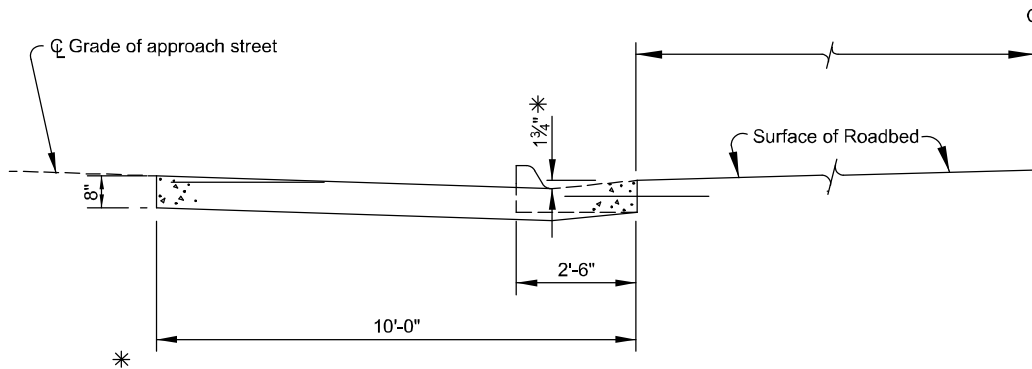
Revisions:

Date: JUNE 2017

Dr. No.: II-11



PLAN



SECTION Y-Y

* Use 1½" when constructed with mountable curb & gutter

▲ Where the valley gutter does not abut concrete pavement or concrete base course, omit tie bars and longitudinal construction joint.

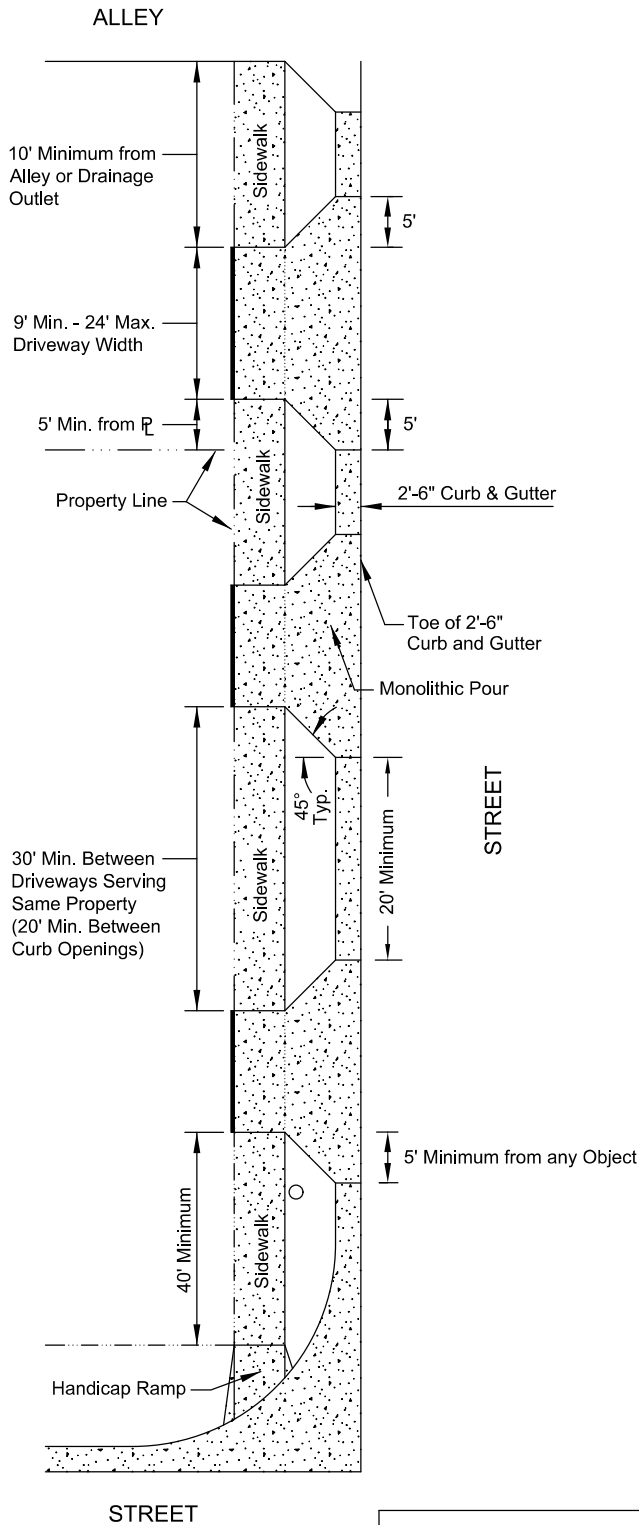
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

VALLEY GUTTER TYPE II

Revisions:

Date: JUNE 2017

Dr. No.: II-12



NOTES

1. Approach type shall be a 45° taper (flare).
2. Curb return tapers from 6" at beginning of radius to 0" at the end of the taper.
3. The portion of a driveway crossing a sidewalk shall conform to the standard plans and specifications for sidewalks.
4. Deviation from the standard location or plan and section requires the approval of the Public Works Department.
5. The curb and gutter in front of the driveway shall be removed and repoured monolithically with the driveway.
6. Driveways larger than 24' require approval from the Public Works Department.

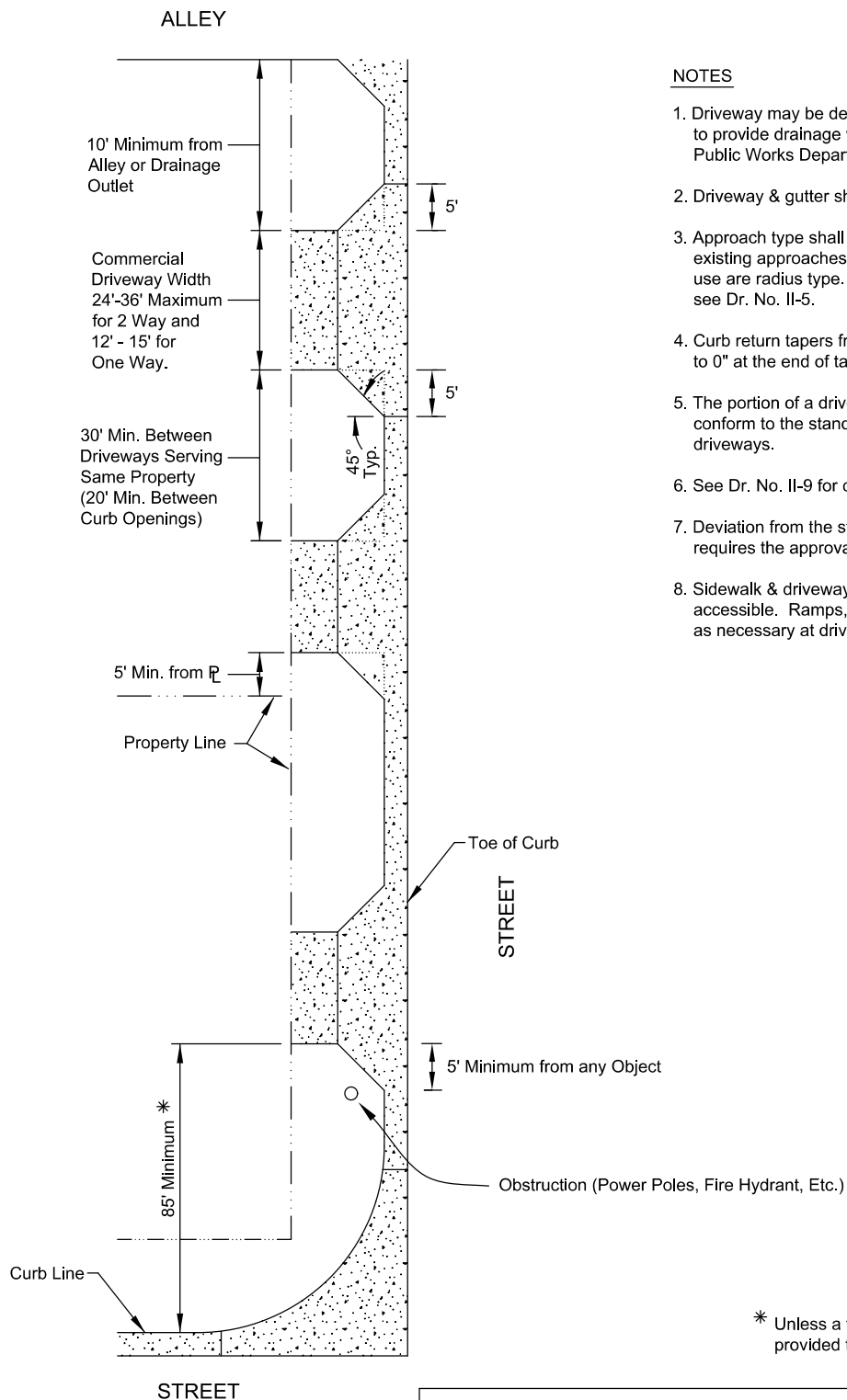
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

RESIDENTIAL DRIVEWAY LOCATION

Revisions:

Date: JUNE 2017

Dr. No.: II-13



NOTES

1. Driveway may be depressed 0.10' where necessary to provide drainage with the approval of the Public Works Department.
2. Driveway & gutter shall be monolithic pour.
3. Approach type shall be 45° taper unless other existing approaches on the block on major streets, use are radius type. Major commercial driveway, see Dr. No. II-5.
4. Curb return tapers from 6" at the beginning of taper to 0" at the end of taper.
5. The portion of a driveway crossing a sidewalk shall conform to the standard plans & specifications for driveways.
6. See Dr. No. II-9 for curbwall details & notes.
7. Deviation from the standard location or plan & section requires the approval of the Public Works Department.
8. Sidewalk & driveway construction shall be handicap accessible. Ramps, or other means, shall be provided as necessary at driveway crossings.

* Unless a traffic impact study is completed and provided to the city for review and approval.

CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

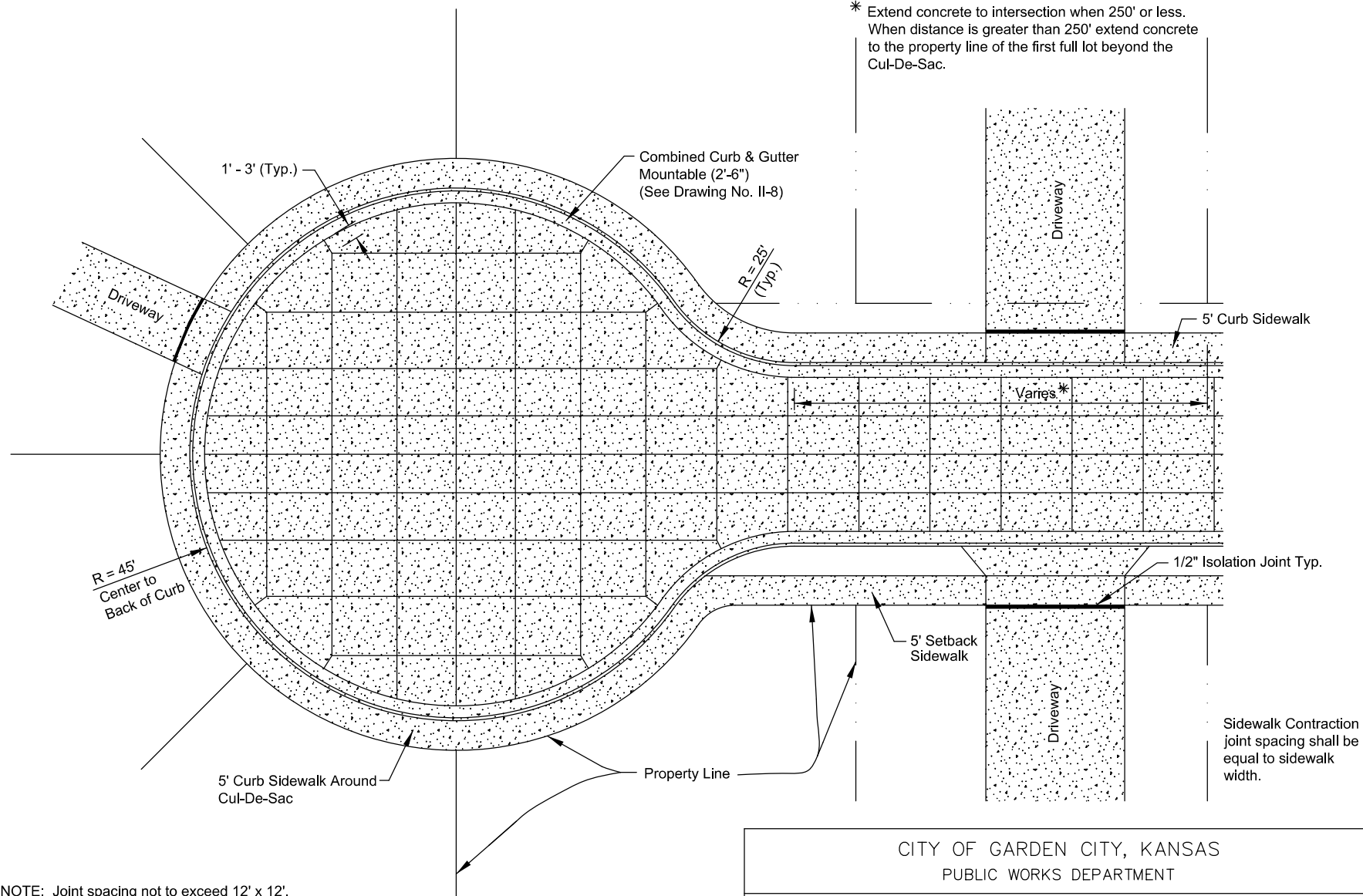
COMMERCIAL DRIVEWAY LOCATION

Revisions:

Date: JUNE 2017

Dr. No.: II-14

* Extend concrete to intersection when 250' or less.
When distance is greater than 250' extend concrete to the property line of the first full lot beyond the Cul-De-Sac.



NOTE: Joint spacing not to exceed 12' x 12'.

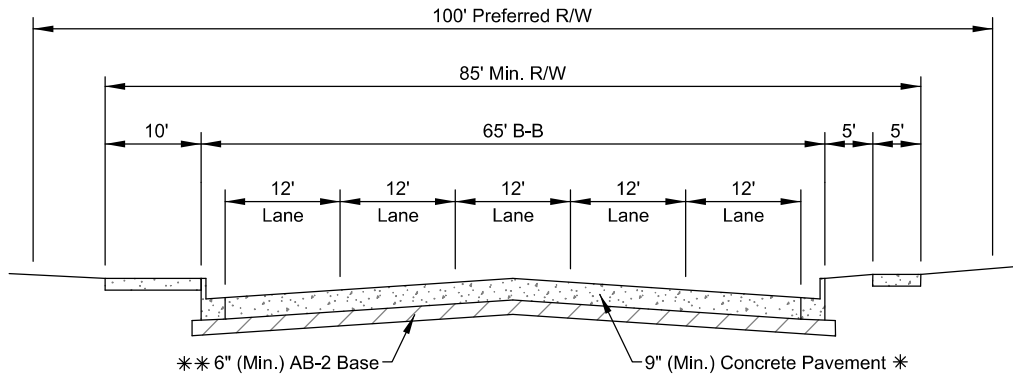
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

RESIDENTIAL CUL-DE-SAC SIDEWALKS WITH MOUNTABLE CURB & GUTTER

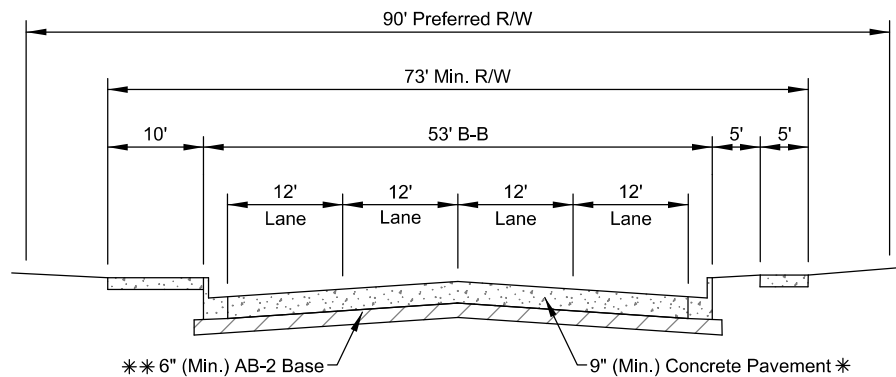
Revisions:

Date: JUNE 2017

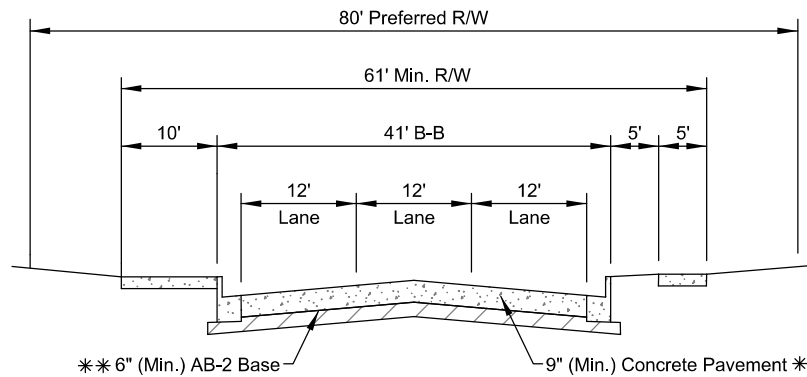
Dr. No.: II-15



5-LANE ARTERIAL



4-LANE ARTERIAL



3-LANE ARTERIAL

NOTE: 6" AB-2 Base extends 12" past back of curb.
Subgrade and AB-2 Base shall be compacted to 95% Standard Proctor.

* A Pavement Design Recommendation prepared by a Geotechnical Engineer Licensed in the State of Kansas will be required to be submitted to the City for review and approval. The City will not accept a pavement recommendation thinner than 9" thick.

** Refer to the most current version of the KDOT Specifications for AB-2 Base. The AB-3 Base gradation using local aggregates is acceptable.

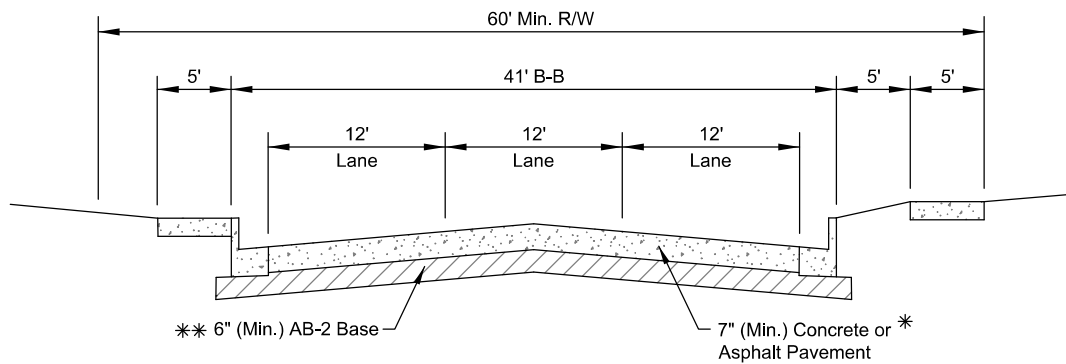
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

STREET DESIGN STANDARDS TYPICAL SECTIONS

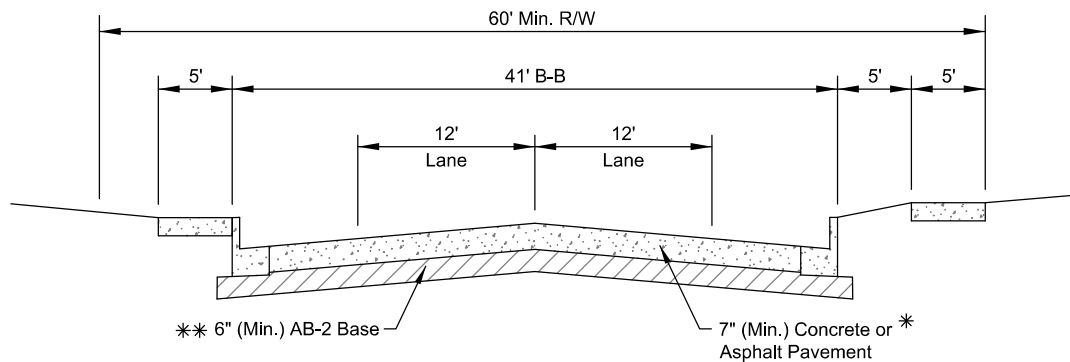
Revisions:

Date: JUNE 2017

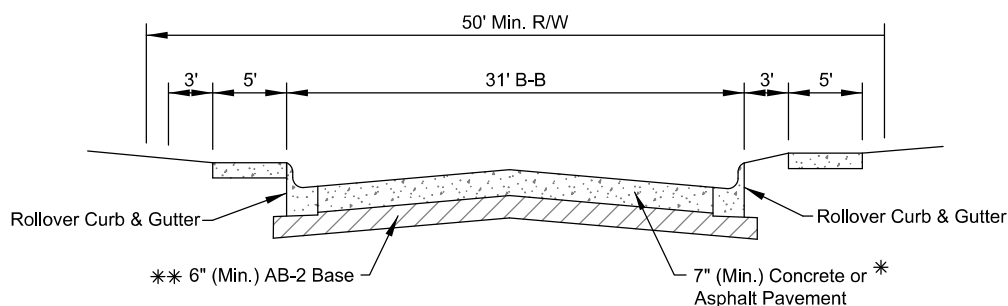
Dr. No.: II-16



3-LANE COLLECTOR



2-LANE COLLECTOR



LOCAL RESIDENTIAL STREET

NOTE: 6" AB-2 Base extends 12" past back of curb.
Subgrade and AB-2 Base shall be compacted
to 95% Standard Proctor.

* A Pavement Design Recommendation prepared
by a Geotechnical Engineer Licensed in the State
of Kansas will be required to be submitted to the
City for review and approval. The City will not accept
a pavement recommendation thinner than 7" thick.

** Refer to the most current version of the KDOT
Specifications for AB-2 Base. The AB-3 Base
gradation using local aggregates is acceptable.

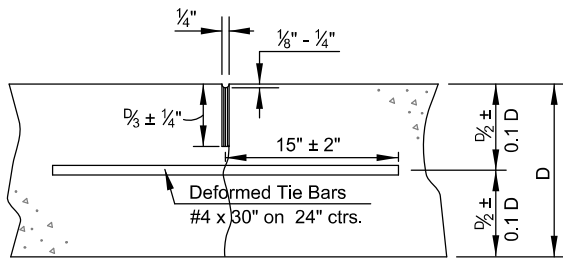
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

STREET DESIGN STANDARDS
TYPICAL SECTIONS

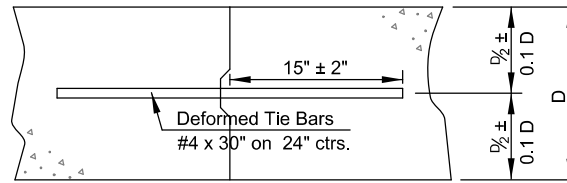
Revisions:

Date: JUNE 2017

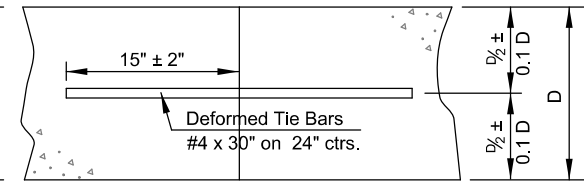
Dr. No.: II-17



TIED NON-KEYED



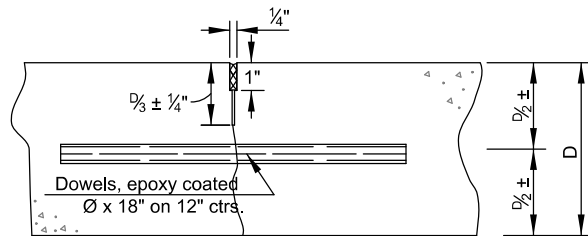
TIED KEYED CONSTRUCTION



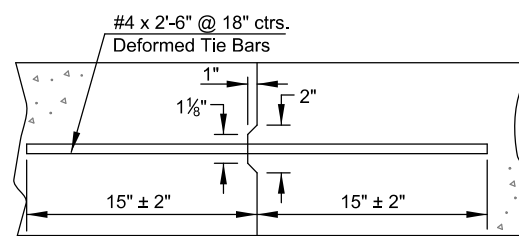
TIED BUTT CONSTRUCTION

Note: For longitudinal construction joints the contractor has the option of using either the keyed or butt type. Place deformed tie bars mid-depth.

LONGITUDINAL JOINTS



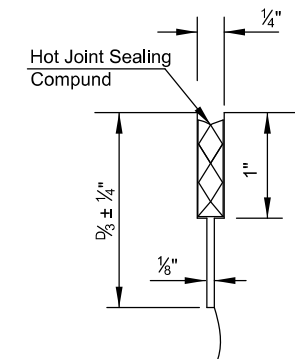
CONTRACTION



CONSTRUCTION

TRANSVERSE JOINTS

NOTE: Construct contraction joints at plan locations or at the Engineer's direction. When necessary to interrupt continuous placement for a substantial length of time or at the end of a day's paving, the Contractor has the option of ending placement at a contraction joint or with a construction joint. Construct either joint type by placing a header at the end of the pour or by paving past the joint location. After the concrete has hardened, saw joint and drill holes for tie bars or dowels.



DETAIL OF SEALED JOINT SAWCUT

Make an initial 1/8" saw cut (D/2 ± 1/4" depth); the second 1/4" saw cut is a separate operation done after concrete has gained sufficient strength to avoid spalling as determined by the Engineer.

| DOWEL SIZE | |
|------------|----------|
| D (in.) | Diameter |
| 6 < D < 9 | 1" |
| 9 ≤ D < 11 | 1 1/4" |
| D ≥ 11 | 1 1/2" |

PAVEMENT DEPTH = D

CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

CONCRETE JOINT DETAILS

Revisions:

Date: JUNE 2017

Dr. No.: II-18

SECTION III

PLACEMENT of UTILITIES In PUBLIC RIGHTS-of-WAY

CITY OF GARDEN CITY
Standards for Placement of
Utilities in
Public Rights-of -Way

1. UNDERGROUND FACILITIES.

In those areas and portions of the city where either the transmission and distribution facilities of the public utility providing telecommunications or video service, or those of the city providing electric service are underground, or may hereafter be placed underground, pursuant to Chapter 90 of the Code of Ordinances, then the service provider shall likewise construct, operate and maintain all of its transmission, amplification and distribution facilities underground.

2. ALLEYS

The typical placement of underground utilities in alleys is shown on Drawing No. III-1. Underground service drops shall cross alleys within 10° of perpendicular. Service drops crossing alleys shall be installed in conduit, to allow minimal disruption of other utilities and alley surfacing during future replacement and/or repairs.

3. OVERHEAD UTILITY INSTALLATIONS

The minimum vertical clearance and separation of overhead utilities crossing or running parallel with streets and alleys is shown on Drawing No. III-2. Service drops crossing streets and alleys shall be subject to the same minimum vertical clearance.

4. EASEMENTS

The desired placement of underground utilities in public utility easements is the same as for alley locations as shown on Drawing No. III-1. However, public utility easements vary in width and location. Public utility easements are found along side lot lines, rear lot lines and front lot lines.

Prior to commencement of construction in areas with public utility easements and no alleys, a utility coordination meeting will be arranged by the Director of Community Development and/or the Director of Public Utilities, so that a coordinated plan for all utilities may be developed. Such plan will be permanently documented and distributed to all utilities.

5. PERMITS

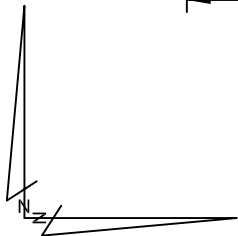
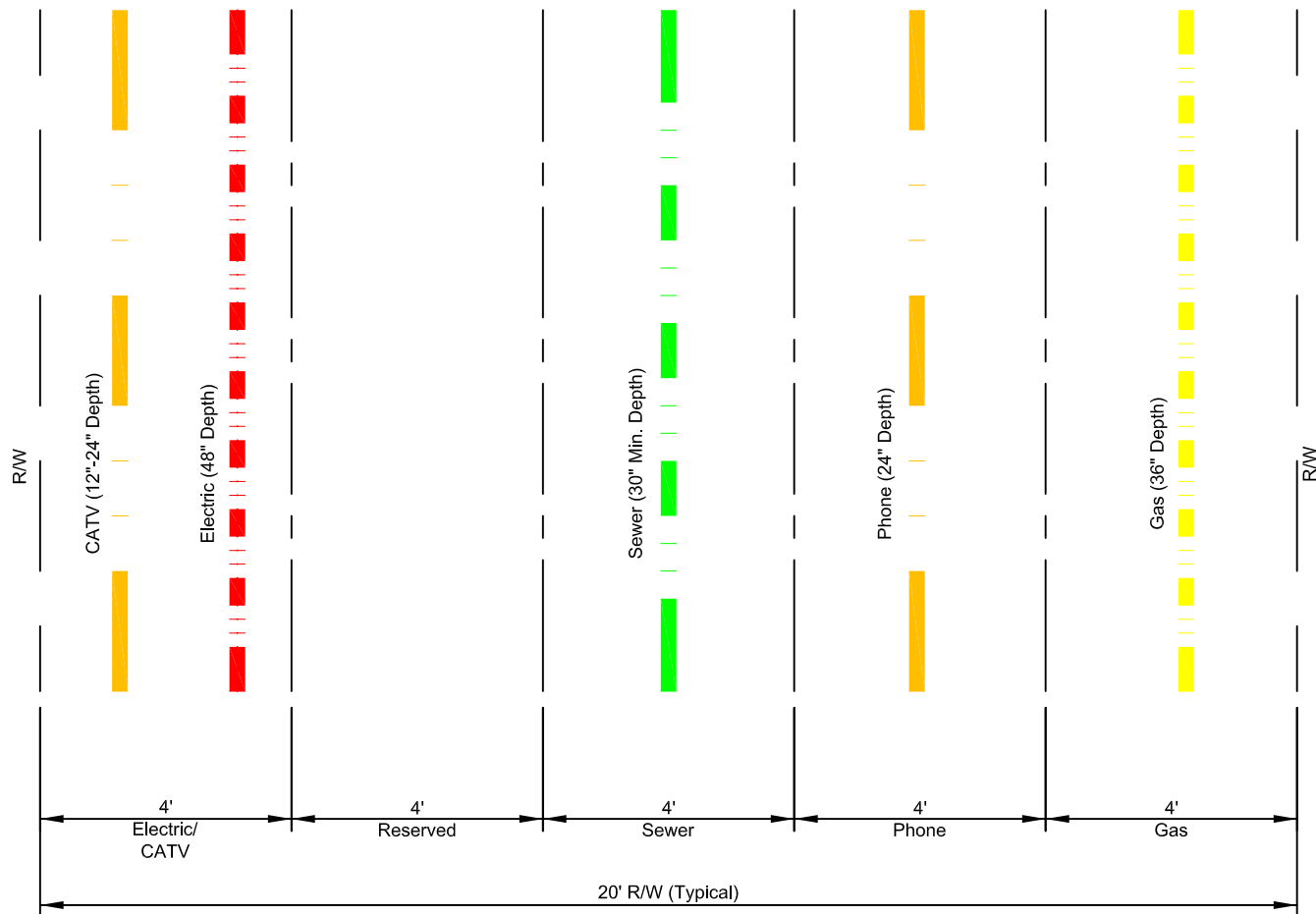
Work requiring any excavation, demolition, patch, stockpile, or other improvement within the public rights-of-way, shall be in accordance with Section I, Standards for Excavations in Public Rights-of-Way. An excavation permit shall be obtained from the City Inspection Department.

6. RESTORATION OF LANDSCAPING

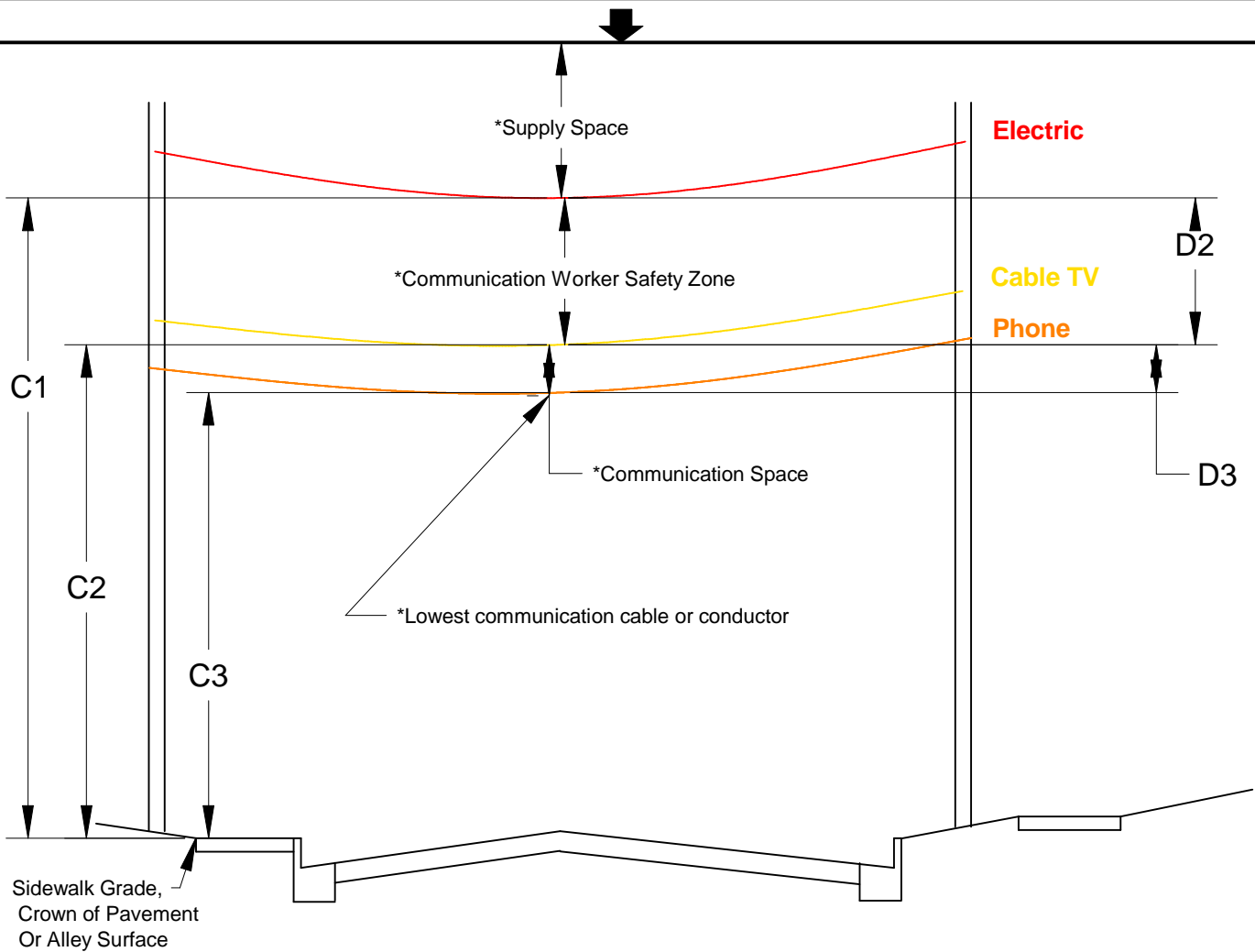
Any disturbance or damage to landscaped areas of public right-of-way, and/or the adjacent impacted area on private property, caused by the activities of a utility or any agent, affiliate, employee, or subcontractor, while occupying, constructing, repairing or maintaining sidewalks and/or driveways on public right-of-way or private property shall be returned or restored to its functional equivalence before the damage pursuant to the reasonable requirements and specifications of the City. If the utility fails to make the repairs required by the City, the City may make those repairs and charge the actual repair costs to the utility.

7. TEMPORARY TRAFFIC CONTROL (Barricades, Warning Signs, and Lights)

Temporary traffic control is the responsibility of the permit holder/contractor. The permit holder/contractor shall submit a plan to the Public Works Department for review. The temporary traffic control shall conform to Part 6, Temporary Traffic Control, of the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD).



| | |
|--|-----------------|
| CITY OF GARDEN CITY, KANSAS PUBLIC WORKS DEPARTMENT | |
| UTILITY LAYOUT – ALLEYS | |
| Revisions: | Date: JUNE 2017 |
| | Dr. No.: III-1 |



TYPICAL OVERHEAD UTILITY CROSSING

| | Overhead Clearances and Separations | | | |
|--|-------------------------------------|-----------|----------------------------------|-----|
| | Min. Clearance Above Surface | | Min. Separation Between Utilites | |
| | Single Use | Joint Use | | |
| C1 | 18'-6" | 21'-10" | | |
| | | | D2 | 40" |
| C2 | 17'-0" | 18'-0" | | |
| | | | D3 | 12" |
| C3 | 17'-0" | 17'-0" | | |
| *Reference: National Electric Safety Code 2017 | | | | |

NOTES:

Overhead clearances and separations are the same for installations running parallel with the right-of-way.

Overhead clearances at signalized intersections shall be a minimum of 22' to lowest line.

Lateral placement of Utility Poles in right-of-way shall be approved by the City Engineer.

CITY OF GARDEN CITY

PUBLIC WORKS DEPARTMENT

OVERHEAD UTILITY STANDARDS

Revisions:

Date: JUNE 2017

Dr. No.: III-2

SECTION IV

IMPROVEMENTS ON PRIVATE PROPERTY

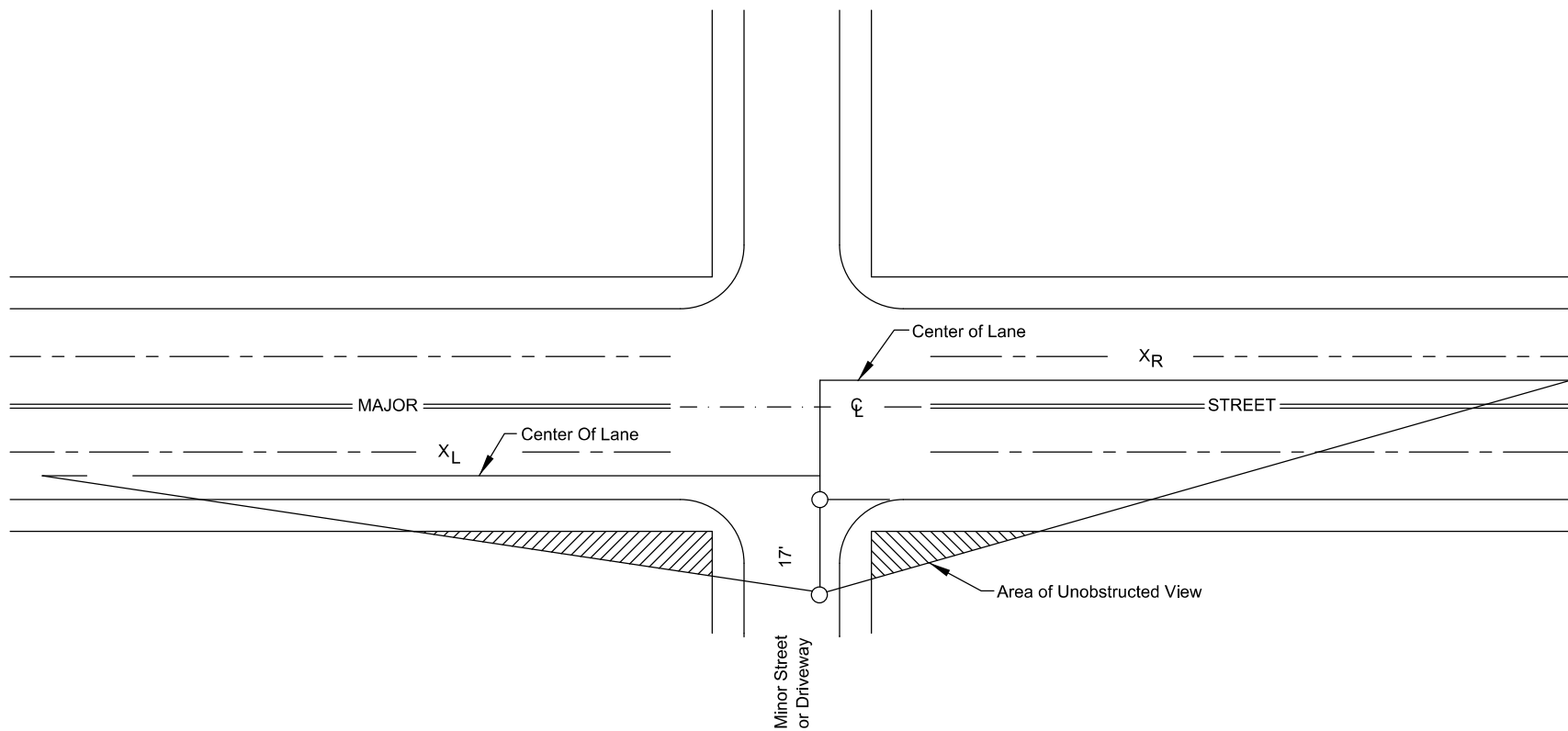
GRADING AND DRAINAGE

The following excerpt is from the Subdivision Regulations of Garden City, Kansas, as adopted by Ordinance No. 2300 (July 1, 2005):

Section 70-2: 9.040 F

Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings and alleys, and individual lot drainage shall be in conformance with the approved subdivision drainage plan.

City's interpretation: Unless otherwise specifically approved by the City, the lots shall be graded such that the drainage flows from a highpoint at the alley, or rear lot line, towards the street. The alley grade is to be a minimum of 12" higher than the highest curb in the block.



| Posted Speed | Distance (ft) | | |
|--------------|---------------|---------|---------|
| | X_L | X_R | |
| | | 2 Lanes | 4 Lanes |
| 30 | 270 | 190 | 140 |
| 35 | 340 | 230 | 165 |
| 40 | 430 | 280 | 210 |

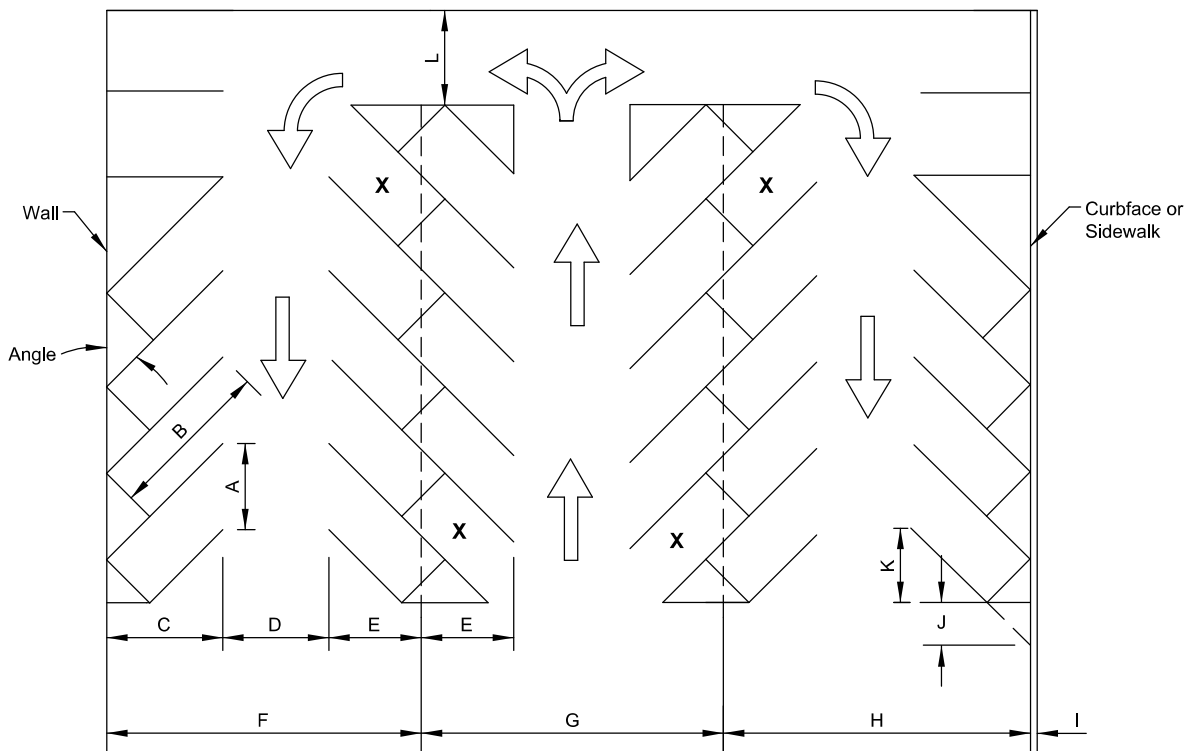
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

SIGHT TRIANGLE @ STOP CONTROLLED INTERSECTION OR DRIVEWAY

Revisions:

Date: JUNE 2017

Dr. No.: IV-1



X - Stall not accessible in certain areas.
May be designated for motorcycles
or compact cars depending on size.

See Dr. No. IV-3 for handicap parking requirements.
Parallel parking stalls are 26' x 8.0'.
Angled and perpendicular parking stalls are 9' wide.
Pavement markings shall be white.

PARKING LOT PLAN

| ITEM | DIM. | ANGLE | | |
|-------------------------------|------|-------|------|------|
| | | 45° | 60° | 90° |
| Stall Width | A | 12.7 | 10.4 | 9.0 |
| Stall Length of Line | B | 29.0 | 25.2 | 20.0 |
| Stall Depth @ Wall | C | 20.5 | 21.8 | 20.0 |
| Aisle Width Between Rows | D | 12.0 | 16.0 | 26.0 |
| Stall Depth @ Interlock/Curb | E | 17.3 | 19.6 | 20.0 |
| Wall to Interlock Module | F | 49.8 | 57.4 | 66.0 |
| Interlock to Interlock Module | G | 46.6 | 55.1 | 66.0 |
| Interlock to Curb Module | H | 49.8 | 57.4 | 66.0 |
| Bumper Overhang | I | 2.0 | 2.3 | 2.5 |
| Offset | J | 6.4 | 2.6 | 0.0 |
| Setback | K | 14.1 | 10.0 | 0.0 |
| Cross Aisle, One-Way | L | 14.0 | 14.0 | 14.0 |
| Cross Aisle, Two-Way | L | 24.0 | 24.0 | 24.0 |

NOTE TO DESIGNER:

Due to the size of some vehicles (suv/pick-up), consideration should be given to wider & deeper stalls and wider aisles. Larger spaces could be grouped along one side of an aisle.

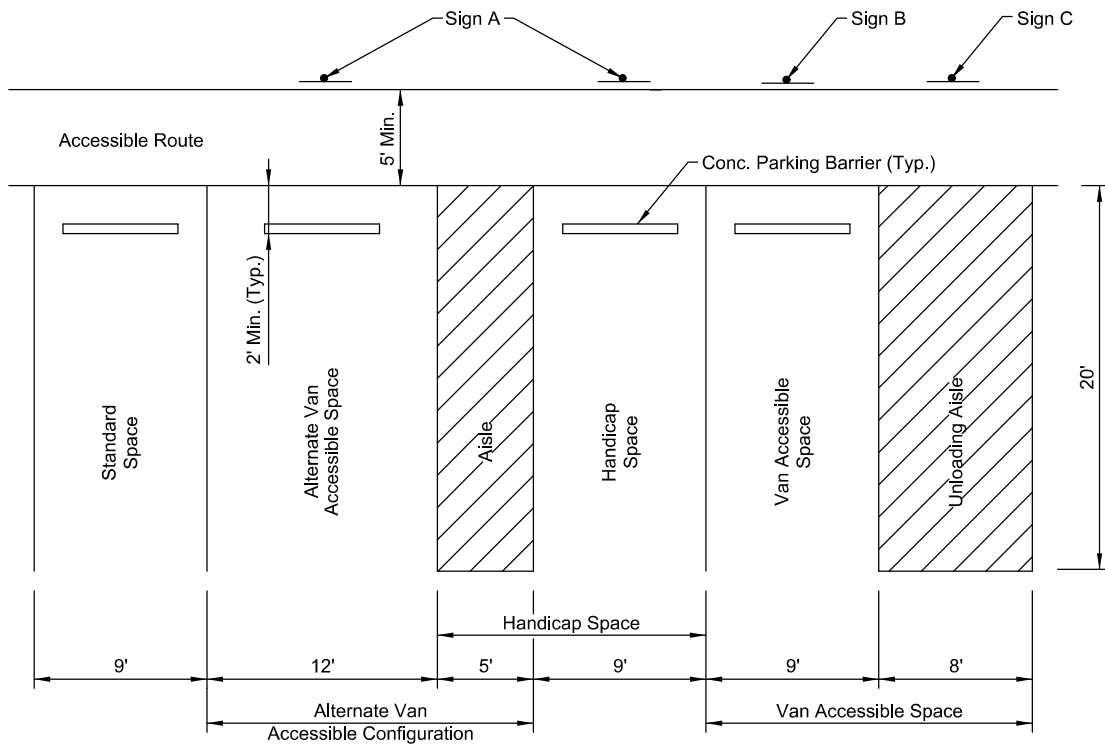
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

PARKING LOT LAYOUT

Revisions:

Date: JUNE 2017

Dr. No.: IV-2



HANDICAP PARKING SPACES

Ramps must not extend into aisles.
Accessible route is 5' min. unobstructed width.

HC parking signage is required.
-Signs are white on blue.
-Signs shall be 12" x 18" min.
-Mounted on post or wall at 5' to 6' height to bottom of sign, measured from pavement.

HC symbol on pavement is NOT required.

HANDICAP PARKING REQUIREMENTS:

| Total Spaces | HC Spaces |
|--------------|----------------------|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1000 | 2% of Total |
| 1001+ | 20 + 1/100 over 1000 |

1 per 8 HC Spaces shall be van accessible.

All spaces may be universal type.



Sign A



Sign B



Sign C

Refer to the U.S. Department of Justice Civil Rights Division Disability Rights Section ADA Design Guide for additional information. The most stringent guideline shall be followed.

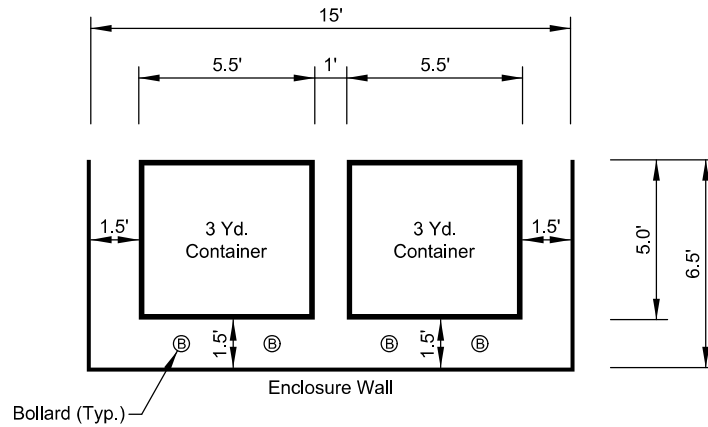
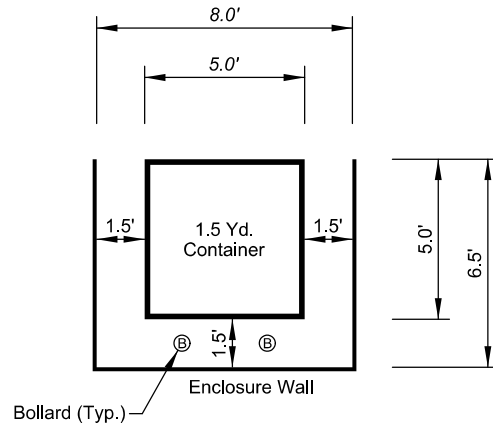
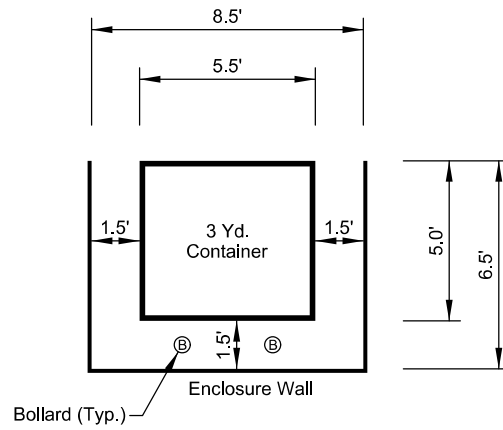
CITY OF GARDEN CITY, KANSAS
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HANDICAP PARKING

Revisions:

Date: JUNE 2017

Dr. No.: IV-3



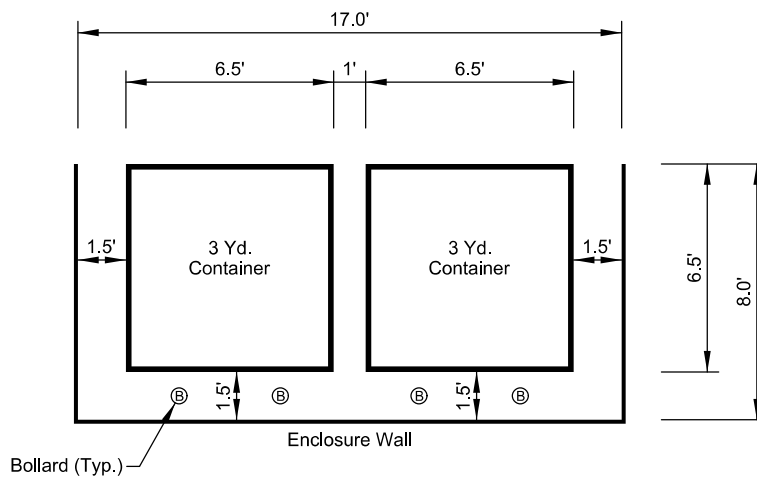
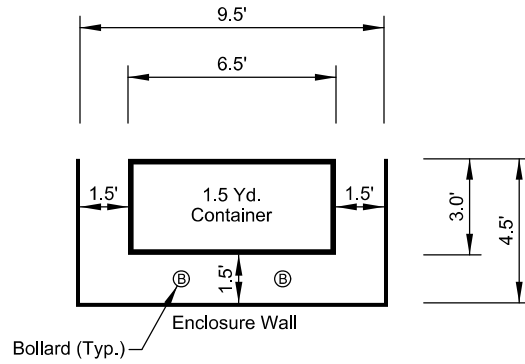
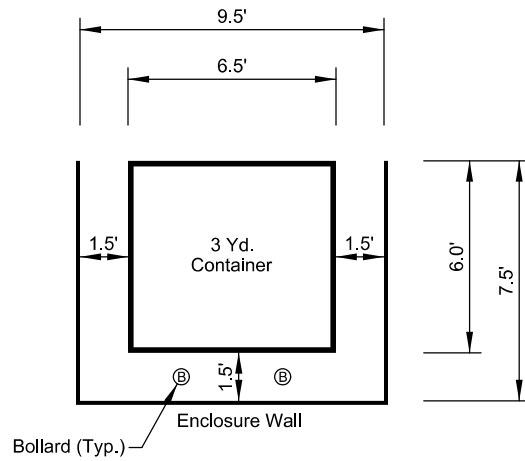
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

SOLID WASTE ENCLOSURE DETAILS SIDELOADER CONTAINERS

Revisions:

Date: AUGUST 2017

Dr. No.: IV-4



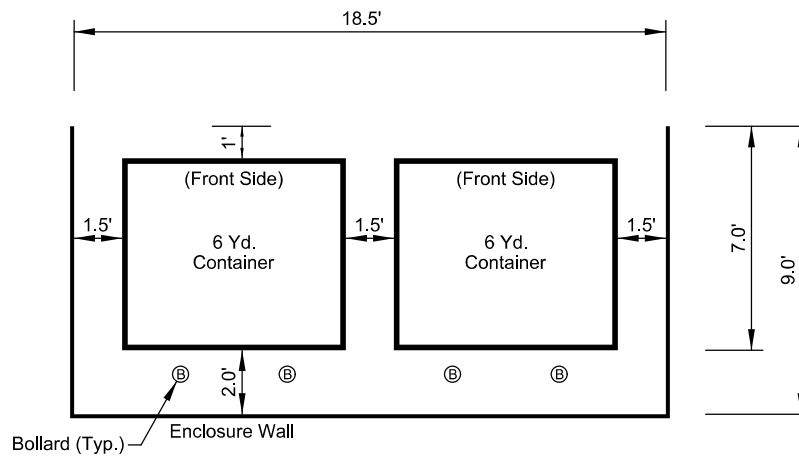
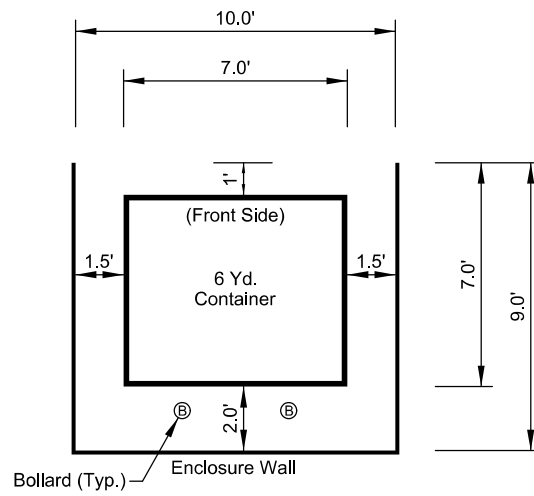
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

SOLID WASTE ENCLOSURE DETAILS REARLOADER CONTAINERS

Revisions:

Date: AUGUST 2017

Dr. No.: IV-5



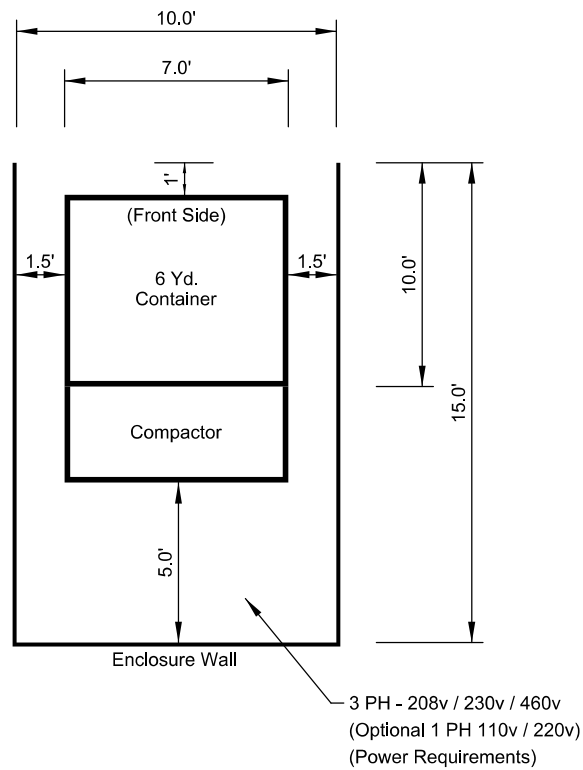
CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

SOLID WASTE ENCLOSURE DETAILS
FRONTLOADER CONTAINERS

Revisions:

Date: AUGUST 2017

Dr. No.: IV-6



CITY OF GARDEN CITY, KANSAS
PUBLIC WORKS DEPARTMENT

SOLID WASTE ENCLOSURE DETAILS
FRONTLOADER CONTAINER WITH COMPACTOR

Revisions:

Date: AUGUST 2017

Dr. No.: IV-7

SECTION V

PERMITS AND INSPECTIONS

PERMITS

A. STATE HIGHWAYS

If the work is on a state highway, a KDOT permit is required. Permits are obtained at the KDOT District 6 office at 121 N. Campus Drive. The City must sign the KDOT permit.

B. EXCAVATIONS

Excavation Permits are obtained at the City Building Inspection Department located in the City Administrative Center.

C. SIDEWALKS & DRIVEWAYS

A Curb Cut/Sidewalk Permit is required to construct or replace a sidewalk or a driveway. The cost of the work need not be specified at the time the permit is purchased. The permit is obtained from the City Building Inspection Department located in the City Administration Center

D. PARKING LOTS

Parking lot construction is covered under a Building Permit. The cost of the work must be specified at the time the permit is purchased. The permit is obtained from the City Building Inspection Department located in the City Administration Center.

INSPECTIONS

The City conducts inspections of all sidewalk and driveway construction. The Kansas Department of Transportation also inspects and approves construction covered under separate KDOT permits. Contractors are responsible for notifying KDOT of the need for inspections.

The following lists are not to be considered all-inclusive. Inspection is by cursory means only. A more detailed inspection may be conducted at the discretion of the City.

A. CURB AND GUTTER

1. The flowline of the gutter should be free of dirt and debris.
2. The curb and gutter should not be broken, cracked, or damaged.
3. The area behind the curb should be back-filled and properly graded to the street.

B. SIDEWALKS

1. Isolation joints and contraction joints should be properly placed.
2. The sidewalk should be properly graded, both longitudinally and transversely.
3. The thickness and width of the sidewalk shall conform to the standard plan and section.
4. The placement of sidewalks shall conform to current City policy.
5. Compaction beneath sidewalks shall be as specified.
6. The sidewalk should not be broken, damaged, or misaligned.
7. The Contractor is responsible for compaction around and on utility meters or service lines.
8. Sidewalk (handicap) ramps to be constructed as specified, when required.

C. DRIVEWAYS

1. Compaction beneath driveways shall be as specified.
2. The removal and replacement of curb and gutter shall be as specified.
3. Isolation joints should be properly placed.
4. The placement, thickness, and width of driveways shall conform to standards.
5. The driveway should not be broken, damaged, or misaligned.
6. The driveway should be properly graded.
7. The portion of the driveway through the sidewalk should conform to the standard plans and specifications for sidewalks.

D. GENERAL SITE IMPROVEMENTS

1. The improvements should match those shown on the plot plan.
2. Check compaction beneath concrete porch landings and air conditioning pads.
3. Check for proper backfill and compaction adjacent to the structure foundation, driveway, and walks.
4. The grade of the yard will be checked to insure proper drainage.
5. Parking lots: required number of spaces, spaces painted, with handicap spaces marked/signed.

E. CONCRETE FORM INSPECTIONS

1. The Public Works Department will conduct a form inspection. The Contractor shall contact the Public Works Department 24-hours in advance to schedule an inspection.

F. EXCAVATIONS

The City makes excavation inspections in accordance with the Excavation Standards (Section I). 24-hour advance notification is required.

1. Backfill inspections are made prior to backfilling the excavation. Inspection during actual backfilling operations may be made.
2. Prepaving inspections are made to determine if sufficient pavement has been removed and or properly removed.
3. Paving observations are to be requested. However contractors are not required to wait for an inspection to commence paving.

APPENDIX A

STANDARD SPECIFICATIONS

City of Garden City, 2017 Standard Specifications

| | |
|--------------------|-----------------------------|
| Section AP-1, 1-4 | Asphalt Paving |
| Section Str-4, 1-4 | Concrete Pavement |
| Section Str-5, 1-3 | Patching |
| Section Str-6, 1-2 | Concrete Mixtures |
| Section W-1, 1-18 | Watermains |
| Section W-2, 1-2 | Boring and Casing |
| Section W-3, 1-2 | Directional Drilling |
| Section SS-1, 1-12 | Sanitary Sewer Construction |
| Section SS-2, 1-7 | Submersible Lift Station |

STANDARD SPECIFICATIONS
ASPHALT PAVING
SECTION AP-1

1. **SCOPE:**

The work covered by this section of the specifications consist of furnishing all labor, equipment, appliances and materials and in performing all operations in connection with the construction of a bituminous mix meeting the requirements of **Hot Mix Asphalt (HMA) – Commercial Grade Class A (Section 611)** mixed in a central plant, and spread and compacted on a prepared subgrade in accordance with these specifications and in close conformity with the lines, grades, thickness and typical cross sections as shown on the plans or established by the Engineer.

2. **MATERIALS:**

The materials for the plant mix bituminous mat shall meet the requirements for Hot Mix Asphalt (HMA) – Commercial Grade Class A, Section 611 and Divisions 1100 and 1200.

The Contractor shall submit from an independent testing lab a Design Job Mix Marshall (50 blow) Properties that fit the requirements of the specific job as specified. All tests shall be furnished to the Engineer 2 weeks before work starts for approval.

3. **EQUIPMENT:**

All equipment necessary for accomplishing the work required under this section of the specifications shall be as specified in the latest edition of the Standard Specifications of the Kansas Department of Transportation.

4. **CONSTRUCTION REQUIREMENTS:**

PREPARATION OF ASPHALT CEMENT: Asphalt cement shall be heated within a temperature range of 275° F. to 325° F. at the time of mixing. All material reheated more than 75° F. above the maximum shown shall be considered overheated and shall be rejected until the material can be resampled and tested. The acceptance or rejection will be made on the same requirements as established for the original material. Asphalt cement received from the refinery at temperature in excess of 325° F. but not exceeding 375° F. may be used.

PREPARATION OF MINERAL AGGREGATE: Each aggregate ingredient shall be heated and dried at such temperatures that the temperature as recorded in the hot fines bin after screening shall not exceed 325° F. If the aggregates contain sufficient moisture to cause

foaming in the mixture or their temperature is in excess of 325° F., they shall be removed from the bins and returned to their respective stockpiles.

The aggregate or aggregates immediately after heating shall be screened into at least three (3) sizes and conveyed into separate bins ready for batching and mixing with bituminous material. When the aggregates furnished are of such size and grading that separating into three bins is impractical, the number of required separations may be reduced to two (2) with the approval of the Engineer. The efficiency of the screening operation shall be sufficient to produce, at plant operating capacity, gradations in each of the sizes of heated and dried aggregates which are uniform and result in the production of a mixture complying with the limits specified herein.

PREPARATION OF SUBGRADE: When the bituminous mixture is placed on a prepared subgrade and whether or not a prime coat is designated on the plans, the prepared base or road surface shall be prepared to meet the following requirements:

- a) The subgrade shall be free of all sod, weeds, brush, debris, or other undesirable material. All subgrade soil shall be uniformly compacted; soft, yielding material shall be removed and replaced with approved material. The subgrade shall be dampened prior to placing the concrete, but care shall be exercised to prevent puddling or muddy conditions.
- b) All fill material shall be approved material, placed in successive layers not exceeding 8 inches in depth for the full width of the subgrade, and compacted to 95% Standard Proctor.

PLACING OF THE MIXTURE: The bituminous mixture shall be spread and finished reasonably true to crown and grade by the automatically controlled self-propelled bituminous paver. Bituminous mixtures may be spread and finished by hand methods only where machine methods are impractical as determined by the Engineer.

The paver shall be operated at a speed which will give the best results for the type of paver being used and which coordinates satisfactorily with the rate of delivery of the mixture to the paver so as to provide a uniform rate of placement without intermittent operation of the paver.

All mixed material shall be delivered to the paver in time to permit completion of spreading, finishing and compaction of the mixture during daylight hours. Night time work on projects not open to traffic may be permitted when ample lighting and other satisfactory means are provided.

Bituminous materials spreaders shall be equipped with electronic sensing devices for grade controls. The device shall be capable of utilizing the stringline, long ski sled, joint matches, and automatic transverse grade control methods for controlling grades. The long ski sled shall have a minimum length of 25 feet.

Bituminous mixtures except on leveling courses shall be spread in a placement thickness so that after rolling the nominal thickness of the completed mat will not exceed two (2) inches for the surface or top lift and intermediate lifts.

The maximum thickness for lifts may be increased slightly when such increase is more adaptable to total pavement thickness and when in the opinion of the Engineer it is not detrimental to placement and rolling conditions.

If the total plan thickness is less than two and one half (2½) inches the material may be placed in one lift, unless otherwise designated on the plans.

MACHINE SPREADING: The Engineer will determine a Reference Grade Line necessary to erect the Reference String Line. On the initial pass the asphaltic mixture shall be spread to a grade line constant to the Reference String Line. The string will be taut and free from sags at the time it is in use as a guide for the paver. On the second or subsequent laydowns the asphaltic mixture shall conform to a Mobile String Line. If the existing surface is of acceptable centerline grade as determined by the Engineer from the profile survey, the Engineer may permit the rise of the Mobile String Line for all lifts.

COMPACTION OF MIXTURES: After spreading and strike-off and as soon as the mix conditions permit the rolling to be performed without excessive shoving or tearing, the mixture shall be thoroughly and uniformly compacted.

Rollers shall be of the steel wheel and/or pneumatic tire and shall be in good condition, capable of reversing without backlash and shall be operated at speeds slow enough to avoid displacement of the bituminous mixture. The use of equipment which results in excessive crushing of the aggregate will not be permitted. The selection of the type of roller to be used on the breakdown rolling may be varied to suit mix characteristics. The final rolling of the top or surface course shall be accomplished with a steel roller unless otherwise designated.

Any mixture that becomes loose, broken, mixed with foreign material, or which is in any way defective in finish or density, or which does not comply in all other respects with the requirements of the specifications shall be removed, replaced with suitable material, and finished in accordance with these specifications.

CONTACT SURFACES: Contact surfaces of curbing, gutters, manholes, and similar structures shall be tacked with a thin uniform coating SS-1H. The bituminous mixture shall be placed

uniformly high near the contact surfaces so that after compaction it will be one-fourth ($\frac{1}{4}$) inch above the edge of such structures.

JOINTS: Joints between old and new pavements or between successive days work shall be made so as to insure thorough and continuous bond between the old and new mixtures. Transverse construction joints in previously laid material may be constructed by cutting the material back its full depth so as to expose a fresh surface. Where a wooden header is used at a construction joint the cutting may be omitted provided the joint conforms to the specified thickness and cross section.

Before placing the fresh mixture against a cut joint or against old pavement the contact surface shall be sprayed or painted with a thin uniform coat of asphalt material. Where a finishing machine is used, the longitudinal joint shall be made by overlapping the screed on the previously laid material for a width of at least one (1) inch and depositing a sufficient amount of mixture so that the joint formed will be smooth and tight.

TACK COAT: A tack coat of SS-1H applied at a minimum of 0.05 gallon per yard will be placed between lifts

SURFACE TOLERANCES: The surface shall be tested using a sixteen (16) foot straight-edge at selected locations. The variation of the surface from the testing edge of the straightedge between any two (2) contacts with the surface shall at no point exceed $\frac{1}{4}$ inch. All humps or depressions exceeding this tolerance shall be corrected by removing defective work and replacing it with new material as directed. The material required to correct surface tolerances will be at the expense of the contractor.

WEATHER LIMITATIONS: Hot asphalt pavement shall be placed only when the air temperature is 50° F. or above and when the weather is not foggy or rainy and when the surface is free from moisture.

STANDARD SPECIFICATIONS
CONCRETE PAVEMENT
SECTION Str-4

1. SCOPE

The work covered by this section of the specifications consist of furnishing all labor, equipment, appliances and materials and in performing all operations in connection with the construction of concrete pavement mixed in a central plant, and spread and compacted on a prepared subgrade in accordance with these specifications and in close conformity with the lines, grades, thickness and typical cross sections as shown on the plans.

2. CONCRETE MIX DESIGN

Contractor shall comply with Section Str-6, Concrete Mixtures, of these specifications.

1. CONCRETE PAVEMENT

Unless otherwise noted, concrete pavement shall be air entrained (AE), have a 3 inch maximum slump and shall reach a 4,000 psi twenty-eight (28) day compressive strength. Testing shall be the responsibility of the Contractor.

Construction joints shall be tied with 24" No. 4 deformed bars on 24" centers. Concrete pavement shall be tied to the curb & gutter using 18" deformed No. 4 bars on 24" centers. Construction joints shall also be keyed.

When Non-Reinforced Dowel Jointed (NRDJ) Pavement is specified, dowel baskets shall be of the size and spacing identified on the drawings.

Construction joints and saw cuts shall be sealed with cold applied chemically cured joint sealant or hot pour sealant material. Joints may be sealed upon completion of all pavement, under traffic, rather than on a phased basis.

Concrete pavement may be opened to traffic on a phased basis, or completion of major intersections, as directed by the Engineer, when concrete has reached a minimum compressive strength of 3,500 psi.

2. PLACING

At the Contractor's option, the slip form or fixed form paving method may be used.

a. Slip Form Paving.

The contractor may use standard manufacture, slip form paving equipment capable of spreading, consolidating, screeding and float finishing freshly placed concrete in one pass. Such equipment shall be capable of producing a homogeneous pavement to the specified cross-section, profile and density, and shall be automatically controlled in regard to line and grade.

Moisten dry subgrade to minimize absorption of water from the fresh concrete. Subgrade shall not be muddy, soft, frozen, or covered with standing water when concrete is placed.

Use a standard manufacture longitudinal finisher capable of producing a smooth surface to the specified cross-section. The longitudinal finisher may operate either mechanically or manually. Adjust and operate the longitudinal finisher (in conjunction with the finishing screed) so that a small roll of mortar is carried ahead of the float.

b. Fixed Form Paving.

(1) Forms. Use straight, metal forms having adequate strength to support the equipment. Each section shall be a minimum of 10 feet in length. Use forms with a depth equal to the prescribed edge thickness of the concrete, a base width at least equal to the depth of the forms and without a horizontal joint. Flexible or curved forms must be approved by the Engineer. The Engineer may approve the use of wood forms in areas requiring hand finishing. Secure the forms in place to withstand the impact and vibration of the consolidating and finishing equipment without visible spring or settlement. Extend flange braces outward on the base a minimum of $\frac{2}{3}$ the height of the form. Remove forms with battered top surfaces or bent, twisted or broken forms. Do not use repaired forms until they have been inspected and approved by the Engineer. Do not vary the top face of the form from a true plane more than $\frac{1}{8}$ inch in 10 feet, and do not vary the vertical face of the form by more than $\frac{1}{4}$ inch. The forms shall contain provisions for locking the ends of abutting form sections together tightly, and for secure setting.

(2) Base Support. Provide a foundation under the forms that is compact and true to the specified grade so that the whole length of the form will be set firmly in contact with the grade.

(3) Form Setting. Set forms sufficiently in advance of the point where concrete is being placed so that line and grade may be checked. After the forms have been correctly set, thoroughly tamp the grade mechanically at both the inside and

outside edges of the base of the forms. Tightly lock form sections, free from play or movement in any direction. Do not deviate the form from true line by more than ¼ inch at any point. No excessive settlement or springing of forms under the finishing machine is permitted. Clean and oil forms before the placing of concrete.

(4) **Grade and Alignment.** Check the alignment and grade elevations of the forms immediately before placing the concrete and make any necessary corrections. When any form has been disturbed or any grade has become unstable, reset and recheck the form.

(5) **Placing & Finishing.** Use an approved roller or razor finishing screed capable of finishing the pavement to the required grade, section and density. Operate the finishing screed so that a small roll of mortar is carried ahead of the screed.

(6) **Removing Forms.** Unless otherwise provided, do not remove forms from freshly placed concrete until it has set for a minimum of 12 hours, except auxiliary forms used temporarily in widened areas. Remove forms carefully to avoid damage to the pavement.

3. TEXTURING

a. **Burlap Drag.** Use a drag consisting of a seamless strip of damp burlap, artificial turf or cotton fabric. Use a drag that produces a uniform, gritty texture when pulled longitudinally along the full width of the pavement. Use only drags that are clean and free of encrusted mortar.

b. **Grooving Equipment.** Use standard manufacture transverse or longitudinal grooving equipment capable of covering the width of the pavement in a single pass. Use grooving equipment with a metal comb that is capable of producing a uniform pattern of grooves approximately 3/16 inch wide, spaced at ¾ inch centers and ⅛ to ¼ inch deep. Small or irregular areas may be grooved by hand methods.

a. Before final finishing is completed and before the concrete has taken its initial set, the edges of the slab shall be carefully finished with an edger.

b. **Float Finish:** After the surface stiffens enough to support the operation, float with hand floats or powered disc floater. Check the concrete surface to insure level and smoothness, cutting down high spots and filling in low areas.

- c. Broom Finish: Immediately after the concrete has received a float finish, produce a coarse transverse scored texture by drawing a concrete broom across the surface. Striations shall be perpendicular to the direction of traffic.
- d. With jointer or saw, cut control joints to $\frac{1}{4}$ of the depth of the slab. Consult the City Engineer for joint spacing requirements. Where control joints meet, they shall not form tees or angles of less than 70°. Where tees or reentrant corners are unavoidable, a 4-foot length of #4 rebar shall be embedded in the top half of the slab as a crack stop.

4. CURING AND PROTECTION

- a. Protection from Mechanical Injury: During the curing period, the concrete shall be protected from damaging mechanical disturbances, such as load stresses, heavy shock, and excessive vibration. All finished concrete surfaces shall be protected from damage caused by construction equipment or materials, application of curing procedures, pedestrian traffic, rain or running water. Concrete injured by any of the above actions shall be removed and replaced at the expense of the Permit holder.
- b. Cold Weather Placement: When placing concrete after the first frost or when the mean daily temperatures are below 40° F, the following requirements apply. Use a specified accelerator in the concrete. Maintain concrete temperature at a minimum of 55° F for not less than the time required for the duration of barricade placement. Do not place concrete without approval of the City Engineer on days when the temperature at 9:00 a.m. is below 30° F. Do not place concrete until the outside air temperature is 35° F and rising and stop pouring when the temperature reaches 40° F and is falling. When concrete has been placed and the temperature may drop below 35° F, spread insulated curing blankets over the concrete to prevent freezing of the concrete. These blankets should be left on at least 2 days to assure proper curing, if the temperatures remain below 40° F. Concrete injured by frost action shall be removed and replaced at the expense of the Permit holder.
- c. Hot Weather Placement: When air temperature is expected to exceed 95° F, the Permit holder shall use hot weather placement procedures in placing, finishing, protecting, and curing the concrete. The temperature of the concrete at the time of placement shall not exceed 90° F. Provide protection to prevent rapid drying. Start finishing and curing as soon as possible. Water reducing retarding admixture may be used.
- d. Use white pigmented, wax-resin based curing compound, ASTM C309, Type II, Class B, if required by the City Engineer.

STANDARD SPECIFICATIONS
PATCHING
SECTION Str-5

1. CONCRETE MIX DESIGN

Concrete for patching shall meet the requirements of Section Str-6, Concrete Mixtures, of these specifications. Testing shall be the responsibility of the Contractor.

2. CURB & GUTTER

Concrete for curb and gutter and concrete pavement shall meet the requirements of Section Str-6, Concrete Mixtures, of these specifications.

3. CONCRETE PATCHING

The thickness of the patch surface shall be at least as thick as the adjacent concrete or asphalt surfacing, but not less than 7 inches thick.

- a. Extra precaution of time will be required if the temperature, after placement of the concrete, falls below sixty (60) degrees F. Hot weather precautions should be observed in the temperature of the concrete before placement reaches ninety (90) degrees F.
- b. Concrete patches shall be opened to traffic when concrete has reached a minimum compressive strength of 3,500 psi.
- c. Where colored concrete pavement is required, it shall meet the concrete mix design specified above with pigment added.
- d. The Contractor shall be responsible for any asphalt backfill between the repaired and existing surfaces. Cold-mix asphalt shall not be used.
- e. Excavation, base manipulation and compaction are subsidiary items.

4. REINFORCEMENT

Tie bars and dowels are required on concrete surfaced streets. Minimum of ½ inch tie bars shall be placed at 24-inch centers on patch edges perpendicular to the direction of traffic. Dowels may be required if patch covers more than one panel. Use ¾" smooth steel bars with dowel cap on one end.

5. PLACING

Moisten dry subgrade to minimize absorption of water from the fresh concrete. Subgrade shall not be muddy, soft, frozen, or covered with standing water when concrete is placed.

- a. Before final finishing is completed and before the concrete has taken its initial set, the edges of the slab shall be carefully finished with an edger.
- b. Float Finish: After the surface stiffens enough to support the operation, float with hand floats or powered disc floater. Check the concrete surface to insure level and smoothness, cutting down high spots and filling in low areas.
- c. Broom Finish: Immediately after the concrete has received a float finish, produce a coarse transverse scored texture by drawing a concrete broom across the surface. Striations shall be perpendicular to the direction of traffic.
- d. With jointer or saw, cut control joints to ¼ of the depth of the slab. Consult the City Engineer for joint spacing requirements. Where control joints meet, they shall not form tees or angles of less than 70°. Where tees or reentrant corners are unavoidable, a 4-foot length of #4 rebar shall be embedded in the top half of the slab as a crack stop.

6. CURING AND PROTECTION

- a. Protection from Mechanical Injury: During the curing period, the concrete shall be protected from damaging mechanical disturbances, such as load stresses, heavy shock, and excessive vibration. All finished concrete surfaces shall be protected from damage caused by construction equipment or materials, application of curing procedures, pedestrian traffic, rain or running water. Concrete injured by any of the above actions shall be removed and replaced at the expense of the Permit holder.
- b. Cold Weather Placement: When placing concrete after the first frost or when the mean daily temperatures are below 40° F, the following requirements apply. Use a specified accelerator in the concrete. Maintain concrete temperature at a

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- c. Hot Weather Placement: When air temperature is expected to exceed 95° F, the Permit holder shall use hot weather placement procedures in placing, finishing, protecting, and curing the concrete. The temperature of the concrete at the time of placement shall not exceed 90° F. Provide protection to prevent rapid drying. Start finishing and curing as soon as possible. Water reducing retarding admixture may be used.
- d. Use white pigmented, wax-resin based curing compound, ASTM C309, Type II, Class B, if required by the City Engineer.

STANDARD SPECIFICATIONS
CONCRETE MIXTURES
SECTION Str-6

1. SCOPE

This section of the specifications covers the materials and mixtures of concrete pavement mixed in a central plant, for use in curb and gutter, concrete pavement and concrete patching.

2. CONCRETE MIX DESIGN

Contractors shall submit concrete mix design(s) to the Engineer for approval prior to beginning work.

- a. Mix concrete in accordance with ASTM C94.
- b. All aggregate shall meet requirements of the most current version of the Kansas Department of Transportation Spec Book.
- c. Only Type C or E Accelerating Admixtures may be used, Chloride Accelerators are not allowed.
- d. High-Early Strength Concrete – to be used when opening of traffic in 8 to 12 hours is desired. Use Type III cement or non-corrosive non-chloride additive to obtain the desired strength.
- e. All concrete mixtures shall be air entrained accomplished by addition of an approved air entraining agent. Air content shall be determined on each day of production as early and as frequently as necessary until the air content is consistently acceptable. The intended content of finished concrete is 6.0% and the “target” air content in front of the paver shall be determined to account for air loss during consolidation of concrete during slip form paving.
- f. Fly ash may be used as a partial replacement for Portland cement and blended hydraulic cement, when indicated in the Contact Documents. Fly ash shall meet requirements of the most current version of the Kansas Department of Transportation Spec Book.
 - i. Fly ash shall not exceed 20% of cement replacement.

3. CITY MIX DESIGNATIONS

| Concrete Mix Designations | | | | | |
|--|------------------------------|------------------|-------------------|------------|----------------|
| <i>Location</i> | <i>Mix Designation</i> | <i>W/C ratio</i> | <i>Max. Slump</i> | <i>Air</i> | <i>Notes</i> |
| Sidewalk | CM-520-4000 CM-520-F-4000 | 0.42 | 3.5" | 6% ±1% | |
| Curb & Gutter | CM-611-4000 CM-6-F-4000 | 0.42 | 3.5" | 6% ±1% | |
| Pavement | CM-611-4000 CM-611-F-4000 | 0.42 | 3" | 6% ±1% | 10% extra rock |
| Patching | CM-752-5000 | 0.42 | 3" | 6% ±1% | no flyash |
| Flowable Fill | Flowable Fill | -- | -- | -- | 1 Sax Mix |
| CM = City Mix; 520 = lbs of Cement; F = Flyash allowed; 4000 = 28 day compressive strength (psi) | | | | | |

STANDARD SPECIFICATIONS

WATERMAINS

SECTION W-1

1.01 DESCRIPTION

This section covers construction of Watermains, including fittings, and other appurtenances normally used for water supply and distribution systems. This work consists of furnishing and installing pipe, fittings, valves, fire hydrants, construction of thrust blocks, testing, cleaning and disinfection of mains and other related work.

1.02 MATERIALS

A. PIPE

Pipe used in water main construction shall be as called out in the Special Provisions and shall be in accordance with the following specifications. Any other pipe acceptable for use on the projects shall be outlined in the Special Provisions.

POLYVINYL CHLORIDE (PVC) PRESSURE PIPE - PVC pipe for the watermains shall meet the requirements of ANSI/AWWA Specification C900, DR-18, or C905, DR-21, "Polyvinyl Chloride Pressure Pipe", made to ductile iron O.D.'s for "Push-On" joints. Pipe joints shall be bell and spigot with an elastomeric gasket or joint with double insertion lines. Pipe class shall be as specified in the Special Provisions.

POLYETHYLENE (PE) PRESSURE PIPE - PE pipe for the watermains shall meet the requirements of ANSI/AWWA Specification C906, DR 11, "Polyethylene Pressure Pipe".

DUCTILE IRON PIPE - Ductile iron pipe shall conform to the provisions of ANSI/AWWA Specifications C151, Class 51. Pipe joints shall be "Push-On" joints conforming to ANSI/AWWA Specifications C111. The interior of the pipe shall have a cement mortar lining conforming to the requirements of AWWA Specification C104. The outside surface of pipe designed for underground service shall receive a bituminous coating approximately one (1) mil thick.

TRACER WIRE - A 10 ga. tracer wire shall be installed along the centerline of the pipe and taped to the pipe on all watermains. The wire shall terminate at top of valve box and at test stations for fire hydrants. Test stations for fire hydrants shall be galvanized or polypropylene material "condulet" style with removable solid cover having two leads extending from the face, the test shall be attached to a 1-inch conduit (36" length minimum). Tracer Wire is subsidiary to water main construction.

PIPE RESTRAINT – Pipe restraints shall be from Romac Industries, Inc. For 12” and smaller diameter, use Grip Ring Pipe Restraint 4” to 12”, and for larger than 12” diameter use RomaGrip MJ Restraining Gland for ANSI/AWWA C905 14” to 24”.

SPECIAL PIPE - Pipe used to encase watermains shall be steel pipe as specified in *Specification W-2, Boring & Casing*. Pipe and fittings used in directional drilling installations shall be as specified in *Specification W-3, Directional Drilling*.

B. FITTINGS

Fittings used for water mains shall be ductile iron, Class 250 conforming to ANSI/AWWA Specifications C110/A21.10, Gray-Iron and Ductile Irons Fittings for water and Other Liquids. Joints for Ductile Iron and PVC Pipe shall be mechanical joint short body fittings conforming to ANSI/AWWA Specifications C111/A21.11 or compact body fittings conforming to ANSI/AWWA C153/A21.53. The interior of the fitting shall have a cement mortar lining conforming to ANSI/AWWA Specifications C104/A21.4. The outside surface of the fitting shall receive a bituminous coating approximately one (1) mil thick. Special fittings shall be in accordance with the plans and Special Provisions.

C. VALVES

RESILIENT WEDGE GATE VALVES: All valves on waterlines with adequate cover as specified in Section 1.04E shall be Resilient Wedge Gate valves. These valves shall be Mueller 2” – 12” 2360 Series Resilient Wedge Gate valves and 14” – 48” 2361 Series Resilient Wedge Gate valves or approved equal and have an iron body, with nonrising stainless steel (type 304) stems with design, construction, and pressure rating conforming to ANSI/AWWA Specification C509, standard for Resilient Seated Gate Valves with modification specified herein.

Waterway shall be smooth and shall have no depressions or cavities in seat area where foreign material can lodge and prevent closure or sealing.

Stem seals shall be double "O" ring seals designed so that the seal above the stem collar can be replaced with the valve under pressure in full open position.

Resilient Seated Gate Valves for underground installation shall have two-inch square wrench nut for key operation. All valves shall open counterclockwise.

Resilient Seated Gate Valves shall be set and jointed to the pipe in the manner specified for pipe laying and jointing. Valves shall be set with operating nut vertical. Valve, boxes shall be centered and plumb over the operating nut and shall be set so that no shock or stress will be transmitted to the valve.

The Resilient Seated Gate Valves' interior parts and surfaces shall be coated in accordance with ANSI/AWWA C550. All bolts shall be stainless steel.

BUTTERFLY VALVES: Butterfly valves shall be used only when adequate cover cannot be achieved on a waterline and only after approval of the City Engineer. Butterfly valves for use in the water distribution system shall be Class 150 rubber seated, tight closing butterfly valves conforming to ANSI/AWWA Specification C504. Butterfly valves shall be furnished with mechanical joint ends and lubricated screw type operators designed for underground service.

Rubber valve seats shall be replaceable without disassembling the valve or removing the valve from the main, and shall not be interrupted by the shafting. Rubber seats may be retained on the disc edge by stainless steel clamping in lieu of bonding to the valve body. Shaft packing shall be of the self-adjusting permanent type.

Operators for underground service shall be permanently lubricated screw-type operators, totally enclosed and of watertight construction. Overload protection shall be incorporated into the operator allowing the application of 450 foot-pounds input torque at full-open and full-closed positions without damage to the operator or valve. A 2" square wrench nut and valve box shall be provided for operating the valve. Valves shall open counterclockwise unless indicated otherwise in the Special Provisions. All bolts shall be stainless steel.

Certification of performance, leakage and hydrostatic tests in accordance with ANSI/AWWA Specification C504 shall be furnished when required by the Engineer. Valves shall be the product of a manufacturer having a minimum of five years' experience in the manufacture of water works and distribution valves.

D. TAPPING SLEEVES & VALVES

Tapping sleeves shall be fabricated from 304 stainless steel or its equivalent, CF8 cast stainless steel. They shall have a pass through bolt design and provide a 360° seal around the pipe. Sleeves shall be manufactured to meet the following minimum specifications. Tapping Sleeves shall be JCM 432, Rockwell 663 or approved equal.

BODY CONSTRUCTION: To provide the proper strength, support and safety factor for the valve, drilling machine operation and load forces, the outlet half (load bearing half) shall be 12 ga Stainless Steel and the back half (conforming half) shall be 14 ga Stainless Steel

| <i>Dimensions</i> | |
|--------------------|---------------|
| <i>Outlet Size</i> | <i>Length</i> |
| 2"- 6" | 15" |
| 8" | 21" |
| 10" | 27" |
| 12" | 30" |

OUTLET CONSTRUCTION: For proper strength, support and rigidity for the valve, drilling machine operation and load forces, the outlet construction shall be Schedule 10 Stainless Steel pipe sized to accept full size cutters. Flanges shall be CF8 cast stainless steel or equivalent 304 stainless steel with a high-pressure hydro mechanical lip flange gasket set in a cavity. Flange outlets shall be indexed to accept tapping valves.

BOLTING SYSTEM: The lugs shall have a pass-through bolt design, to avoid alignment problems and allow tightening from either side of the pipe. Bolts shall not be integrally welded to the sleeve.

Lugs shall be triangular design with a maximum of 3" bolt center spacing. Outlet sizes 10" and 12" and pipe sizes larger than 12" shall have internal strengthening of lugs by means gussets.

Bolts, nuts & washers shall be 304 Stainless Steel, the bolts shall be track head type and furnished with permanently lubricated heavy - hex nuts and stainless washers.

GASKET: The full circumferential gasket shall be molded of synthetic rubber compounded for use with water, salt solutions, mild acids, bases and sewage. The gasket shall have a gridded surface, be a full 1/4" thick with 304 stainless steel bridge plates molded flush into the gasket and have a raised hydro mechanical outlet seal to seal against line surges and water hammer.

PRESSURE RATING: The sleeves shall be rated at 150 psi hydrostatic with a test pressure of 200 psi on pipe with a full circumferential break.

E. VALVE BOXES

Valve boxes shall consist of a Cast Iron Valve Box Cover, Clay & Bailey No. 2194 or equal, and a length of 6" PVC SDR-35 Pipe to grade level, sufficient to seat over the valve and extend to the Cast Iron Cover. The cast iron cover shall be stamped with the word "WATER".

Valve boxes shall be centered and plumb over the operating nut of the valve. Tops of valve boxes shall be set flush with the ground or street surface unless otherwise directed by the Engineer.

F. FIRE HYDRANT ASSEMBLIES

Fire hydrants shall conform to ANSI/AWWA C502, as modified herein. Hydrants shall be of the "Compression" or "Toggle Joint" type with safety flange and safety stem coupling above the ground line so that they can be repaired without shutting off the water. Hydrants shall be of the dry top design with two or more "O" rings sealing the water from the operating mechanism. The portion of the hydrant above the ground line shall be painted red in

accordance with the Owner's standards. Hydrants shall be furnished for 5' cover unless specified otherwise in the Special Provisions. Hydrant assemblies shall include an auxiliary gate valve, as specified above.

Standard 3-way hydrant assemblies shall be furnished a 6" shoe, with 5-1/4" main valve opening, one 5" integral Storz Pumper connection, or one standard 4-1/2" pumper connection with 5" Storz adapter, and two 2-1/2" hose connections.

Standard 2-way hydrant assemblies shall be furnished a 6" shoe, with 5-1/4" main valve opening, two 5" integral Storz Pumper connections, or two standard 4-1/2" pumper connection with 5" Storz adapters.

Hydrants shall open by turning left. Operating Nuts shall be 1- 3/8" Pentagon, measured from point to opposite flat and tapering to 1-5/16" at the end and not less than 1-1/8" long.

All hydrants shall stand plumb with the pumper connection facing the street. Hydrant shall be set with the ground line at the location indicated by the plans. Auxiliary valve box shall be at sidewalk/pavement grade or no higher than the hydrant traffic flange.

Drainage shall be provided at the base of the hydrant by placing clean gravel under and around the base of the hydrant. Sufficient gravel shall be used to provide a minimum of one foot on all sides from the base of the hydrant to the point at least 6" above the drain opening. Hydrant shall be braced against unexcavated earth at the end of the trench with concrete backing as detailed on the plans. Hydrant installation shall be as shown on the Standard Drawing.

Hydrants shall be Mueller Super Centurion (3way-A-423- SC250; 2way- A-425- SC200), Clow Medallion (3-way; 2-Pumper), or American AVK Nostalgic (Series 2780 – 3 way; Series 2736 – 2 way).

Hydrants coating above ground shall be Fusion bonded epoxy inside and out. Below ground shall be Bitumen-Fusion bonded epoxy. Epoxy color shall be manufactures standard red. Epoxy shall meet or exceeds AWWA C550 (latest).

G. AIR RELIEF VALVES, BLOW-OFFS, FLUSHING HYDRANTS

These shall be of the same material as the main installation and shall meet pressure and flow requirements equal to or exceeding the main installation or as required by the manufacturer. The open end of the relief pipe from a manual or automatic combined air/vacuum relief valve shall be extended to at least 1 foot above grade and provided with a screened, downward-facing elbow. Termination of the open end of the relief pipe at the top of a pit shall not be allowed.

H. PIPE RESTRAINT

All fittings shall be mechanically restrained. For 12" and smaller diameter, thrust blocks are not required. For larger than 12" diameter, thrust blocks are required in addition to mechanical restraint. When thrust blocks are installed, wrap the fitting with vizqueen or other suitable impermeable material. Thrust blocks shall be a 6 sack concrete mix with a 3500 psi compressive strength at 28 days. All installation shall be in accordance with these specifications and as detailed on Standard Drawing. Pipe restraint and thrust blocks shall be considered subsidiary to other items of work.

I. SERVICE ASSEMBLY

Where services are provided, the following shall be furnished based on the meter size required.

1" Service Assembly:

Service Saddle: Brass Service Saddle for C900 PVC Pipe, AWWA/CC Tapered Thread Ford S90 Style

Corporation Stops: AWWA/CC Taper Thread Inlet by Grip Joint Outlet for Copper or Plastic Tubing (CTS) copper tubing size.
Ford F 1000-4-G

Service Tubing: NDOT 3408 SDR9 200PSI CTS and shall be NSF certified.

Curb Stops: Grip Joint for Copper or Plastic Tubing (CTS) Inlet by Meter Swivel Nut with locking wing and grip nut.
Ford B41-44W-G

Angle Meter Coupling: Meter Swivel Nut by Male Iron Pipe Thread.
Ford L38-44

Meter and Meter Radio: Supplied by Water Department.

Check Valve: Angle Cartridge Style Dual Check Valve (In Line Accessible) with meter swivel nut inlet by grip joint outlet for CTS.
Ford HHCA34-444-G

Angle Meter Coupling: Meter Swivel Nut by Grip Joint.
Ford L38-44-G

Coupling: Male Adapter (straight coupling) Male IP Thread x CTS Grip Joint
FordC84-44-G

Meter Box and Lid: Supplied by the Water Department.

2" Meter Service Assembly:

Service Saddle: Brass Service Saddle for C900 PVC Pipe, Iron Pipe Thread Ford S91 Style

Corporation Stops: Iron Pipe Thread Inlet by Grip Joint Outlet for Copper or Plastic Tubing (CTS) copper tubing size. Ford FB1100-7-G

Service Tubing: NDOT 3408 SDR9 200 PSI CTS and shall be NSF certified.

Curb Stops: Grip Joint for Copper or Plastic Tubing (CTS) Inlet by Meter Flange with locking wing. Ford BF43-777W-G

Meter and Meter Radio: Supplied by Water Department.

Coppersetters: For commercial property that cannot be shut off during regular business hours.

Ball Valve Inlet and ASSE approved Angle Dual Check Valve Outlet with by-pass, bypass check valve and locking wing.

Ford VBHH77-12BHC-44-77-W-G

Check Valve: Angle Dual Check Valve (In-Line Accessible) Ford HHFA31-777

Meter Flange: Meter Coupling for Flanged Meters. 2" Meter Flange x 2" CTS Grip Joint Ford CF34-77-G

Coupling: Male Adapter (straight coupling) Male IP Thread x Grip Joint Ford C84-77-G

Meter Box and Lid: Supplied by the Water Department.

1.03 TRENCH EXCAVATION AND BACKFILL

Trench excavation and backfill shall include all excavation, backfilling, disposal of surplus and unsuitable material, and all other work incidental to the construction of trenches, including any excavation which may be required for valves, fittings hydrants, pipe restraint, thrust blocks or other structures forming a part of the pipeline.

Work performed under this section shall be in conformance with City of Garden City standards for excavation in Public Right-of-way.

1.04 INSTALLATION

A. GENERAL

The pipe shall be installed with a minimum of 4.0 feet of cover from final grade and pipe shall be installed in accordance with ANSI/AWWA C600 or C605 and the manufacturer's recommendations for installing the type of pipe used unless modified or changed in the Special Provisions. The Contractor shall provide all tools and equipment including any special tools designed for installing each particular type of pipe used. Bedding under the pipe is required if the installation is in rock. Vertical separation between watermains and sanitary sewer forcemains shall be 24" with the forcemain always below the watermain.

B. DEWATERING OF TRENCH

Where water is encountered in the trench, it shall be removed during pipe laying operations and the trench so maintained until the ends of the pipe are sealed and provisions are made to prevent floating of the pipe.

C. RESPONSIBILITY FOR MATERIAL

The Contractor shall be responsible for all material furnished by him and shall replace at his own expense all such material found defective in manufacture or damaged in handling after delivery by the manufacturer. This shall include the furnishing of all materials and labor required for the placement of installed material discovered damaged or defective prior to the final acceptance of the work, or during the guarantee period.

The Contractor shall be responsible for the safe and proper storage of material furnished by him or to him and accepted by him, and intended for the work, until it has been incorporated in the completed project. The interior of all pipe and other accessories shall be kept free from dirt and foreign matter at all times.

Precautions shall be taken to protect pipe interiors, fittings, and valves against contamination. Pipe delivered for construction shall be strung so as to minimize entrance of foreign material. When pipe laying is not in progress, as, for example, at the close of the day's work, all openings in the pipeline shall be closed by water-tight plugs. Joints of all pipe in the trench shall be completed before work is stopped. If water accumulates in the trench, the plugs shall remain in place until the trench is dry.

D. HANDLING OF PIPE:

All pipe furnished by the Contractor shall be delivered and distributed at the site by the Contractor. Pipe, fittings, specials, valves and accessories shall be loaded and unloaded by lifting with hoists or skidding so as to avoid shock or damage. Under no circumstances shall such materials be dropped. Pipe handled on skidways shall not be skidded or rolled against pipe already on the ground.

In distributing the material at the site of the work, each piece shall be unloaded opposite or near the place where it is to be laid in the trench.

Pipe shall be so handled that the coating and lining will not be damaged. If, however, any part of the coating or lining is damaged, the repair shall be made by the Contractor, at his expense, in a manner satisfactory to the Engineer.

E. LAYING OF PIPE

Before installation, the pipe and pipe coating shall be inspected for defects. Any damage to pipe coatings shall be repaired with the same materials used for the original coating before laying the pipe.

All pipe shall be laid and maintained to the required lines and grades with fittings and valves at the required locations.

Wherever obstructions not shown on the plans are encountered during the progress of the work and interfere to such an extent that an alteration in the plan is required, the Engineer shall have the authority to change the plans and order a deviation from the line and grade or arrange with the owners of the structures for the removal, relocation and reconstruction of the obstructions.

Proper implements, tools and facilities satisfactory to the Engineer shall be provided and used by the Contractor for the safe and convenient prosecution of the work. All pipe, fittings and valves shall be carefully lowered into the trench piece by piece by suitable tools or equipment, in such a manner as to prevent damage to pipe materials and protective coatings and linings. Under no circumstances shall materials be dropped or dumped into the trench.

Every precaution shall be taken to prevent foreign material from entering the pipe while it is being placed in the line. During laying operations, no debris, tools, clothing or other materials shall be placed in the pipe. At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a water-tight plug or other means approved by the Engineer.

Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. If the pipe is shown curved on the plans and no special fittings are shown, the curves can be made by deflection of the joints with standard lengths of pipe.

Where field conditions require deflection or curves not anticipated by the plans, the Engineer will determine the methods to be used. No additional payment will be made for laying pipe on curves as shown on the plans, nor for field changes involving standard lengths of pipe deflected at the joints.

Maximum deflections at pipe joints shall not exceed the applicable specifications of AWWA or recommendations of the manufacturer. When rubber gasketed pipe is laid on a curve,

the pipe shall be jointed in a straight alignment and then deflected to the curved alignment. Trenches shall be made wider on curves for this purpose.

Pipe restraint shall be applied at all tees, Plugs, caps and at bends deflecting 11-1/4° or more, or movement shall be prevented by attaching suitable tie rods or straps as approved by the Engineer. Poured concrete blocking shall be placed between solid ground and the fitting; the area of bearing on the pipe and on the ground shall be as shown on Standard Drawings. The blocking shall be so placed that the pipe and fitting joints will be accessible for repair.

The cutting of pipe for inserting valves or fittings or shall be done in a neat and workmanlike manner without damage to the pipe or coating and so as to leave a smooth end at right angles to the axis of the pipe. Torch cutting of pipe shall not be allowed.

1.05 PIPE JOINTING

A. RUBBER GASKET "PUSH-ON" JOINTS

Jointing of pipe with a rubber gasket "push-on" joint shall be as recommended by the manufacturer. The rubber gasket and gasket seat inside the bell shall be wiped clean with a cloth. A thin film of lubricant, furnished with the pipe, shall be applied to the inside surface of the gasket. The plain end of the adjoining pipe shall be wiped clean and inserted into the bell a sufficient distance to make contact with the gasket. The plain end shall then be forced "home" by the use of a crow bar, fork tool, or jack assembly.

B. MECHANICAL JOINTS

The inside of the bell and the outside of the spigot of the mechanical joint fittings shall be brushed thoroughly with a wire brush to remove all loose rust or other foreign material and the cleaned surfaces shall be brushed with soapy water just prior to slipping the gasket over the spigot end and into the bell.

The spigot end of the pipe or fitting shall be accurately centered in the bell before jointing is begun. After the gasket is in place the gland shall be brought up toward the pipe flange evenly, maintaining approximately the same distance between the gland and the face of the flange at all points around the socket. Bolts shall be partially tightened alternately around the socket maintaining approximately equal tension until the final tension is reached. The normal range of bolt torques to be applied to the bolts in the joints shall be as follows:

| Bolt Size (inch) | Range of Torque (ft. lb.) |
|---------------------|------------------------------|
| 5/8 | 40 - 60 |
| 3/4 | 60 - 90 |
| 1 | 70 - 100 |
| 1-1/4 | 90 - 120 |

Torque loads may be applied with torque measuring or indicating wrenches, or they may be applied using regular socket wrenches, and checked by torque wrenches.

If effective sealing is not attained at the maximum torque indicated above, the joint shall be disassembled and reassembled after thorough cleaning. Overstressing of bolts to compensate for poor installation practice will not be permitted.

C. CONNECTIONS TO EXISTING MAINS

All connections to watermain in use shall be made by the Contractor unless otherwise provided in the Plans or Special Provisions. The Contractor shall furnish the fittings and all other materials required. The Contractor shall make all necessary excavations, to assure gradual transition between the new and existing water main, and all backfilling.

The Water Superintendent and the Contractor shall coordinate the interruptions of service and notification of customers affected.

1.06 TESTING

A. PRESSURE TEST

After the pipe has been laid, all newly laid pipe or any valved section thereof shall be subjected to a hydrostatic pressure of at least 150% the working pressure at the point of testing or 150 psi, whichever is greater. A passing pressure test shall be defined as the maintaining pressure within five (5) psi of the specified test pressure for 2 hours after the air in the pipeline has been expelled and the pipe has been filled with water.

Any damaged or defective pipe, fittings, valves, or hydrants that are discovered following the pressure test shall be repaired or replaced with sound material and the test shall be repeated until it is satisfactory to the Engineer.

B. LEAKAGE TEST

A leakage test shall be conducted concurrently with the pressure test. Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or section thereof, to maintain pressure within five (5) psi of the specified test pressure after the air in the pipeline has been expelled and the pipe has been filled with water. If the leakage test is performed independent from the pressure test, the test duration shall be 2 hours.

No pipe installation, or segment thereof, will be accepted if the leakage is greater than that determined by the following formula:

$$L = \frac{SD(P)^{1/2}}{148,000}$$

Where: L = allowable leakage, gal/hour
S = length of pipe being tested, feet
D = nominal diameter of pipe, inches
P = average test pressure during test, psi

The formula is based upon an allowable leakage of 10.5 gpd/mi/in of nominal pipe diameter.

When testing against closed metal seated valves, an additional leakage per closed valve of 0.0078 gal/hour/inch of nominal valve size is allowed.

Any damaged or defective pipe, fittings, valves, or hydrants that are discovered following the leakage test shall be repaired or replaced with sound material and the test shall be repeated until it is satisfactory to the Engineer.

1.07 DISINFECTING WATER MAINS

A. DISINFECTION

Disinfection methods shall be in accordance with AWWA C651. When the disinfecting of water mains is not to be done by the Contractor, the Contractor shall coordinate such work with the Engineer.

B. PRELIMINARY FLUSHING

The main shall be flushed prior to disinfection, except when the tablet method is used. No site for flushing should be chosen unless it has been determined that drainage is adequate at that site. The flushing velocity shall not be less than 2.5 ft/sec. With 40 psi residual pressure, a 2-1/2" hydrant outlet nozzle will discharge approximately 1,000 gpm and a 4-1/2" hydrant nozzle will discharge approximately 2,500 gpm.

C. FORM OF CHLORINE FOR DISINFECTION

The most common forms of chlorine used in the disinfecting solutions are calcium hypochlorite granules or tablets and sodium hypochlorite solutions. The hypochlorite solutions shall be applied to the water main with a gasoline or electrically-powered chemical feed pump designed for feeding chlorine solutions. For small applications the solutions may be fed with a hand pump, for example, a hydraulic test pump. Feed lines shall be of such material and strength as to withstand safely the maximum pressures that may be created by the pumps. All connections shall be checked for tightness before the hypochlorite solution is applied to the main.

- (a) **CALCIUM HYPOCHLORITE.** Calcium hypochlorite contains 65 percent (65%) available chlorine by weight. A chlorine-water solution is prepared by dissolving the granules in water in the proportion requisite for the desired concentration.
- (b) **SODIUM HYPOCHLORITE.** Sodium hypochlorite is supplied in strengths from 5.25 to 16 percent available chlorine in liquid form. The chlorine-water solution is prepared by adding hypochlorite to water.

D. METHODS OF CHLORINE APPLICATION:

During the application of any form of chlorine, prevent the treatment dosage from flowing back into the line supplying the water.

(a) CONTINUOUS FEED METHOD. This method is suitable for general application.

- (1) Water from the existing distribution system or other approved sources of supply shall be made to flow at a constant, measured rate into the newly-laid pipeline. The water shall receive a dose of chlorine at a constant, measured rate. The two rates shall be proportioned so that the chlorine concentration in the water in the pipe is maintained at a minimum of 25 mg/l available chlorine for 24 hours, during which time all valves and hydrants in the section treated shall be operated in order to disinfect the appurtenances. At the end of this 24-hour period, the treated water shall contain no less than 10 mg/l chlorine throughout the length of the main. After flushing the lines will be ready for use for potable water supply purposes.

Amounts of either a 10 percent sodium hypochlorite solution or 65 percent high test hypochlorite powder required per 500 feet of water line for a 25 mg/l chlorine content

| <u>Pipe Size</u> | <u>Ounces 10% Solution</u> | <u>Ounces 65% Compound</u> |
|------------------|----------------------------|----------------------------|
| 4" | 13.1 | 1.7 |
| 6" | 26.2 | 3.8 |
| 8" | 43.8 | 6.7 |
| 12" | 96.3 | 15.1 |

(b) SLUG METHOD. This method is suitable for use with mains of large diameter for which, because of the volumes of water involved, the continuous feed method is not practical.

- (1) Water from the existing distribution system or other approved sources of supply shall be made to flow at a constant, measured rate into the newly-laid pipeline. The water shall receive a dose of chlorine, also fed at a constant, measured rate. The two rates shall be proportioned so that the concentration in the water entering the pipeline is maintained at no less than 300 mg/l. The chlorine shall be applied continuously and for a sufficient period to develop a solid column or "slug" of chlorinated water that will, as it passed along the line, expose all interior surfaces to a concentration of at least 300 mg/l for at least at least three (3) hours. The application shall be checked at a tap near the upstream end of the line by chlorine residual measurements.
- (2) As the chlorinated water flows past tees and crosses, related valves and hydrants shall be operated so as to disinfect appurtenances.

(c) **TABLET METHOD.** Tablet disinfection is best suited to short extensions (up to 3,500 feet) and smaller diameter mains (up to 12 inches). Because the preliminary flushing step must be eliminated, this method shall be used only when scrupulous cleanliness has been exercised. Tablet disinfection shall not be used if trench water or foreign material has entered the main during construction.

(1) **PLACEMENT OF TABLETS.** Tablets are placed in each section of pipe and also in hydrants, hydrant branches, and other appurtenances. They shall be attached by an adhesive, except for the tablets placed in hydrants and in the joints between the pipe sections. All the tablets within the main must be at the top of the main. If the tablets are fastened before the pipe section is placed in the trench, their position should be marked on the section to assure that there will be no rotation. In placing tablets in joints, they are crushed and placed on the inside annular space, or, if the type of assembly does not permit, they are rubbed like chalk on the butt ends of the sections to coat them with calcium hypochlorite.

*Number of 5 g Calcium Hypochlorite Tablets
Required for a dose of 25 mg/l (3.25 g chlorine/tablet)*

| <i>Length of Pipe Joint</i> | | | | | |
|-----------------------------|------------|------------|------------|------------|------------|
| <i>Pipe Size</i> | <i>13'</i> | <i>18'</i> | <i>20'</i> | <i>30'</i> | <i>40'</i> |
| <i>4"</i> | <i>1</i> | <i>1</i> | <i>1</i> | <i>1</i> | <i>1</i> |
| <i>6"</i> | <i>1</i> | <i>1</i> | <i>1</i> | <i>2</i> | <i>2</i> |
| <i>8"</i> | <i>1</i> | <i>2</i> | <i>2</i> | <i>3</i> | <i>4</i> |
| <i>12"</i> | <i>3</i> | <i>4</i> | <i>4</i> | <i>6</i> | <i>7</i> |

(2) **FILLING AND CONTACT.** When installation has been completed, the main shall be slowly filled with water, at a velocity of less than one-foot/second. This water shall remain in the pipe for at least 24 hours. If the water temperature is below 41° F, the water shall remain in the pipes for 48 hours.

E. FINAL FLUSHING

After the applicable retention period and confirmation residual testing, with a residual of not less than 10 mg/l, the heavily chlorinated water shall be flushed from the main until the chlorine concentration in the water leaving the main is no higher than that generally prevailing in the system, or less than one mg/l. Chlorine residual determination shall be made to ascertain that the heavily chlorinated water has been removed from the pipeline.

F. DISINFECTION AFTER CUTTING INTO OR REPAIRING EXISTING MAINS

The procedures outlined in this section apply primarily when mains are wholly or partially dewatered. Leaks or breaks that are repaired with clamping devices while the mains remain full of water under pressure present little danger of contamination and require no disinfection.

- (a) TRENCH "TREATMENT". When an old line is opened, either by accident or by design, the excavation will likely be wet and badly contaminated from nearby sewers. Liberal quantities of hypochlorite applied to open trench areas will lessen the danger from such pollution. Tablets have the advantage in such a situation because they dissolve slowly and continue to release hypochlorite as water is pumped from the excavation.
- (b) MAIN DISINFECTION
 - (1) SWABBING WITH HYPOCHLORITE SOLUTION. The interior of all pipe and fittings used in making the repair (particularly couplings and tapping sleeves) shall be swabbed with a five percent (5%) hypochlorite solution before they are installed.
 - (2) FLUSHING. Thorough flushing is the most practical means of removing contamination introduced during repairs. If valve and hydrant locations permit, flushing from both directions is recommended. Flushing shall be started as soon as the repairs are completed and continued until discolored water is eliminated.
 - (3) SLUG METHOD. Where practicable, in addition to SWABBING WITH HYPOCHLORITE SOLUTION, a section of main in which the break is located shall be isolated all service connections shut off, and the section flushed and chlorinated as described in Section 4(b) above, except that the dose may be increased to as much as 500 mg/l, and the contact time reduced to as little as one-half hour. After chlorination, flushing shall be resumed and continued until discolored water is eliminated.
- (c) SAMPLING. Bacteriologic samples shall be taken after repairs to provide a record by which the effectiveness of the procedures used can be determined. If the direction of flow is unknown, samples shall be taken on each side of the main break.

1.08 SEPARATION OF WATERMAINS AND SEWERLINES/POLLUTION SOURCES

A minimum distance of 25 feet shall be maintained between all potable water lines and all septic tanks, waste stabilization ponds or open sewage discharge locations.

Under no circumstances shall a water line extend through a septic tank tile absorption field, or feedlot. All water lines shall be located a minimum of 25 feet from the farthest known extent of any sewage absorption.

A minimum horizontal distance of 10 feet shall be maintained between parallel water and sewer lines. The laying of potable water lines and sanitary sewers shall be in separate trenches with undisturbed earth between them. If the 10 foot horizontal separation distance between a proposed waterline and sewerline cannot be maintained the engineer

shall contact KDHE and additional protection shall be determined on a case by case basis.

When a water pipe and a sanitary sewer cross and the sewer is 2 feet or more (clear space) below the water pipe, no special requirements or limitations are provided herein. At all other crossings, the sanitary sewer is to be constructed of one of the following materials (or approved equal) and pressure tested to assure water tightness pursuant to Chapter VI of the KDHE Minimum Standards of Design of Water Pollution Control Facilities:

- a. Utilize PVC pipe conforming to ASTM D3034 with minimum wall thickness of SDR26, ASTM F679, ASTM F789, or ASTM F794, with gasketed push-on joints in conformance with ASTM D3212. Joints in the sewer pipe shall be located as far as practical from the intersected water line.
- b. Utilize ductile iron pipe Class 150 designed in accordance with ANSI/AWWA C150/A21.50 and manufactured in accordance with ANSI/AWWA C151/A21.51, with gasketed push-on joints or mechanical joints. Joints in the sewer pipe shall be located as far as practical from the intersected water line.

Where a water main is laid across or through an area where there is an existing sanitary sewer, which is not constructed of one of the above specified materials and is 2 feet or less below the water pipe, the existing sewer shall be encased in concrete with a minimum of 6 inch thickness for a 10 foot distance on each side of the crossing or the crossed section of sewer requirements.

Under no condition will it be considered that encasement of the water main through an area of real or potential pollution would provide the protection needed to the water supply.

When pressure sewer lines (force mains) run parallel to water lines, the separation distance shall be as far as practical, maintaining a minimum horizontal separation distance of at least 10 ft. There shall be at least 2 ft. vertical separation at crossings with the water main always crossing above the sewer force main.

1.09 CERTIFICATION BY MANUFACTURER

When required by the Engineer, the Contractor shall furnish certification by the manufacturer of the pipe, fittings, valves, hydrants, and other appurtenances to be furnished on this project, certifying that the materials comply with the applicable specifications.

All pipe shall be clearly marked with type, class and/or thickness as applicable. Lettering shall be legible and permanent under normal conditions of handling and storage.

1.10 MEASUREMENT AND PAYMENT

A. GENERAL

The following items shall constitute pay items for the work covered under this section of the Specifications. Payment for these items shall be full compensation for providing all materials, tools, labor and equipment necessary to complete the item and all incidental work related thereto, whether specifically mentioned herein or not. Payment shall include all testing and disinfecting.

B. WATER MAIN

Measurement of water mains shall be on a linear foot basis, along the centerline of pipe through all valves, fittings, and appurtenances. Payment for water main will be made at the contract unit prices per lineal foot of the various sizes called for, which price shall include trench excavation, backfill, furnishing and installing pipe; furnishing and installing tracer wire; furnishing and placing bedding; cleaning, testing and disinfecting the water main and all other work necessary or incidental for completion of the item unless otherwise specified in the Special Provisions.

C. FITTINGS

Measurement of water main fittings will be on a per each basis, by numerical count of the various types and sizes listed in the Proposal. Payment for fittings will be made at the contract unit price for each fitting, which price shall include furnishing and installing the fittings as required, thrust blocking and any other work necessary or incidental for completion of the item.

D. VALVES

Measurement of water valves shall be on a per each basis, by numerical count of the sizes and types of valves listed in the Proposal. Payment for water valves will be made at the Contract Unit Price for each valve; which price shall include furnishing and installing the valve and valve box, all additional excavation, backfill, and special compaction required for the installation, and all other work necessary or incidental for completion of the item.

E. FIRE HYDRANT ASSEMBLIES

Measurement of fire hydrant assemblies shall be on a per each basis, by numerical count. Payment for this item will be made at the Contract Unit Price per each; which price shall include furnishing and installing the tee, pipe, fire hydrant and auxiliary gate valve and box, all additional excavation, backfill, and special compaction required for the installation, thrust and anchor blocking, drain gravel, and all other work necessary or incidental for completion of the item.

1.11 ACCEPTANCE OF WORK

For all projects involving the City's water facilities, work shall not be formally accepted by the City until the Contractor provides the City with two (2) copies of as-built drawings in accordance with Section 10 (k) of the City's General Conditions. Actual field dimensions between fittings, valves, hydrants, and other appurtenances shall be documented on these drawings, to the satisfaction of the City of Garden City Water Department. In addition, dimensional ties will also be noted to physical aboveground features, which will locate the buried work.

SPECIFICATIONS BORING AND CASING SECTION W-2

2.01 SCOPE

The Contractor shall bore and encase pipe as shown on the plans or as directed by the Engineer. Borings are to be accomplished with an approved boring rig and with personnel experienced in this type of construction. Boring pits and operations shall be located to avoid conflicts with the public utilities, and other agencies.

2.02 INSTALLATION

As the boring progresses, it shall be concurrently supported with a welded continuous, permanent, new steel pipe casing conforming to ASTM-A-139 having a minimum diameter as shown on the plans.

Borings and encasement shall be constructed so they will drain and shall be bored in a single direction. The pipe shall be pulled or pushed into the casing on lubricated skids as shown in the details and approved by the Engineer. The entire void area between the casing and the water pipe shall be filled with blown sand or other approved backfill and the ends of the encasement pipe sealed with flexible boot type end seals.

2.03 MATERIALS

Steel casing pipe shall be Grade B under railroads and Grade A on all other uses. Steel casing pipe shall have a minimum wall thickness as shown in the following table.

| <u>Dia. of Casing – inches</u> | <u>Nominal Wall Thickness – inches</u> | |
|------------------------------------|--|-----------------------|
| | <u>Under Railroads</u> | <u>All Other Uses</u> |
| 14 and Smaller | Schedule 40 all sizes | |
| 16 | 0.281 | 0.188 |
| 18 | 0.312 | 0.250 |
| 20 | 0.344 | 0.250 |
| 22 | 0.375 | 0.250 |
| 24 | 0.406 | 0.281 |
| 26 | 0.438 | 0.281 |
| 28 | 0.459 | 0.312 |
| 30 | 0.469 | 0.312 |
| 32 | 0.500 | 0.312 |
| 34 | 0.500 | 0.312 |
| 36 | 0.500 | 0.344 |

2.04 CLEAN UP.

During the course of the work, and before final acceptance by the City, the entire area shall be cleaned of all debris resulting from construction and shall be left in a clean and sightly condition.

2.05 MEASUREMENT AND PAYMENT

Measurement and payment for boring and casing shall be per linear foot and shall include all work and materials necessary to complete the work as specified above. When encasement is laid in open trench it shall be paid as a separate item on a linear foot basis. The pay item does not include the pipe or conduits being installed in the encasement.

SPECIFICATIONS

DIRECTIONAL DRILLING

SECTION W-3

3.01 SCOPE

Furnish all labor, materials and equipment required to install water or sewer main pipe using directional drilling method of installation. Work shall include and not be limited to proper installation, testing, restoration of underground utilities and environmental protection and restoration.

3.02 REQUIREMENTS

Products delivered under this specification shall be manufactured only from water distribution pipe and couplings conforming to ANSI/AWWA C900. The restrained joint pipe shall also meet all short term pressure test requirements ANSI/AWWA C900. Pipe, couplings, and all locking splines components used thereon shall be completely nonmetallic to eliminate corrosion problems.

3.03 MATERIALS

Restrained joint pipe to be used for watermain shall meet ANSI/AWWA C900/RJ standards for "Polyvinyl Chloride Pressure Pipe" and fittings with a dimension ratio DR18. Any other pipe shall have the written approval of the Engineer and meet all submittal review as an optional approved product.

The pipe shall be joined using separate PVC couplings with beveled edges, built in sealing gaskets and restraining grooves. Dimensions of the pipe thrust restraint grooves shall be in accordance with manufactures specifications. The restraining splines shall be square and made from Nylon 101. Splines shall be inserted into mating precisionmachined grooves in the pipe and coupling to provide full 360° restraint with evenly distributed loading.

Couplings shall be designed for use at the rated pressure of the pipe with which they are utilized, and shall incorporate twin elastomeric sealing gaskets meeting the requirements of ASTM F477. Joints shall be designed to meet the leakage test requirements of ASTM D3139, and the requirements of City of Garden City, Kansas, Standard Specifications Section W-1. Exposed splines shall be cut flush from coupling wait to reduce soil drag. Couplings shall be beveled on leading edges to minimize soil friction.

The Contractor shall adhere to the pipe manufacturer's most current calculations regarding tensile load limitations, deflection and radius of curvature for C900/RJ pipe used for trenchless application.

Drilling fluids shall not contain toxic materials, additives or substances which might impart taste or odors.

3.04 APPROVALS

Restrained joint pipe products shall be tested and approved by an independent thirdparty laboratory for continuous use at rated pressure. Copies of Agency approval reports or product listing shall be provided to the Engineer. Products intended for contact with potable water shall be evaluated, tested, and certified for conformance with NSF Standard 61 by an acceptable certifying organization.

3.05 CLEAN UP.

During the course of the work, and before final acceptance by the City, the entire area shall be cleaned of all debris resulting from construction and shall be left in a clean and sightly condition.

3.06 MEASUREMENT AND PAYMENT

Measurement and payment for directional drilling shall be per linear foot and shall include all work and materials necessary to complete the work as specified above.

STANDARD SPECIFICATIONS SANITARY SEWER CONSTRUCTION SECTION SS-1

1.01 SCOPE

This section of the specifications covers construction of wastewater collection systems consisting of sanitary sewer gravity and pressure mains, service fittings, and other appurtenances. This work shall consist of furnishing and installing pipe, service fittings, construction of manholes, testing, cleaning and other related work.

1.02 PIPE & FITTINGS

Pipe and fittings used in sanitary sewer construction shall be in accordance with the following specifications or as called out in the Special Provisions. Any other pipe acceptable for use on the projects shall be outlined in the Special Provisions.

POLYVINYL CHLORIDE (PVC) GRAVITY PIPE - All pipe and fittings shall conform to ASTM D3033, D3034, F679, F949, and F1336, DR-35. Joints shall be gasketed, bell and spigot, push-on type conforming to the requirements of ASTM D3212 or F477. Gaskets shall be part of a complete pipe section, and either factory installed or field installed as recommended by the manufacturer.

DUCTILE IRON PIPE (DIP) - Ductile iron pipe shall conform to the provisions of ANSI/AWWA Specifications C151, Class 51. Pipe joints shall be "Push-On" joints conforming to ANSI/AWWA Specifications C111. The interior of the pipe shall have a cement mortar lining conforming to the requirements of ANSI/AWWA Specification C104. The outside surface of pipe designed for underground service shall receive a bituminous coating approximately one (1) mil thick.

POLYVINYL CHLORIDE (PVC) PRESSURE PIPE - PVC pipe for the pressure sewer mains shall meet the requirements of ANSI/AWWA Specification C900, DR-18, or C905, DR-21, Polyvinyl Chloride Pressure Pipe, made to ductile iron O.D.'s for Push-On joints. Pipe class shall be as specified in the Special Provisions. Joints shall be gasketed, bell and spigot, push-on type. Gaskets shall be part of a complete pipe section, and either factory installed or field installed as recommended by the manufacturer.

POLYETHYLENE (PE) PRESSURE PIPE - PE pipe for the pressure sewer mains shall meet the requirements of ANSI/AWWA Specification C906, DR 11, Polyethylene Pressure Pipe.

VITRIFIED CLAY PIPE (VCP) - All pipe and fittings shall conform to ASTM Specification C700 for Clay Sewer Pipe.

SPECIAL PIPE - Pipe used to encase sanitary sewer mains shall be steel pipe as specified in *Section W-2, Boring & Casing*. Pipe and fittings used in directional boring installations shall be as specified in *Section W-3, Directional Drilling*.

1.03 MANHOLES

A. PRE-CAST MANHOLES. These manholes shall conform to the current ASTM Specifications C-478 except for the following modifications:

1. Cement used in the construction of pre-cast reinforced concrete manholes shall conform to the requirements of the Standard Specifications for Portland Cement ASTM Designations C-150. The compressive strength of the concrete shall be not less than 4,000 psi.
2. The minimum wall thickness for pre-cast concrete reinforced manholes shall be a minimum of 4" or 1/12 of the I.D. whichever is greater for manholes 16' or less in height; the minimum wall thickness for pre-cast concrete reinforced manholes shall be a minimum of 5" or 1/12 of the I.D. plus 1", whichever is greater, for manholes 16' or greater in height.
3. Joints between precast reinforced concrete sections shall be of such design that leakage and infiltration can satisfactorily be reduced to a minimum. The use of mastics or rubber gaskets (natural or synthetic) at joints between pre-cast manhole sections is required.
4. Pre-cast manhole bases are acceptable. The bottom sections of all precast reinforced concrete manholes shall extend into the manhole base a minimum depth of 4". The base shall have a minimum diameter of 12" greater than the outside diameter of the manholes. Steel reinforcement of the manhole base is required. If the base is cast-in-place, use materials per Section 1.04, Manhole Materials.
5. Any precast manhole section that has been damaged, in transit or on site, such that the integrity of the section has been adversely affected, in the opinion of the Engineer, shall not be used.

B. CAST-IN-PLACE MANHOLES. The use of cast-in-place manholes requires advance approval of the Engineer. Cast-in-place manholes shall have a minimum wall thickness of 8". Concrete shall be placed in the forms in 2-foot layers and consolidated in a manner, which will prevent segregation of aggregates.

Forms shall be made of metal, free from damage, and fabricated in sections permitting removal without damage to the concrete. The form used for the upper section of the manhole shall be tapered, resulting in a top diameter and height meeting the provisions of the standard drawings.

Backfilling will not be permitted until 12 hours removal of the forms.

C. DROP MANHOLES. Drop manholes shall be constructed at locations where two or more lines connect or intersect at elevations differing 2' or more. They shall be constructed in accordance with the standard drawings.

1.04 MANHOLE MATERIALS.

- A. CONCRETE. Cement used in the construction of cast-in-place concrete manholes, or installation of pre-cast manholes, shall conform to the requirements of the Standard Specifications for Portland Cement ASTM Designations C-150. The compressive strength of the concrete shall be not less than 4,000 psi.
- B. MORTAR. Mortar for jointing and plastering shall consist of one part Portland cement and two parts fine sand. The joints shall be completely filled and shall be smooth from surplus mortar on the inside of the manhole. Aggregate for mortar shall conform to ASTM Designation C-144.
- C. NON-SHRINK GROUT. Master Builders "Embco, Sonneborn "Ferrolith CDS" or approved equal.
- D. GASKETS.
 - 1. MASTIC. Federal Specification SS-S-210; K.T Snyder "RamNek" or Kent Seal No. 2.
 - 2. RUBBER. Neoprene or other synthetic, 40 plus or minus 5 hardness when measured by ASTM D2240, Type A durometer.
 - 3. MASTIC SEALING. Koppers "Bitumastic SuperService Black", Tnemec "450 Heavy Tnemecol", or USS "Tarmastic 103".
- E. CASTINGS. Manhole rings and covers shall be made of good quality gray iron, free from cracks, holes, swells and cold shuts and, shall be as shown on the standard drawings. Manhole rings and covers shall weigh not less than 270 pounds rated for traffic loading and the covers shall not be perforated unless otherwise specified. Cleanout frames and covers shall be made of the above material and shall weigh not less than 90 pounds.
- F. FLOWABLE FILL. Flowable fill shall meet the specifications set forth in the *City of Garden City, Kansas, Standard Specifications Section Str-6.*

1.05 CONCRETE CRADLES & ENCASEMENT

Where unstable trench conditions are encountered which, in the opinion of the Engineer cannot be remedied by the addition of gravel or other select material, concrete cradle extending to the spring line of the pipe and 6" thick at the bottom shall be poured under the pipe and the full width of the trench. A 6" thick concrete encasement shall be poured around the pipe when the cover over the top of the pipe is 30" or less.

1.06 SERVICE CONNECTIONS & LINES

Service connections shall be made with manufactured wye branch fittings. Use of tapping tees or saddles is not allowed on new construction. The minimum size of service line shall be 4", Sch.

40 PVC, using a minimum slope of ¼” per foot. All wye branches shall have a proper socket on the outer end. Service lines shall be installed in accordance with the standard drawings.

1.07 TRENCH AND BACKFILL

Trench excavation and backfill shall include all excavation, backfilling, disposal of surplus and unsuitable material, and all other work incidental to the construction of trenches, including any excavation, which may be required for pipe installation and structures forming a part of the pipeline. Work performed under this section shall also be in conformance with the City of Garden City *General Improvements Handbook*. Water settlement (jetting) is not allowed.

The Contractor is responsible for conformance with current OSHA requirements and for the safety of his personnel and the public within or near excavations. All shoring, bracing, and blocking shall be furnished and installed as required to preserve and maintain exposed excavation faces, to protect existing structures and facilities, and to provide for the safety of workmen and the general public.

The Contractor shall, in accordance with the *Manual of Uniform Traffic Control Devices, latest edition*, or as otherwise directed by the Engineer, provide and maintain barricades, warning signs and lights and other safety devices required to protect the work, divert pedestrian and vehicular traffic and warn the general public of open excavations, unfilled trenches and other areas or conditions which might be hazardous.

All vegetation and other objectionable material shall be stripped from all areas of original ground or fill. Strippings shall not be used for backfilling structures, trenches or for fill of any kind. Unless otherwise directed, the contractor shall remove all unsuitable or surplus material, not required for fill or backfill, from the site.

Trenches shall be not less than 12” or more than 18” wider than the outside diameter of the pipe to be laid therein, unless otherwise required for proper bedding. Excess excavation below required level shall be backfilled with suitable material and compacted as directed by the Engineer. Bell holes shall be carefully excavated to insure pipe resting for its entire length upon the bottom of the trench. Trench bottoms shall be kept dry and stable during the trench preparation and until the pipe installation is completed to the extent that no damage from hydrostatic pressure, floatation, or other causes will result.

1.08 INSTALLATION

- A. **GENERAL:** The pipe shall be installed to the line grade and pipe shown on the drawings. The Contractor shall provide all tools and equipment including any special tools designed for installing each particular type of pipe used. Proper implements, tools and facilities satisfactory to the Engineer shall be provided and used by the Contractor for the safe and convenient prosecution of the work.
- B. **DEWATERING OF TRENCH:** Where water is encountered in the trench, it shall be removed during pipe laying operations and the trench so maintained until the ends of the pipe are sealed and provisions are made to prevent floating of the pipe.

- C. RESPONSIBILITY FOR MATERIAL: The Contractor shall be responsible for all material furnished by him and shall replace at his own expense all such material found defective in manufacture or damaged in handling after delivery by the manufacturer. This shall include furnishing of all materials and labor required for the replacement of installed material discovered damaged or defective prior to the final acceptance of the work, or during the guarantee period. All rejected pipe shall be plainly marked by the Engineer and shall be replaced by the Contractor at his expense. After the pipe not rejected has been laid, all rejected pipe shall be accounted for.

Pipe furnished by the Contractor shall be delivered and distributed at the site by the Contractor. Pipe, fittings and accessories shall be loaded and unloaded so as to avoid shock or damage. Under no circumstances shall such materials be dropped. The Contractor shall be responsible for the safe and proper storage of materials intended for the work. The interior of all pipe and other accessories shall be kept free from dirt and foreign matter at all times. Precautions shall be taken to protect pipe and fittings against contamination.

- D. HANDLING OF PIPE: Pipe shall be so handled that coatings or linings will not be damaged. If, however, any part of the coating or lining is damaged, the repair shall be made by the Contractor, at his expense, in a manner satisfactory to the Engineer.
- E. LAYING OF PIPE: Pipe shall be laid and maintained to the required lines and grades with service fittings at the required locations. Pipe and fittings shall be carefully lowered into the trench piece by piece by suitable tools or equipment, in such a manner as to prevent damage to pipe materials and protective coatings and linings. Under no circumstances shall materials be dropped or dumped into the trench. All joints shall be made with the pipe in place in the trench. Ends of the pipe shall be clean and dry when the joints are made.

Pipe bedding shall conform to ASCE Manual No. 60/WPCF Manual FD-5 or to the standards required for the type of pipe being installed.

During laying operations, no debris, tools, clothing or other materials shall be placed in the pipe. At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a watertight plug or other means approved by the Engineer.

1.09 STRUCTURE EXCAVATION.

The topsoil is to be excavated and stockpiled. The excavation shall be carried to a line 2' beyond the exterior lines of the concrete foundation. If suitable soil is not encountered and it is necessary to excavate below the elevation shown on the plans, a good pit run gravel shall be placed thereon to the required grades to provide for the placement of the concrete. The material shall be compacted to the satisfaction of the Engineer. Provisions shall be made to allow for installation of piping and other connections to the respective structures.

After completion of construction below original ground surface all forms, shoring, and bracing shall be removed and the excavation cleared of trash and debris. Material for backfilling shall

consist of approved material from the excavation or from borrow source, placed in lifts, and compacted to a 95% standard density or as otherwise directed by the Engineer. Water settlement (jetting) is not allowed.

All pipes under concrete floors/slabs shall be tested before the trenches are backfilled. After testing the pipelines, the trenches shall be backfilled with earth or sand and compacted to a density equal to that of the adjacent earth.

1.10 CLEAN UP.

During the course of the work, and before final acceptance by the City, the entire area shall be cleaned of all debris resulting from construction and shall be left in a clean and sightly condition.

1.11 SEPARATION FROM WATERMAINS.

A minimum horizontal distance of ten (10) feet shall be maintained between water and sewer lines. At points where sewers cross water mains, the sewer shall be constructed of cast or ductile iron, or encased in concrete for a distance of ten (10) feet in each direction of the crossing unless the water main is at least two (2) feet above the sewer.

When using PVC (SDR-35) pipe and with advance approval by the Engineer, the crossing may be constructed using a section of pipe centered on the pipe to be crossed, resulting in joints located the maximum distance from the pipe to be crossed.

1.12 CERTIFICATIONS & TESTING.

- A. REPORTS. Certified records of the tests made by the manufacturer or by a reliable commercial laboratory shall be submitted to the Engineer with each shipment of pipe.
- B. VIDEO. Prior to final acceptance, a video (CCTV) inspection shall be conducted by the City to check for alignment, deflection and other defects.
- C. LEAKAGE. Before acceptance, hydrostatic or air pressure tests shall be conducted, by the contractor in the presence of the Engineer. Testing method(s) to be used will properly consider groundwater elevation in relation to the sewer.

Infiltration-exfiltration rates exceeding 25 gallons per day per inch of pipe diameter per mile for any section of the system shall be considered excessive and the section of pipe has failed.

Infiltration-exfiltration tests must be conducted with a minimum of 4' of static water head above the invert of the sewer at the upstream manhole. Infiltration-exfiltration shall be less than 1.14 gallons per day per vertical foot of manhole height.

Low Pressure Air Test: Two procedures are included to find the rate of air leakage -- the constant-pressure method and the time-pressure drop method. This test may be used as a preliminary test to show the condition of a buried line prior to final backfill, paving, and other construction activities.

This test is per Uni-Bell PVC Pipe Association, UNI-B-6-98. The section of the line to be tested is plugged. Air, at low pressure, is introduced into the plugged line. The line passes the test if the rate of air loss, as measured by pressure drop, does not exceed a specified amount in a specified time.

APPARATUS.

Plugs--Mechanical or pneumatic type.

Air Compressor--A properly calibrated portable, oil-free air source with a singular control panel containing a main shut-off valve, pressure-regulating valve, 9 psig pressure-relief valve, input pressure gage, and a continuous monitoring pressure gage having a pressure range from 0 psi to at least 10 psi with minimum divisions of 0.10 psi and an accuracy of ± 0.04 psi.

Rotameter, standard CFM reading with an accuracy of $\pm 2\%$.

SAFETY PRECAUTIONS.

It is extremely important that the various plugs be properly installed and braced to prevent the sudden expulsion of a poorly installed or partially inflated plug. Observe the following minimum safety precautions:

1. No one shall be allowed in the manholes during testing.
2. Install and restrain all caps and plugs securely.
3. It is mandatory that all the caps and plugs be braced as an added safety factor.
4. Do not overpressurize the lines. Do not exceed 9.0 psig. A regulator or relief valve set no higher than 9 psi shall be included on all pressurizing equipment.

PROCEDURE.

Clean the section of sewer line to be tested by flushing or other means.

Isolate the section of sewer line to be tested by inflatable stoppers or other suitable test plugs.

Plug or cap the ends of all branches, laterals, tees, wyes, and stubs to be included in the test to prevent air leakage. All plugs and caps shall be securely braced to prevent blow-out. One of the plugs or caps should have an inlet tap, or other provision for connecting a hose to a portable air control source.

Connect the air hose to the inlet tap and portable air control source. The air equipment shall consist of necessary valves and pressure gages to control an oil-free air source and the rate at which air flows into the test section to enable monitoring of the air pressure within the test section.

Add air slowly to the test section until the pressure inside the pipe reaches 4.0 psig.

After the pressure of 4.0 psig is obtained, regulate the air supply so that the pressure is maintained between 3.5 to 4.0 psig for at least 2 min. The pressure will normally drop slightly until equilibrium is obtained; however, a minimum of 3.5 psig is required.

Determine the rate of air loss by either the constant pressure method or the time-pressure drop method.

Constant Pressure Method--Add air until the internal air pressure of the sewer line is raised to 4.0 psig and the test pipe section is stabilized. Release the pressure to 3.5 psig to run the constant pressure test. The air-flow rate in standard cubic feet per minute is read directly by a rotameter. Convert this air-flow rate to actual cubic feet per minute of air leaking from the test section by using the absolute pressure and temperature in the test section. The requirements for air loss under the constant pressure method shall be considered satisfied if the air loss does not exceed the specified leakage rate in cubic feet per minute per square foot of internal pipe surface area.

Time-Pressure Drop Method--Air is slowly introduced into the section of pipe to be tested, until the air pressure is raised to approximately 4.0 psi and the test pipe section is stabilized. Disconnect the air supply and decrease the pressure to 3.5 psi before starting the test. Determine the time required for the pressure to drop from 3.5 psi to 2.5 (or 3.0) psi, and compare this interval to the required time shown in Tables 1 or 2 to decide if the rate of air loss is within the allowable.

Upon completion of the test, open the bleeder valve and allow all air to escape. Plugs should not be removed until all air pressure in the test section has been reduced to atmospheric pressure.

TEST TIME CALCULATIONS.

Calculate all test times by the following formula:

$$T = 0.085 DK/Q$$

where:

T = shortest time allowed for the air pressure to drop 1.0 psig, seconds

K = 0.000419 DL but not less than 1.0

Q = leak rate in cubic feet/minute/square feet of internal surface = 0.0015 CFM/SF

D = nominal diameter of sewer pipe, inches

L = length of test section, feet

Table 1 contains the specified minimum times required for a 1.0 psig pressure drop from a starting pressure of 3.5 psig using a leakage rate of 0.0015 ft³/min/ft² of internal surface.

Table 2 contains the specified minimum times required for a 0.5 psig pressure drop from a starting pressure of 3.5 psig using a leakage rate of 0.0015 ft³/min/ft² of internal surface. This test method is used for testing of long sections or sections of larger diameter pipes.

The total leakage from any test section shall not exceed 625Q.

If the pressure drops 1.0 psig, or 0.5 psig, before the appropriate time shown in Table 1, or Table 2, has elapsed, the air loss rate shall be considered excessive and the section of pipe has failed the test.

If lateral or service lines are included in the test, their length may be ignored for computing required test time if the test time requirements are met. If the test section fails, time shall be recomputed to include all the lateral lengths using the following formula:

$$T = 0.085(D_1^2L_1 + D_2^2L_2 + \dots)/(D_1L_1 + D_2L_2 + \dots)(K/Q)$$

where:

T = shortest time allowed for the air pressure to drop 1.0 psig, seconds,
 K = 0.000419 (D₁L₁ + D₂L₂ + ...), but not less than 1.0,
 Q = 0.0015 CFM/SF,
 D₁,D₂,etc. = nominal diameters pipe being tested, and
 L₁,L₂,etc. = respective lengths of the pipes being tested.

If the recomputed test time is short enough to allow the section tested to pass, then the test section meets the requirements of this test method.

TABLE 1
LOW PRESSURE AIR TEST
PRESSURE DROP = 1.0 psi

Minimum Specified Time Required for a 1.0 psig Pressure Drop for Size and Length of Pipe indicated for Q=0.0015

| Pipe Diameter in. | Minimum Time, min:s | Length for Minimum Time, ft. | Time for Longer Length,s | Specification Time for Length (L) Shown, min:s | | | | | | | |
|-------------------|---------------------|------------------------------|--------------------------|--|--------|--------|--------|--------|--------|--------|--------|
| | | | | 100 ft | 150 ft | 200 ft | 250 ft | 300 ft | 350 ft | 400 ft | 450 ft |
| 4 | 3:46 | 597 | 0.380 L | 3:46 | 3:46 | 3:46 | 3:46 | 3:46 | 3:46 | 3:46 | 3:46 |
| 6 | 5:40 | 398 | 0.854 L | 5:40 | 5:40 | 5:40 | 5:40 | 5:40 | 5:40 | 5:42 | 6:24 |
| 8 | 7:34 | 298 | 1.520 L | 7:34 | 7:34 | 7:34 | 7:34 | 7:36 | 8:52 | 10:08 | 11:24 |
| 10 | 9:25 | 239 | 2.374 L | 9:26 | 9:26 | 9:26 | 9:53 | 11:52 | 13:51 | 15:49 | 17:48 |
| 12 | 11:20 | 199 | 3.418 L | 11:20 | 11:20 | 11:24 | 14:15 | 17:05 | 19:56 | 22:47 | 25:38 |
| 15 | 14:10 | 159 | 5.342 L | 14:10 | 14:10 | 17:48 | 22:15 | 26:42 | 31:09 | 35:36 | 40:04 |
| 18 | 17:00 | 133 | 7.692 L | 17:00 | 19:13 | 25:38 | 32:03 | 38:27 | 44:52 | 51:16 | 57:41 |
| 21 | 19:50 | 114 | 10.470 L | 19:50 | 26:10 | 34:54 | 43:37 | 52:21 | 61:00 | 69:48 | 78:31 |
| 24 | 22:40 | 99 | 13.674 L | 22:47 | 34:11 | 45:34 | 56:58 | 68:22 | 79:46 | 91:10 | 102:33 |
| 27 | 25:30 | 88 | 17.306 L | 28:51 | 43:16 | 57:41 | 72:07 | 86:32 | 100:57 | 115:22 | 129:48 |
| 30 | 28:20 | 80 | 21.366 L | 35:37 | 53:25 | 71:13 | 89:02 | 106:50 | 124:38 | 142:26 | 160:15 |
| 33 | 31:10 | 72 | 25.852 L | 43:05 | 64:38 | 86:10 | 107:43 | 129:16 | 150:43 | 172:21 | 193:53 |
| 36 | 34:00 | 66 | 30.768 L | 51:17 | 76:55 | 102:34 | 128:12 | 153:50 | 179:29 | 205:07 | 230:46 |

TABLE 2
LOW PRESSURE AIR TEST
PRESSURE DROP = 0.5 psi

Minimum Specified Time Required for a 0.5 psig Pressure Drop for Size and Length of Pipe indicated for Q=0.0015

| Pipe Diameter in. | Minimum Time, min:s | Length for Minimum Time, ft. | Time for Longer Length,s | Specification Time for Length (L) Shown, min:s | | | | | | | |
|-------------------|---------------------|------------------------------|--------------------------|--|--------|--------|--------|--------|--------|--------|--------|
| | | | | 100 ft | 150 ft | 200 ft | 250 ft | 300 ft | 350 ft | 400 ft | 450 ft |
| 4 | 1:53 | 597 | 0.190 L | 1:53 | 1:53 | 1:53 | 1:53 | 1:53 | 1:53 | 1:53 | 1:53 |
| 6 | 2:50 | 398 | 0.427 L | 2:50 | 2:50 | 2:50 | 2:50 | 2:50 | 2:50 | 2:51 | 3:12 |
| 8 | 3:47 | 298 | 0.760 L | 3:47 | 3:47 | 3:47 | 3:47 | 3:48 | 4:26 | 5:04 | 5:42 |
| 10 | 4:43 | 239 | 1.187 L | 4:43 | 4:43 | 4:43 | 4:57 | 5:56 | 6:55 | 7:54 | 8:54 |
| 12 | 5:40 | 199 | 1.709 L | 5:40 | 5:40 | 5:42 | 7:08 | 8:33 | 9:58 | 11:24 | 12:50 |
| 15 | 7:05 | 159 | 2.671 L | 7:05 | 7:05 | 8:54 | 11:08 | 13:21 | 15:35 | 17:48 | 20:02 |
| 18 | 8:30 | 133 | 3.846 L | 8:30 | 9:37 | 12:49 | 16:01 | 19:14 | 22:26 | 25:38 | 28:51 |
| 21 | 9:55 | 114 | 5.235 L | 9:55 | 13:05 | 17:27 | 21:49 | 26:11 | 30:32 | 34:54 | 39:16 |
| 24 | 11:20 | 99 | 6.837 L | 11:24 | 17:57 | 22:48 | 28:30 | 34:11 | 39:53 | 45:35 | 51:17 |
| 27 | 12:45 | 88 | 8.653 L | 14:25 | 21:38 | 28:51 | 36:04 | 43:16 | 50:30 | 57:42 | 64:54 |
| 30 | 14:10 | 80 | 10.683 L | 17:48 | 26:43 | 35:37 | 44:31 | 53:25 | 62:19 | 71:13 | 80:07 |
| 33 | 15:35 | 72 | 12.926 L | 21:33 | 32:19 | 43:56 | 53:12 | 64:38 | 75:24 | 86:10 | 96:57 |
| 36 | 17:00 | 66 | 15.384 L | 25:39 | 38:28 | 51:17 | 64:06 | 76:55 | 89:44 | 102:34 | 115:23 |

Note – Consult with pipe and appurtenance manufacturer for maximum test pressure for pipe size greater than 30 in. in diameter.

Note – It is not necessary to hold the test for the entire period of time in Table 1 or Table 2 when it is evident that the rate of air loss is zero or less than the allowable, and authorized by the Engineer.

Manhole Vacuum Test: This test is used as an acceptance test for manholes. However, it may be a preliminary test to enable the Contractor to demonstrate the condition of the manholes prior to backfill.

PREPARATION OF THE MANHOLE

All lift holes shall be plugged. All pipes entering the manhole shall be temporarily plugged and securely braced to prevent them from being drawn into the manhole.

PROCEDURE

The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations. A vacuum of 10" of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum pump shut off. The time shall be measured for the vacuum to drop to 9" of mercury.

The manhole shall pass if the time for the vacuum reading to drop from 10" of mercury to 9" of mercury meets or exceeds the values indicated in Table 3. If the manhole fails the initial test,

necessary repairs shall be made by an approved method. The manhole shall then be retested until a satisfactory test is obtained.

TABLE 3
MANHOLE VACUUM TEST
Minimum Test Times

| Depth (ft.) | Diameter, in. | | | | | | | | |
|----------------|---------------|----|----|----|----|----|----|-----|-----|
| | 30 | 33 | 36 | 42 | 48 | 54 | 60 | 66 | 72 |
| Times | | | | | | | | | |
| 8 | 11 | 12 | 14 | 17 | 20 | 23 | 26 | 29 | 33 |
| 10 | 14 | 15 | 18 | 21 | 25 | 29 | 33 | 36 | 41 |
| 12 | 17 | 18 | 21 | 25 | 30 | 35 | 39 | 43 | 49 |
| 14 | 20 | 21 | 25 | 30 | 35 | 41 | 46 | 51 | 57 |
| 16 | 22 | 24 | 39 | 34 | 40 | 48 | 52 | 58 | 67 |
| 18 | 25 | 27 | 32 | 38 | 45 | 52 | 59 | 65 | 73 |
| 20 | 28 | 30 | 35 | 42 | 50 | 53 | 65 | 72 | 81 |
| 22 | 31 | 33 | 39 | 46 | 55 | 64 | 72 | 79 | 89 |
| 24 | 33 | 36 | 42 | 51 | 59 | 64 | 78 | 87 | 97 |
| 26 | 36 | 39 | 46 | 55 | 64 | 75 | 85 | 94 | 105 |
| 28 | 39 | 42 | 49 | 59 | 69 | 81 | 91 | 101 | 113 |
| 30 | 42 | 45 | 53 | 63 | 74 | 87 | 98 | 108 | 121 |

- D. DEFLECTION TESTING. PVC gravity pipe sewer mains shall be tested for deflection. To insure accurate testing, the lines must be thoroughly cleaned. The maximum allowable deflection is 5.0%. Measurement will be made with a properly sized "go, no-go" mandrel or sewer ball, or other method approved by the engineer, not less than 30 calendar days following the installation. Deflections greater than 5.0% may require the pipe to be removed and reinstalled, or replaced if permanently damaged in any way.

1.13 MEASUREMENT AND PAYMENT

- A. GENERAL: The following items shall constitute pay items for the work covered under this section of the Specifications. Payment for these items shall be full compensation for providing all materials, tools, labor and equipment necessary to complete the item and all incidental work related thereto, whether specifically mentioned herein or not. Payment shall include all testing and disinfecting.
- B. SEWER MAIN: Measurement of sewer mains, and service laterals, shall be on a linear foot basis, along the centerline of pipe through all valves, fittings, and appurtenances. Payment for sewer mains will be made at the contract unit prices per lineal foot of the various sizes called for, which price shall include trench excavation, backfill, furnishing and installing pipe; furnishing and placing bedding; cleaning, and testing the water main and all other work necessary or incidental for completion of the item unless otherwise specified in the Special Provisions.

- C. FITTINGS: Measurement of sewer main fittings will be on a per each basis, by numerical count of the various types and sizes listed in the Proposal. Payment for fittings will be made at the contract unit price for each fitting, which price shall include furnishing and installing the fittings as required, and any other work necessary or incidental for completion of the item.
- D. MANHOLES. Measurement of manholes shall be on a per each basis, by numerical count of the sizes listed in the Proposal. A standard manhole shall be less than or equal to 8.0' in height. Extra manhole depth shall be measured on a vertical foot basis for each manhole over 8.01' in height. Payment for standard manholes and extra manhole depth, will be made at the Contract Unit Prices listed in the Proposal; which price shall include furnishing and installing the manholes, all additional excavation, backfill, and special compaction required for the installation, and all other work necessary or incidental for completion of the item.

STANDARD SPECIFICATIONS SUBMERSIBLE LIFT STATION SECTION SS-2

1.01 SCOPE

This section covers the furnishing and installation of an automatic pump station with duplex non-clog sewage pumps as indicated on the Drawings and herein specified. The station shall be complete with valves, duplex pumping units, piping, electrical equipment, controls and enclosures. Ventilation blower and all miscellaneous work, wiring and appurtenances required to provide a complete pump station, ready for operation.

The principal items of equipment for pump station shall include two vertical non-clog sewage pumps; valves; rails, internal piping; central control panel with circuit breakers; motor starters and automatic pumping level controls; all internal wiring and electrical service; plug valves; landings; standby generator.

The following pump station specifications are based on equipment manufactured by Myers and have been prepared to establish a standard of quality and equipment. Pre-approved equal by Engineer may be used.

1.02 SUBMITTALS AND SHOP DRAWINGS

Prior to fabrication, pump station manufacturer shall submit PDF copies of submittal data for review and approval.

Submittal shall include shop drawings, electrical ladder logic drawings and support data as follows: Catalog cuts sheets reflecting characteristics for major items of equipment, including materials of construction, major dimensions, motor data, pump characteristic curves showing the design duty point capacity (GPM), head (FT), and hydraulic brake horsepower (BHP). Electrical components used in the motor branch and liquid level control shall be fully described.

Shop drawings shall include a layout of mechanical equipment and anchor bolt locations for the station. Pipe penetrations and station access clearances shall be dimensioned relative to the station centerline. The electrical ladder logic drawings shall illustrate motor branch and liquid level control circuits to extent necessary to validate function and integration of circuits to form a complete working system.

1.03 WET WELL

The cover plate is to be a Halliday Model R1R72 with access door. The cover plate and access door shall meet the following specifications:

- a. Cover Leaf: ¼" aluminum diamond plate.
- b. Angle Frame: ¼" with anchor plates.
- c. Load Rating: 300 lbs. psf uniform live load with a maximum allowable deflection of 1/150 of the span.
- d. Locking System: non-corrosive locking bar used in conjunction with an owner supplied padlock.
- e. Cover equipped with the following Type 316 stainless steel features: heavy duty hinges, tamper proof attaching hardware, hold open arm with aluminum latch.
- f. Guarantee: Access covers shall carry a lifetime guarantee against defects in material and/or workmanship.

1.04 OPERATING CONDITIONS

The pumps must be designed to handle raw, unscreened, domestic sanitary sewage. All openings and passages shall be large enough to permit the passage of a sphere 3" in diameter and any additional material which will pass through a 4" house collection system.

The pump motors shall not be overloaded beyond their nameplate rating, at the design conditions, nor at any head in the operating range. The above rated total dynamic head does not include friction losses of the packaged pump system. It is the manufacturer's responsibility to add these losses when calculating brake horsepower and total system efficiency. The losses must be included in the submittal package. Manufacturers using vendored components (valves, etc.) must submit head curves, which are published by the original manufacturer, for friction losses so as to assume correct application of pumps and motors.

1.05 NON-CLOG SEWAGE PUMPS

A. GENERAL

Furnish and install a complete non-clog sewage pumping system consisting of: Two (2) Myers model number submersible non-clog sewage pumps, as noted in the Supplemental Provisions, and SRA-400 lift-out check valve rail systems, shutoff valves, controls, access cover(s) and all other appurtenances to make a complete system.

B. COMPONENTS

Each lift-out system shall consist of a discharge and rail support elbow that bolts to bottom of wetwell, a combination check valve and seal flange that mounts to pump, top rail support guides, and guide/support brackets that mount to pump. All exposed nuts, bolts, and fasteners shall be 300 series stainless steel.

C. CHECK VALVE

The lift-out check valve shall be of the swing clapper type with rubber facing. A bronze seat bushing shall be mounted in the face of valve to provide a corrosion-proof seat. The clapper shall be mounted on a stainless steel shaft and shall be spring loaded to prevent slamming when closing

The open face of the valve shall be tapered and have a holding groove machined in the face to hold a sealing o-ring. The tapered seat shall allow pump to be nearly sealed at discharge elbow before sealing faces make full contact. A guide plate and adjustable guide bar shall fasten to the top of the pump to insure proper alignment and support of the pump. The check valve shall lift out with pump to allow for inspection, cleaning or maintenance of the valve outside the wetwell. No additional check valve shall be required in the discharge piping. Lift-out systems which do not incorporate a lift-out check valve as an integral part of the lift-out assembly shall not be considered equal.

D. ELBOW

Discharge elbow shall be 4" x 4" and shall be integrally cast into the base assembly.

E. GUIDE RAILS

Two rail pipes shall be used to guide the pump from the surface to the discharge base connection. The guide rails shall be 1-1/2" schedule 40, 304 stainless steel pipe. The weight of the pump shall bear solely on the discharge base and not on the guide rails. Rail systems which require the pump to be supported by legs which might interfere with the flow of solids into the pump suction will not be considered equal. The guide rails shall be firmly attached to the access hatch frame. Systems deeper than 18 feet shall use an intermediate guide for each 18 feet of wetwell depth.

F. LIFTING CHAIN

An adequate length of 304 stainless steel lifting chain shall be supplied for removing pump. The chain shall be of sufficient length and shall include an adequate number of lifting rings to provide ease of pump removal.

1.06 CONTROLS

The control logic shall provide for the automatic operation and alternation of the pumps based on a (4) float system – off, lead, lag, alarm.

A. ENCLOSURE

The pump controls shall be housed in a NEMA 4X stainless steel enclosure. The enclosure shall be post mounted type with exterior mounting tabs and sized to house all the required components and allow adequate space for testing and maintenance as necessary. The enclosure shall have back plate mounting studs, padlocking provisions, door latches and continuous hinge, all of stainless steel. The door gasket shall be a seamless foam-in-place type.

The panel shall have an aluminum hinged inner door with a latch to protect all live internal wiring from operator personnel. The inner door shall be able to be opened to a minimum of 150° to allow safe access to the components. Cutouts for breaker handles shall be provided to allow the operation of all circuit breakers through the inner door. All control switches and indicator pilot lights shall be mounted on the inner door.

The inner door shall be designed so that the mounting will not in any way penetrate the exterior of the control panel enclosure and deteriorate the NEMA rating. It shall also be designed to allow and provide fill access to the sides, top and bottom of the control panel for power and control conduit entrance. All conduit entrances shall be made in a NEC approved manner. The conduits to the wetwell shall have approved seal-off fittings installed and properly sealed to protect the control panel from adverse damage from the wetwell.

All components shall be securely mounted to the back plate with plated machine screws through machine thread tapped holes in the back plate. The screws shall be of adequate size for the device being secured.

B. POWER DISTRIBUTION

The panel power distribution shall include all components as indicated below and be completely wired with stranded conductors having a minimum of 90 degree insulation rating and an ampacity rating a minimum of 125% of the motor ampere rating. All power wiring shall be neatly routed and totally accessible. All conductor terminations shall be as recommended by the device manufacturer and be secure to provide adequate electrical.

C. CIRCUIT BREAKERS

Circuit breakers shall be provided for each motor and for the primary of the control transformer. Circuit breakers shall be of the thermal-magnetic type. Breakers will be operable through cutouts in the inner-door. Circuit breakers will be Square D – HDL series.

D. PROTECTION PHASE MONITOR

The panel shall contain a monitor voltage of each phase and not allow the pumps to operator when power is out of phase.

E. LIGHTNING/SURGE ARRESTOR

The panel shall contain a secondary surge arrestor. The arrestor shall be rated for 650 VAC phase-to-ground maximum. The arrestor will be Square D – SDSA3650 series.

F. MOTOR STARTERS

Motor starters shall be IEC rated, per Supplemental Provisions, and be provided with adjustable overload relays with Class 10 Trip. A normally open holding contact shall be provided. The starter shall be 3-pole poly phase type units as manufactured by Square D.

G. SELECTOR SWITCH

“Hand-Off Auto” selector switches shall be provided for each motor and mounted on the inner-door. In the “hand” position only the float switches will be bypassed. Switches will be of the heavy duty Toggle type and be manufactured by Gaynor.

H. PILOT LIGHTS

Pilot lights shall be of the 120vac neon type and be as manufactured by Chicago Miniature. All pilot lights shall be mounted on the inner-door and be supplied as follows:

Pump Run (2) – Green
Pump Failure (2) – Red
Seal Fail (2) – Red
High Level Light – Red

I. ELAPSED TIME METERS

A non-resettable elapsed time meter, reading in hours and tenths, shall be provided for each pump motor and mounted on the inner-door. Meters shall be manufactured by Redington 722 series.

J. DUPLEX CONVENIENCE OUTLET

A duplex convenience outlet with weather proof cover shall be installed through the right hand side of the NEMA 4x enclosure. A 15 Amp QOU115 circuit breaker will also be provided.

K. ALARM

The control panel shall be fitted with a red lexan alarm light. The globe shall be mounted on top of the enclosure. The bulb shall be 40-watt minimum high intensity. An alarm horn with manual reset shall be installed in the side of the control panel.

L. GENERAL

Terminal strips shall be provided for all wiring terminations. All components mounted on the inner-door shall be identified with engraved plastic labels. The control panel assembly shall be completely factory tested and shall be “UL” 508A listed and labeled.

Panel shall include a manual generator transfer switch.

Panel shall include an alarm light battery back-up system.

Stainless Steel junction box shall be located adjacent the wet well. The junction box shall contain terminal strips to correspond to the terminal strips in the control panel.

The control panel shall be as manufactured by CSI Controls – Ashland, Ohio.

M. PROTECTION AGAINST CORROSION

All structural steel surfaces shall be factory blasted with steel grit to remove rust, mill scale, weld slag, etc. All weld spatter and surface roughness shall be removed by grinding. Surface

preparation shall comply with SSPC-SP6 specifications. Immediately following cleaning, a single 6-mil dry film thickness of Versapox R epoxy resin or approved equal paint shall be factory applied. This coating shall be formulated for abrasion and corrosion resistance.

Stainless steel, aluminum and other corrosion resistant surfaces shall not be coated. Carbon steel surfaces not otherwise protected shall be coated with suitable non-hardening rust preventative compound. Auxiliary components, such as the electrical enclosure, ventilating blower and vacuum pumps, shall be furnished with the original manufacturer's coating.

Finish coating shall be accomplished prior to shipment of the station from the factory and shall comply fully with the intent of these Specifications. A touch-up kit shall be provided by the pump station manufacturer for repair of any mars or scratches occurring during shipping and installation. This kit shall contain detailed instructions for use and shall be the same material as the original coating.

1.07 INSTALLATION AND OPERATING INSTRUCTIONS

Installation of the pump chamber shall be done in accordance with the written instructions provided by the manufacturer.

Four copies of operation and maintenance manuals shall be furnished which will include parts lists of components and complete service procedures and troubleshooting guide.

1.08 GUARANTEE

The manufacturer of each station shall guarantee for one year from date of start-up, not to exceed eighteen months from date of shipment, that the structure and all equipment he provides will be free from defects in material and workmanship. Warranties and guarantees of the suppliers of various components in lieu of a single source responsibility by the manufacturer will not be accepted. The manufacturer shall assume prime responsibility for the guarantee of the station and all components.

In the event a component fails to perform as specified or is proven defective in service during the guarantee period, the manufacturer shall repair or replace at his discretion, such defective part. He shall further provide, without cost, such labor as may be required to replace, repair or modify major components such as the steel structure, main pumps, main pump motors and main piping manifold. After start-up service has been performed, the labor to replace accessory items, such as the blower, priming pumps, alternator, etc., shall be the responsibility of others.

The repair or replacement of those items normally consumed in service, such as seals, grease, light bulbs, etc., shall be considered as part of routine maintenance and upkeep.

It is not intended that the manufacturer assume responsibility for contingent liabilities or consequential damages of any nature resulting from defects in design, material, workmanship or delays in delivery, replacement or otherwise.

1.09 EXTERIOR ELECTRICAL

Exterior electrical work shall consist of furnishing and installing a new unistrut structure, furnishing and installing the electrical equipment and wiring for the operation of the new sewage pumping station in accordance with the Drawings and these Specifications. The electrical work is subsidiary to other Bid Items and shall conform to National Electric Code, local codes, and regulations.

The completed installation of the pump station will include the following principal items of work:

- a. Furnish and install a unistrut structure as indicated on the Drawings. The Contractor shall install the main disconnect switch and weatherhead with 24" of exposed wire above the weatherhead.
- b. Installing meter socket on pole.
- c. Connect electrical supply to meter pole weatherhead.
- d. Connect electrical supply to control center at pump station.
- e. Install alarm light, horn and level controls.

This statement of the principal items of work is not intended to restrict the work only to the items listed and itemized nor to relieve the Contractor of his responsibility to furnish, install and connect any and all items required for a complete and operable installation, at the pump station, regardless of whether or not specifically detailed and described. The Drawings show the general unit.

APPENDIX B

DEPARTMENT PHONE NUMBERS

Public Works Department: (620) 276-1260

Neighborhood & Development Services Department: (620) 276-1170

Water Department: (620) 276-1291

Wastewater Department: (620) 276-1281

Electric Department : (620) 276-1290

Fire Chief/Department: (620) 276-1140 (for emergencies dial 911)

Police Chief/Department: (620) 276-1350 (for emergencies dial 911)

Kansas One Call: 811 or (800) 344-7233

ORDINANCE NO. _____ - 2017

AN ORDINANCE PERTAINING TO THE USE OF DESIGNATED PUBLIC RIGHTS-OF-WAY; AMENDING SECTIONS 78-43 and 78-77 OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS; REPEALING SECTIONS 78-43 AND 78-77, 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. That Section 78-43 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended to read as follows:

Section 78-43. Plans, specifications adopted.

The standard plans and specifications for excavations and placement of utilities in public rights-of-way, as contained in the *GENERAL IMPROVEMENTS HANDBOOK, CITY OF GARDEN CITY, 2017*, prepared by the city engineer, are adopted by reference.

SECTION 2. That Section 78-77 of the Code of Ordinances of the City of Garden City, Kansas, is hereby amended to read as follows:

Section 78-77. Adoption of specifications.

The standard plans and specifications for the construction, reconstruction and repair of sidewalks, as contained in the *GENERAL IMPROVEMENTS HANDBOOK, CITY OF GARDEN CITY, 2017*, prepared by the city engineer, are adopted by reference.

SECTION 3. That Sections 78-43 and 78-77 as previously existing and amended, be and the same are hereby repealed, to be replaced as specified in this ordinance.

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 the ordinance.

SECTION 5. That this ordinance shall take effect upon the date of 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 September, 2017.

Melvin L. Dale, 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: Steve Cottrell, Assistant to the City Manager
DATE: September 5, 2017
RE: STAR Bond Project Plan Approval

ISSUE:

The Governing Body is asked to consider adopting a Resolution of Intent for the adoption of the Star Bond District Project Plan.

1. Resolution No. _____-2017, a resolution stating the intent of the City of Garden City, Kansas to consider adoption of the Sports of the World Complex STAR Bond Project Plan in the STAR Bond district previously established by the City and providing for notice of a public hearing on such matters.

BACKGROUND:

City Staff has been working with the Finney County Economic Development Corporation, as interim developer on a STAR Bond project. The Project Plan has been prepared and was submitted to the Planning Commission and was approved on August 17th. The Planning Commission meeting Staff report is included with the associated land use plan amendment item.

The next step in the approval process for a STAR Bond project is approval of the Project Plan by the Governing Body. Bond Counsel Mary Carson has prepared a Resolution of Intent for Governing Body consideration and approval. This resolution schedules a public hearing on October 17th at 1:00 p.m. for adoption of the Project Plan.

If the Governing Body approves the Project Plan, by a 2/3 majority, after the public hearing, it will then be submitted to the Kansas Department of Commerce for final approval.

FCEDC is searching for private partners and operators with the interest and willingness to proceed in this project. We hope to have those partners in place prior to the Public hearing.

ALTERNATIVES:

1. Adopt the Resolution of Intent.
2. Do not adopt the Resolution of Intent.
3. Defer action until a later date.

RECOMMENDATION:

Staff recommends that the Governing Body adopt the Resolution of Intent.

FISCAL NOTE:

Under this Star Bond funding scenario, costs to the City would be the loss of incremental in

unobligated sales tax revenue to the City from the businesses in the Star Bond district for up to 20 years. There is no statutory financial or procedural obligation of the other taxing entities as there is with a TIF.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------|-------------|-----------------|
| Resolution | 8/30/2017 | Backup Material |

(Published in the *Garden City Telegram* on October __, 2017)

RESOLUTION NO. ____-2017

A RESOLUTION STATING THE INTENT OF THE CITY OF GARDEN CITY, KANSAS TO CONSIDER ADOPTION OF THE SPORTS OF THE WORLD COMPLEX STAR BOND PROJECT PLAN IN THE STAR BOND PROJECT DISTRICT PREVIOUSLY ESTABLISHED BY THE CITY AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON SUCH MATTERS.

WHEREAS, K.S.A. 12-17,160 through 12-17,179, as amended (“Act”) authorizes the city of Garden City, Kansas (“City”) to create sales tax and revenue (“STAR”) bond project districts, approve STAR bond project district plans and project plans for development of such districts and provide for the financing of eligible costs of STAR bond projects from state and local sales, use and transient guest tax increments collected within the district and allocated to the development project, and other revenues as allowed by the Act; and

WHEREAS, in Ordinance No. 2677-2014, adopted and approved on December 16, 2014, the City created a STAR Bond District in the City (the “District”) and approved a District Plan attached to such ordinance, all as provided in the Act; and

WHEREAS, the City is considering adoption and approval of the Sports of the World Complex Project Plan, as submitted to the City Commission on this date, which has been prepared by the City in consultation with the Finney County Economic Development Corporation and the City’s planning commission (the “Project Plan”), which provides a plan for redevelopment of certain property within the District (the “Project Area”); and

WHEREAS, on August 17, 2017 the Holcomb - Garden City - Finney County Area Planning Commission made a finding the Project Plan is consistent with the intent of the City’s comprehensive plan for development of the City; and

WHEREAS, the City has delivered a copy of the Project Plan to the Board of County Commissioners of Finney County, Kansas, the Board of Education of Unified School District No. 457 and the Board of Trustees of Garden City Community College; and

WHEREAS, the Act requires the City to call and conduct a public hearing to consider adoption of the Project Plan and give notice of the public hearing as required by the Act before the City may adopt and approve the Project Plan.

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

SECTION 1. Findings. Pursuant to the Act, the governing body of the City finds and determines that:

(a) *Public Hearing.* A public hearing shall be held as part of the regular meeting of the City Commission on **October 17, 2017 at 1:30 p.m.**, in the City Commission meeting room at 301 N. 8th Street, to consider the Project Plan. At the public hearing a representative of the City shall present the Project Plan and the City Commission will receive public comment on the Project Plan from all interested persons. After concluding the public hearing, the City Commission may adopt and approve the Project Plan by ordinance of the City passed on a 2/3rds vote of the City Commission, as required by the Act.

(b) *District Descriptions.* The legal description of the District is attached as **Exhibit A** to this Resolution. District. A map generally outlining the boundaries of the District and the Project Area to be redeveloped pursuant to the Project Plan is attached as **Exhibit B** to this Resolution.

(c) *Project Plan.* The Project Plan is generally described as follows: a mixed use development consisting of a multi-sport athletic complex, with indoor and outdoor facilities, including an indoor ice arena, a championship level soccer and rugby stadium, an indoor fieldhouse for youth soccer that is convertible for use in gymnastics competition, an indoor jump park, configurable fields for use as adult and youth soccer fields or rugby pitches, a gateway leisure space including an open water feature, a food court, related offices, locker rooms, bleachers, other concession areas, decks, press boxes, other related commercial development and associated public and private infrastructure, as described in the Project Plan.

(d) *Publicly Available Documents.* Copies of the Project Plan, including copies or summaries of the feasibility study, market study, relocation assistance plan, if any, and financial guarantees of any proposed developer, if any, plus the description of and map of the Project Area to be developed are public records available for inspection at the City Clerk's office, 301 N. 8th Street, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

SECTION 2. Notice of Public Hearing. (A) *Mailed Notice.* This Resolution and **Exhibits A and B** shall be sent, by certified mail with return receipt requested, to the Board of Education of Unified School District No. 457, to the Board of County Commissioners of Finney County, to the Board of Trustees of Garden City Community College, and to each owner or occupant of land in the Project Area, not less than 10 days after the date of this resolution.

(B) *Published Notice.* This resolution and **Exhibits A and B** shall also be published one time in the official city newspaper not less than one week nor more than two weeks before the public hearing date of October 17, 2017.

SECTION 3. Further Action. The City Manager, City Clerk, other officials and employees of the City, including the City Attorney and Triplett Woolf Garretson, LLC, Bond Counsel to the City, are further authorized and directed to take all such other actions as are appropriate or desirable to accomplish the purposes expressed in this Resolution.

SECTION 4. Effective Date. This Resolution shall take effect and be in force from and after its adoption by the City Commission of the City.

ADOPTED AND APPROVED by the governing body of the City of Garden City,
Kansas on September 5, 2017.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Melvin Dale, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

EXHIBIT A

(Legal Description of District)

Tracts located in the Southeast Quarter of Section 9 and the North Half of Section 16, all in Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

BEGINNING at the Southeast Corner of Section 9, T24S, R32W, thence North, along the east line of said Section, to the Northeast Corner of the Southeast Quarter of Section 9; thence West, along the north line of said Southeast Quarter, to the East line of 156 Commercial, Phase Four; thence South, along said East line to the Southwest corner of 156 Commercial, Phase Four, said point being the Northeast Corner of Schulman Crossing Phase II; thence along the North line of Schulman Crossing Phase II, North 89°50'25" West, 869.90 feet; thence continuing along said line, North 70°46'13" West, 60.00 feet to the Northernmost Corner of Lot 1, Block 2, Schulman Crossing Phase II, said line also being the East right-of-way line of US Highway 50/83/400; thence South along the West line of said Schulman Crossing Phase II and continuing South along the west line of Schulman Crossing the following 3 courses: South 20°45'56" West, 942.44 feet; thence South 10°45'12" West, 508.48 feet; thence South 01°38'07" West, 867.71 feet to the Southwest Corner of the Southeast Quarter of said Section 9; thence North 90°00'00" West, along the North line of the Northwest Quarter of Section 16, T24S, R32W, 363.85 feet, to the northwesterly line of the abandoned Nebraska, Kansas and Southern Railroad right-of-way; thence South 49°51'15" West, 375.78 feet along said line; thence continuing South 49°49'10" West, 546.23 feet, along said line; thence North 01°01'32" West, 595.33 feet to the North line of said Section; thence North 90°00'00" West, 280.00 feet; thence South 00°50'00" East, 828.10 feet, along the East line of Bowman Acres to the Southeasterly line Lot 27, Bowman Acres, said line also being the northwesterly line of the abandoned railroad right-of-way; thence Southwesterly, along the southeasterly line of Bowman Acres to the intersection with the Centerline of Gene Avenue; thence West, along said Centerline to the West line of Section 16; thence South 00°00'00" East, 259.50 feet, along said West line; thence South 89°42'12" East, 227.77 feet, to a point on the southeastern line of Lot 1, Bowman Acres, said line also being the Northwestern line of Block 2, Golden Plains Addition; thence North 50°15'29" East, 111.18 feet, to the Northernmost Corner of Golden Plains Addition; thence South along the west line of said Golden Plains addition to the South line of the Northwest Quarter of said Section 16; thence East along the South line of said Northwest Quarter, to the Center Corner of Section 16; thence North, along the East line of said Northwest Quarter, said line being the East line of Lot 6, Samy Addition, to the South line of said Samy Addition; thence South 88°12'50" East, 156.07 feet; thence continuing along said line, South 88°14'18" East, 308.07 feet, to the Southwest Corner of Heritage Place Second Addition; thence South 89°56'17" East, 499.00 feet along the South line of said Heritage Place Second Addition, to the Southeast Corner of Lot 38, Block 2, Heritage Place Second Addition; thence North 00°08'25" West, 671.66 feet along the East line of said Lot 38, to the Southwest Corner of Lot 2, Block 2, Heritage Place Second Addition; thence North 90°00'00" West, 215.25 feet, along the West line of said Lot 2, to the Southwest Corner of said Lot 2; thence North 00°00'00" West, 148.00 feet, along the West line of said Lot 2, to the Southeast Corner of Lot 1, thence North 90°00'00" West, 284.11 feet along the South line of

said Lot 1 and its extension, to the East line of Samy Addition; thence North 01°34'12" East, 197.89 feet, to the Northeast Corner of Samy Addition; thence North 01°47'19" East, 299.92 feet, along the East line of Echo Valley Addition, to the North line of Section 16; thence South 88°17'12" East, 2173.68 feet, more or less, to the point of beginning, containing 274 Acres, more or less.

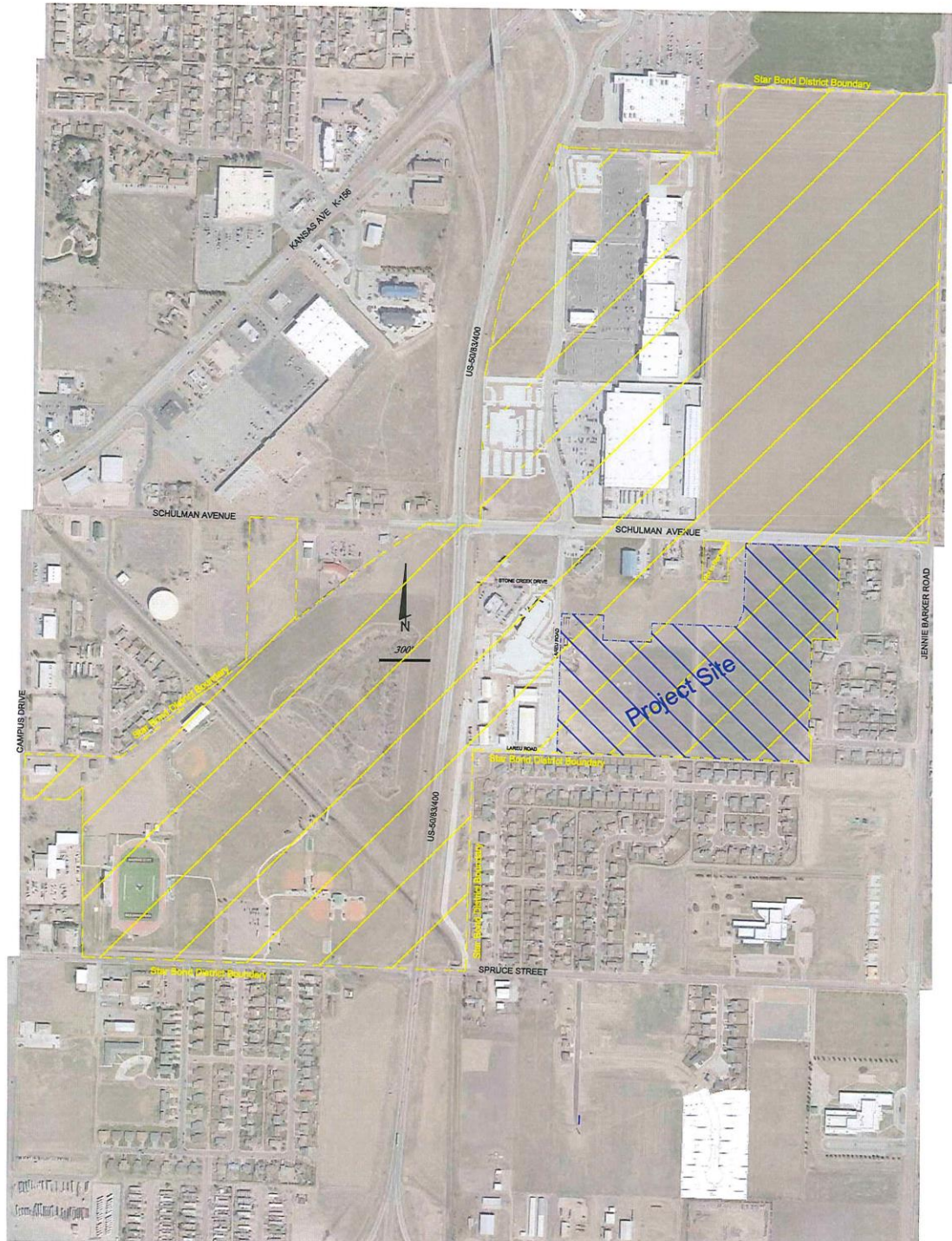
(Project Site Legal Description)

Tracts of land lying in the Northeast Quarter (NE ¼) of Section 16, Township 24 South, Range 32 West of the 6th Principal Meridian, Finney County, Kansas, being more particularly described as follows:

Lots 5 to 11, inclusive and Lot 38, all in Block 2, all of Blocks 3, 4 and 5, Heritage Place 2nd Addition, and an unplatted tract lying north of the South line of the Northeast Quarter of said Section 16, bounded by Heritage Place Addition No. 1 and Heritage Place Second Addition, containing 32.7 acres, more or less.

EXHIBIT B

(Map of District and Area to be Developed)





MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: September 5, 2017
RE: Distribution Downtown Development Fund for 1005 N Main Street

ISSUE:

The Governing Body is asked to consider and approve an application to distribute Downtown Development Funds for 1005 N Main Street.

BACKGROUND:

Preston Johnson has submitted an application on behalf of George and Debbie Wharton for the Downtown Development Fund (DDF) for the demolition, interior remodel and efficiency upgrades of 1005 N Main. This is the location of Edward D Jones. The total cost of the renovation is estimated to be \$61,907.40. The applicant has submitted all of the required information. The application submittal package has been attached for review.

The project is to include the demolition and renovation of the interior of the building to make the space a professional office setting.

This is the third Downtown Development Fund application of 2017. The first two applicants withdrew their applications. Therefore, the Downtown Development fund has a current balance of \$250,000. Using the Scoring Matrix, the project scored a total of 22 points. With 15 points, the project ranks within the 40% reimbursement level.

This project is in compliance with the Downtown Master Plan and the Garden City Zoning Regulations.

ALTERNATIVES:

1. The Governing Body may fund the award at \$18,572.22 (30%).
2. The Governing Body may fund the award at \$24,762.96 (40%).
3. The Governing Body may fund the award at a different amount.
4. The Governing Body may deny the award of the Downtown Development Fund.

RECOMMENDATION:

The project scored a 40% match using the Scoring Matrix; however, the Governing Body may choose any of the listed alternatives or create a new viable option.

FISCAL NOTE:

There is currently \$252,000.00 in the fund. If this application is awarded at the scored amount, the Downtown Development Fund would be reduced to \$225,237.04 for the remainder of 2017. The Downtown Development Fund is funded by the General Fund.

ATTACHMENTS:

Description

Application

Upload Date Type

9/1/2017

Backup Material



APPLICATION FOR DOWNTOWN DEVELOPMENT FUND

PLEASE PRINT OR TYPE

PROPERTY INFORMATION

OWNER'S NAME

Georgia & Debbie Wharton
Preston Johnson

OWNER'S MAILING ADDRESS

PHONE NUMBERS

HOME Debbie - 620-640-1787

WORK Preston 620-655-3345

EMAIL whartons@garden.com

PROPERTY ADDRESS

1005 N. Main

preston.johnson@edwardjones.com

REQUIRED DOCUMENTATION

(The following documents MUST be turned in with application)

☒ COPY OF DEED

☒ RECEIPT OF PAID TAXES

☒ COMPLETED W9

☒ CONSTRUCTION BIDS

PROPERTY IMPROVEMENTS

PLEASE CHECK ALL THAT APPLY

☐ Environmental Remediation ☐ Façade Renovation ☒ Interior Remodel ☒ Efficiency Upgrades

☒ 2nd Story Residential ☒ Commercial Development ☒ Demolition Expense

IS PROPERTY LISTED ON HISTORIC REGISTRY OR LOCATED WITHIN A HISTORIC DISTRICT BOUNDARY?

☒ No

☐ Yes (must attach proof of historic registration)

IMPROVEMENT DESCRIPTION

(Please be specific and Use additional sheets if necessary)

IMPROVEMENT (cost estimates)

Building Costs: \$ _____

Professional Fees: \$ _____

PROJECTED CONSTRUCTION SCHEDULE

START DATE

FINISH DATE

PROPERTY OWNER / APPLICANTS SIGNATURE

DATE

FOR OFFICE USE ONLY

APPROVALS:

- ☐ Total Points _____ Eligible % _____
☐ Community Development Date of Approval _____
☐ Governing Body Date of Approval _____

MAY 30, 2017

INSPECTIONS: PH: 820-276-1420 FAX: 820-276-1173 WEB: garden-city.org
201 N. 5th, P.O. Box 488 Garden City, KS 67846

BUILDING PERMIT APPLICATION:

GARDEN CITY LOCATION: Garden City: ☒ Holcomb: ☐ Finney County: ☐

PROJECT ADDRESS: 1005 N. Main St. 67846

DESCRIPTION OF WORK: Tenant Finish

SUBDIVISION NAME: Existing Bldg. LOT NO.: BLOCK NO.: ZONING DISTRICT: C-2

TYPE OF WORK: NEW: ☐ ADDITION: ☐ OTHER: Tenant Finish (Remodel)

USE OF STRUCTURE OR NEW CONSTRUCTION: Office for Edward Jones

OWNER: Edward Jones

ADDRESS: 1245 JJ Keller Memorial Dr. CITY: St. Louis STATE: MO ZIP: 63131

HOME PHONE: 314-515-5338 WORK PHONE: FAX: CELL:

APPLICANT: Apex Building Co.

ADDRESS: 1004 Brl Rne CITY: Derby STATE: KS ZIP: 67057

HOME PHONE: WORK PHONE: 316-390-9723 FAX: 316-784-9723 CELL:

E-MAIL ADDRESS: E.Sweat@Sbcglobal.net 316-390-9723

*** NOTICE TO OWNERS WORKING ON THEIR OWN PROJECTS ***

An owner may take out permits to build a house in which they reside. The owner may build the structure and do his own plumbing, wiring and heating and air, providing they have taken out proper permits for each of the above and each is properly inspected and approved. The owner may hire a laborer, however if the owner employs a carpenter, plumber, electrician or mechanical (heating & air) installer, the hired individual shall be a contractor, licensed and bonded by the City of Garden City. Non-licensed help cannot be utilized. I, the undersigned have read this notice and its requirements and I signify that I intend to do my own work in each of the building areas for which I have obtained permits and that any assistance which I may require in these areas will be provided by a licensed and bonded contractor. I am aware, that should I utilize any non-licensed help with the exception of general laborers, that this shall be grounds for immediate revocation of the building permit.

BUILDING PERMIT INFORMATION: (Fill in or Check Correct Answers)

Work to begin A.S.A.P. and to be completed 4/5 Decs After

The following plans are attached with this application: Plot Plan/Site Plan: Yes ☒ or No ☐ Floor Plan: Yes ☒ or No ☐ Elevations: Yes ☒ or No ☐ Drainage: Yes ☒ or No ☐

PLOT PLAN/SITE PLAN REQUIREMENTS: A plot plan/site plan is a map of a lot that shows the size and shape of the lot including dimensions (measurements) of all of the following: (1) Location of all structures existing or proposed. (2) The shape and position of all impervious areas, such as driveways, patios, sidewalks, and paving etc. (3) The distance from each structure to the property lines and to other structures. (4) You may also be required to show the location of structures on the adjoining lots and the distance from those structures to your proposed project. (5) Show public roads and driveway entrances. (6) Show all buildings with dimensions and setback dimensions. (7) Show all right-of-ways and all utility easements. (8) Grading & Drainage plans.

Estimated value of construction (materials & labor): \$ 25,000.00 Total Site Area: N/A Sq. Ft. Acres

Proposed structure floor area: Structure will cover Existing Square Feet Living Space Square Feet: N/A

Basement Square Feet: N/A Basement Finished: Yes ☒ or No ☐ Basement Bath Roughin: Yes ☒ or No ☐ No. Bathrooms: 0

Garage Sq. Ft.: 0 Carport Sq. Ft.: 0 Decks Sq. Ft.: 0 Porches Sq. Ft.: 0 No. Bedrooms: 0 Total Number of Rooms: 0

TOTAL AREA SQ FT: Existing Water Pipe Diameter: 0 Electric Meter: 0 Sewer: 0 Septic: 0 Percent covered of Site area: 0 %

I HEREBY AFFIRM THE ABOVE STATEMENTS ARE TRUE AND CORRECT AND ALSO AGREE TO COMPLY WITH ALL APPLICABLE PROVISIONS OF CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY AND OTHER APPLICABLE REGULATIONS AND LAWS THAT MAY APPLY. CONSTRUCTION MUST BE STARTED WITHIN 60 DAYS AND WORK SHALL NOT BE SUSPENDED FOR MORE THAN 120 DAYS OR THIS PERMIT SHALL BE NULL AND VOID. THIS PERMIT MAY EXPIRE IN 180 DAYS FROM THE DATE OF APPROVAL. REQUESTS FOR INSPECTIONS REQUIRE A MINIMUM 4 HOURS NOTICE. PERMIT APPROVAL PROCESS MAY TAKE UP TO 24 HOURS.

I HEREBY UNDERSTAND THAT THERE WILL BE A FINE TO THE BUILDING CONTRACTOR FOR ALLOWING THE OCCUPATION OF A STRUCTURE BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

APPLICANTS SIGNATURE: [Signature] DATE: 5-25-17

*** FOR OFFICE USE ONLY BELOW THIS LINE ***

| | | | |
|---|---|--|---|
| <p>RECEIPT NUMBER: <u>13188</u></p> <p>APPLICATION RECEIVED ON: _____</p> <p>FILED:</p> <p><input type="checkbox"/> PLOT PLAN/SITE PLAN DRAWINGS & SPECIFICATIONS</p> <p>BUILDING <u>220</u> PERMIT FEE: _____</p> <p>MALEAGE FEE: _____</p> <p>OTHER: _____</p> <p>TOTAL PERMIT FEE: <u>220.00</u></p> <p><input checked="" type="checkbox"/> PERMIT FEE PAID</p> <p>PERMIT FEE RECEIVED BY: <u>MB</u></p> | <p>INSPECTIONS</p> <p>APPROVED _____ DENIED _____</p> <p>_____ PLOT PLAN/SITE PLAN _____</p> <p>_____ BUILDING PLANS _____</p> <p>OCCUPANCY GROUP: _____</p> <p>CONSTRUCTION TYPE:</p> <p><input type="checkbox"/> SF Residential Includes Modular</p> <p><input type="checkbox"/> SF Manufactured (HUD Standards)</p> <p><input type="checkbox"/> MP two or more attached dwellings</p> <p><input type="checkbox"/> Any Residential Remodel</p> <p><input type="checkbox"/> Non-Residential</p> <p><input type="checkbox"/> New Industrial</p> <p><input type="checkbox"/> Commercial/Industrial Remodel</p> <p><input type="checkbox"/> Misc. (Utility, Religious, Public or Non Profit Project)</p> | <p>ENGINEERING</p> <p><input type="checkbox"/> APPROVED</p> <p><input type="checkbox"/> DENIED</p> <p><input type="checkbox"/> Grading & Drainage Plan Approved</p> <p><input type="checkbox"/> Curb Cuts Approved</p> <p><u>N/A</u> <u>JL</u></p> <p>PERMISSION IS HEREBY GRANTED TO PERFORM THE WORK INCLUDED IN THIS APPLICATION. THIS PERMIT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF APPLICABLE LAWS, REGULATIONS, ORDINANCES, AND CODES. CONSTRUCTION MUST BE STARTED WITHIN 60 DAYS AND WORK SHALL NOT BE SUSPENDED FOR MORE THAN 120 DAYS OR THIS PERMIT SHALL BE NULL AND VOID.</p> <p>BUILDING INSPECTOR: <u>[Signature]</u> DATE: <u>7/6/17</u></p> <p>PERMIT NUMBER: <u>317-89</u></p> | <p>PLANNING</p> <p><input checked="" type="checkbox"/> APPROVED <u>JL 5-31-17</u></p> <p><input type="checkbox"/> DENIED</p> <p><input type="checkbox"/> Historic Clearance</p> <p><input type="checkbox"/> Site Plan Approved</p> <p><input type="checkbox"/> Property Platting</p> <p><input type="checkbox"/> Floodplain</p> <p><input type="checkbox"/> Address Assigned</p> |
|---|---|--|---|

DEED — QUIT CLAIM

FROM

DATA ENTRY
LAND INDEX
MICROFILM

Entered in Transfer Record

my office, this 27 day of

December 19 94

County Clerk

STATE OF KANSAS

Finney County, ss

This instrument was filed for record on the

38 day of December A D

19 94, at 2:50 o'clock P M, and

duly recorded in Book 181 of Deeds,

at page 111

Register of Deeds

By Fleming J. Roberts Deputy

FEES

Register of Deeds, for recording, \$ 6.00

VOL 181 PAGE 111



THIS INSTRUMENT, Made this 14th day of December, A D 19 94.

between JAMES E. WHARTON, a widower, GEORGE E. WHARTON and DEBORAH ELAINE WHARTON, husband and wife, and JAMES E. WHARTON and GEORGE E. WHARTON, all partners of an unnamed Kansas partnership,

of Finney County, in the State of Kansas

of the first part, and WHARTON'S LIMITED, L.L.C., a limited liability company formed under the laws of the State of Kansas having its place of business in Garden City, Kansas,

of Finney County, in the State of Kansas of the second part.

WITNESSETH, that said parties of the first part in consideration of the sum of

One (\$1.00) and 00 DOLLARS,

and other valuable consideration and the receipt of which is hereby acknowledged, do by this presents, REMISE, RELEASE AND

QUIT-CLAIM, unto said party of the second part its heirs and assigns,

all the following-described REAL ESTATE situated in the County of

Finney

and State of Kansas to wit:

- ✓ Lots Twenty-seven (27) and Twenty-eight (28), in Block Twenty (20) of the Jones Addition, a/k/a 310 West Kansas, Garden City, Kansas;
- ✓ The South three feet (S 3') of Lot Four (4), and all of Lot Five (5), Block Thirty-six (36), Stevens Second Addition, a/k/a 1005 North Main, Garden City, Kansas;
- ✓ All of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), in Block Thirty (30) of Stevens Addition to Garden City, Kansas.

— NO SALES VALIDATION QUESTIONNAIRE
REQUIRED PER K.S.A. 79-1437e (12) —

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

Executed and Delivered in the Presence of

James E. Wharton
George E. Wharton
Deborah Elaine Wharton

STATE OF KANSAS

FINNEY

COUNTY, ss

BE IT REMEMBERED That on this

14th

day of

December

, A D 19 94, before me, the

undersigned, a

notary public

in and for the County and State aforesaid, came

James E. Wharton, a widower, George E. Wharton and Deborah Elaine Wharton, husband and wife,

who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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

March 6, 19 96

Rebecca Glau

Notary Public



| CTMT Corporate Solutions - Base Proposal | | | | | | | |
|---|--|----------|---------------------------------------|----------|------------|-----------|--|
| CTMT Client Name: Edward Jones | | | Leasing Coordinator: Stefanie Slavens | | | | |
| Branch #: 78761 | | | Designer: Sam Zinkel | | | | |
| Address: 1005 N. Main | | | Contractor: Apex Building Co. | | | | |
| City/State: Garden City, KS. 67846 | | | Address: 604 Bel Rue | | | | |
| Plan Date: 2.24.2017 | | | City/State/Zip: Derby, KS 67037 | | | | |
| Bid Revision #: \$ | | | Phone #: 316-390-9723 | | | | |
| 1.00 | | | | | | | |
| Note: any odd or unusual items go on Alternates-Change Orders tab | | | | | | | |
| *** ALL PRICING TO BE BROKEN DOWN TO COST PER UNIT.*** | | | | | | | |
| CATEGORY | ITEM | QUANTITY | UNITS | COST | PER UNIT | SUBTOTAL | COMMENTS |
| DEMOLITION - WB | WALLS | 106 | LF | 8.00 | PER LF | 848.00 | |
| | CEILING - GRID & TILES | 340 | SF | 1.00 | PER SQFT | 340.00 | |
| | PLUMBING | 1.00 | LOT | 750.00 | PER LOT | 750.00 | |
| | ELECTRICAL | | LOT | | PER LOT | - | |
| | FLOORING | 187 | SY | 3.25 | PER SY | 607.75 | |
| | DUMPSTER | 1 | EA | 600.00 | PER UNIT | 600.00 | |
| | CATEGORY TOTAL - DEMOLITION | | | | | | 3,145.75 |
| CONCRETE - WB | LABOR | | HRS | | PER HOUR | - | |
| | MATERIALS | | SF | | PER SQFT | - | |
| | CATEGORY TOTAL - CONCRETE | | | | | | - |
| STUDS/DRYWALL - WB | NEW DEMISING WALL (INCLUDING INSULATION) | | LF | | PER LF | - | |
| | PATCH WORK | 1488 | SF | 1.15 | PER SQFT | 1,711.20 | laminate existing walls with paneling or paper |
| | EXTEND EXISTING DEMISING WALLS TO DECK | | LF | | PER LF | - | |
| CATEGORY TOTAL - STUDS/DRYWALL | | | | | | 1,711.20 | |
| CEILING - WB | NEW 2X4 LAY-IN ACOUSTICAL TILE | 1383 | SF | 2.00 | PER SQFT | 2,766.00 | incl. painting grid & insulation |
| | NEW GRID & TILE | 340 | SF | 3.25 | PER SQFT | 1,105.00 | |
| | INSULATION | 250 | SF | 0.85 | PER SQFT | 212.50 | |
| | PATCH/REPAIR | 200 | SF | 1.00 | PER SQFT | 200.00 | |
| | CATEGORY TOTAL - CEILING | | | | | | 4,283.50 |
| PLUMBING - WB | RESTROOM FIXTURES | 2 | EA | 1,600.00 | PER UNIT | 3,200.00 | |
| | RESTROOM ACCESSORIES | 6 | EA | 75.00 | PER UNIT | 450.00 | |
| | HOT WATER HEATER | | EA | | PER UNIT | - | |
| | CLEAN & RE-SET EXISTING FIXTURES | | EA | | PER UNIT | - | |
| | CATEGORY TOTAL - PLUMBING | | | | | | 3,650.00 |
| SPRINKLER - WB | ADD/RELOCATE HEADS | | EA | | PER UNIT | - | |
| | Fire ext. | 1 | EA | 100.00 | | 100.00 | |
| | DROP HEADS | | EA | | PER UNIT | - | |
| | NEW SYSTEM | | SF | | PER SQFT | - | |
| | CATEGORY TOTAL - SPRINKLER | | | | | | 100.00 |
| HVAC - WB | NEW RTU | | TONNAGE | | PER UNIT | - | |
| | DISTRIBUTION | 10 | EA | 75.00 | PER UNIT | 750.00 | |
| | NEW/RELOCATE GRILLES | 3 | EA | 500.00 | PER UNIT | 1,500.00 | |
| | CLEAN & PAINT GRILLES | 10 | EA | 15.00 | PER UNIT | 150.00 | |
| | CHECK, CLEAN, SYSTEM | 1 | EA | 300.00 | PER UNIT | 300.00 | |
| | NON-CERTIFIED/COMFORT BALANCE REPORT | | EA | | PER UNIT | - | |
| | THERMOSTAT RELOCATION | 1 | EA | 75.00 | PER UNIT | 75.00 | |
| | EXHAUST FAN | | EA | | PER UNIT | - | |
| | CATEGORY TOTAL - HVAC | | | | | | 2,775.00 |
| ELECTRICAL - WB | NEW 200-AMP PANEL & SERVICE | | EA | | PER UNIT | - | |
| | WIRE NIGHT LIGHTS | 2 | EA | 150.00 | | 300.00 | |
| | NEW 2X4 LIGHTS | 23 | EA | 250.00 | PER UNIT | 5,750.00 | |
| | RELOCATION OF LIGHTS | | EA | | PER UNIT | - | |
| | RE-LAMP | | EA | | PER UNIT | - | |
| | CLEAN/REPLACE LENSES | | EA | | PER UNIT | - | |
| | GFI OUTLET IN RESTROOM | 1 | EA | 225.00 | PER UNIT | 225.00 | |
| | EXIT/EMERGENCY LIGHTS | 2 | EA | 150.00 | PER UNIT | 300.00 | |
| | CATEGORY TOTAL - ELECTRIC | | | | | | 6,575.00 |
| SUBTOTAL - CONSTRUCTION HARD COSTS - WHITEBOX | | | | | | 22,240.45 | |
| CARPENTRY MATERIAL | HOLLOW CORE DOOR/FRAME/HARDWARE | | EA | | PER UNIT | - | |
| | SOLID CORE DOOR/FRAME/HARDWARE | 6 | EA | 650.00 | PER UNIT | 3,900.00 | |
| | RELOCATE EXISTING DOOR | | EA | | PER UNIT | - | |
| | DOOR CLOSER | 2 | EA | 145.00 | PER UNIT | 290.00 | |
| | GLASS AND GLAZING | | EA | | PER UNIT | - | |
| | PLYWOOD PHONE BOARD | 1 | EA | 50.00 | PER UNIT | 50.00 | |
| | INSTALL INTERIOR SIGNAGE | 1 | EA | 50.00 | PER UNIT | 50.00 | |
| | CATEGORY TOTAL - CARPENTRY | | | | | | 4,290.00 |
| STUDS/DRYWALL | INSULATED INTERIOR PARTITION | 77 | LF | 58.00 | PER LF | 4,466.00 | |
| | NON-INSULATED INTERIOR PARTITION | | LF | | PER LF | - | |
| | FURR-OUT DRYWALL | | LF | | PER LF | - | |
| | PATCH/REPAIR/MAN HOURS | | HOURS | | RATE/HOUR | - | |
| | CATEGORY TOTAL - STUDS/DRYWALL | | | | | | 4,466.00 |
| FLOORING | VCT MATERIAL | 21 | CARTON | 65.00 | PER CARTON | 1,365.00 | |
| | VCT INSTALLATION | 755 | SF | 3.00 | PER SF | 2,265.00 | |
| | CARPET MATERIAL | 104 | SY | 15.38 | PER SY | 1,599.52 | |
| | VINYL BASE MATERIAL | 374 | LFT | 1.00 | PER LF | 374.00 | |
| | INSTALLATION/TYPICAL FLOOR PREP-CARPET | 104 | SY | 7.50 | PER SY | 780.00 | |
| | INSTALLATION/TYPICAL FLOOR PREP-BASE | 374 | LF | 1.00 | PER LF | 374.00 | |
| | CATEGORY TOTAL - FLOORING | | | | | | 6,757.52 |
| PAINTING/PRIMING | WALLS | 2992 | SQFT | 0.85 | PER SQFT | 2,543.20 | |
| | DOORS/FRAMES | 6 | EA | 75.00 | PER UNIT | 450.00 | |
| | CEILING | 56 | SQFT | 1.00 | PER SQFT | 56.00 | |
| | CATEGORY TOTAL - PAINTING | | | | | | 3,049.20 |
| PLUMBING | UTILITY/MOP SINK | | EA | | PER UNIT | - | |
| | DRINKING FOUNTAIN | | EA | | PER UNIT | - | |
| | RFP PANELING | | EA | | PER UNIT | - | |
| | CATEGORY TOTAL - PLUMBING | | | | | | - |
| ELECTRICAL | ADD CIRCUITS | 2 | EA | 250.00 | PER UNIT | 500.00 | |
| | DOOR CHIME | 1 | | 75.00 | | 75.00 | |
| | DUPLEX RECEPTACLES | 22 | EA | 200.00 | PER UNIT | 4,400.00 | |
| | DEDICATED RECEPTACLES | 1 | EA | 250.00 | PER UNIT | 250.00 | |
| | QUADPLEX | 1 | EA | 225.00 | PER UNIT | 225.00 | |
| | SPOTLIGHT | 1 | EA | 125.00 | PER UNIT | 125.00 | |
| | SWITCHES - SINGLE POLE | 4 | EA | 200.00 | PER UNIT | 800.00 | |
| | SWITCHES - 3 WAY | 2 | EA | 225.00 | | 450.00 | |
| | SIGN CIRCUIT | | EA | | PER UNIT | - | |
| | SIGN TIMER | | EA | | PER UNIT | - | |
| CATEGORY TOTAL - ELECTRIC | | | | | | 6,825.00 | |
| LOW VOLTAGE | CONDUIT | 8 | EA | 25.00 | PER UNIT | 200.00 | |
| | PULL STRING/BOX | 8 | EA | 25.00 | PER UNIT | 200.00 | |
| | CATEGORY TOTAL - LOW VOLTAGE | | | | | | 400.00 |
| SUBTOTAL - CONSTRUCTION HARD COSTS - TO FINISH | | | | | | 25,787.72 | |
| SUBTOTAL - CONSTRUCTION HARD COSTS - ALL | | | | | | 48,028.17 | |

CTMT Corporate Solutions - Base Proposal

| | | | |
|-------------------|------------------------|----------------------|-------------------|
| CTMT Client Name: | Edward Jones | Leasing Coordinator: | Stefanie Slavens |
| Branch #: | 78761 | Designer: | Sam Zinkel |
| Address: | 1005 N. Main | Contractor: | Apex Building Co. |
| City/State: | Garden City, KS. 67846 | Address: | 604 Bel Rue |
| Plan Date: | 2.24.2017 | City/State/Zip: | Derby, KS 67037 |
| Bid Revision #: | \$ 1.00 | Phone #: | 316-390-9723 |

Note: any odd or unusual items go on Alternates-Change Orders tab

*** ALL PRICING TO BE BROKEN DOWN TO COST PER UNIT.***

| CATEGORY | ITEM | QUANTITY | UNITS | COST | PER UNIT | SUBTOTAL | COMMENTS |
|---|--|----------------------|-------------------------------|-------------------------|----------------|--------------|------------|
| COMMENCEMENT | | | | | | | |
| | PERMIT | 1.00 | | \$ 650.00 | | \$ 650.00 | |
| | ARCHITECTURAL FEES | 1.00 | | \$ 2,500.00 | | \$ 2,500.00 | incl MEP's |
| | MEP FEES | 1.00 | | | | \$ - | |
| | CERTIFICATE OF OCCUPANCY | 1.00 | | | | \$ - | |
| | TOTAL | | | | | \$ 3,150.00 | |
| GENERAL CONDITIONS | | | | | | | |
| | (Can not exceed 5% of Construction Hard Costs) | | 5% | % OF HARD COST SUBTOTAL | | \$ 2,401.41 | |
| OVERHEAD & PROFIT | | | | | | | |
| | | | | RANGE OF PROFIT MARGIN | % | | |
| | | | | | O/P | | |
| | (Percentage of total in "Construction Hard Costs") | | <10,000 10,001-20,000 >20,000 | | 10.0% | | |
| | | | 15% 13.5% 10% | | | \$ 4,802.82 | |
| PER DIEM | | 25.00 | # OF DAYS | 85.00 | \$ PER DAY | \$ 2,125.00 | |
| ONSITE SUPERVISION | On site supervision & office project management | 40.00 | # OF HOURS | 35.00 | \$ PER HOUR | \$ 1,400.00 | |
| | | VARIABLE COSTS AS A: | % OF GRAND TOTAL | % OF TO WHITEBOX | % OF TO FINISH | \$ 13,879.23 | |
| SUBTOTAL - CONSTRUCTION SOFT COSTS | | | 22% | 62% | 54% | | |
| Grand Total for PO Approval | | | | | | \$ 61,907.40 | |
| HARD COST TAX (INCLUDE ALL MATERIAL TAX) | | | | % OF HARD COST SUBTOTAL | | | |
| HARD TAX TO BE REFLECTED IN THE BID CATEGORIES ABOVE- THIS NUMBER IS FOR AUDIT PURPOSES ONLY AND WILL NOT BE ADDED TO THE GRAND TOTAL | | | | | | | |

GENERAL NOTES/EXPLANATIONS:



Finney County
P O Box M
Garden City, KS 67846
620-272-3527

Raylene Dick

Tax Receipt

Receipt Date: 12/19/2016
Terminal Number: 30

| | | | |
|---------------------------------|--|---|-------------------------|
| Receipt Num: 2737 Full | Year: 2016 | Stmt Num: 24388 | Real Estate |
| WHARTON'S LIMITED LLC | 906 N 10TH STREET GARDEN CITY KS 67846-5208 | STEVENS 2ND ADDITION---392, S18, T24, R32W, BLOCK 36, S 3' LOT 04 & LOT 05 | |
| Parcel ID: 27418010080260000000 | | ADDR: 1005 N MAIN ST | |
| Lot: | Blk: 36 | STEVENS 2ND ADDITION | Receipt Amount: 3598.89 |
| Sec: 18 | Twp: 24 | Rng: 32W | Fees: |

CountyWorks by Manatron

MS CK # 2450

| | |
|-----------------|---------|
| Total Tax: | 3598.89 |
| Total Fees: | |
| TOTAL RECEIPTS: | 3598.89 |

WHARTON'S LIMITED LLC
906 N 10TH STREET
GARDEN CITY KS 67846-5208



Finney County
P O Box M
Garden City, KS 67846
620-272-3527

Raylene Dick

Tax Receipt

Receipt Date: 12/19/2016
Terminal Number: 30

| | | | |
|---------------------------------|--|---|--------------------|
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| Parcel ID: 27418010080260000000 | | ADDR: 1005 N MAIN ST | |
| Lot: | Blk: 36 STEVENS 2ND ADDITION | Receipt Amount: | 3598.89 |
| Sec: 18 Twp: 24 Rng: 32W | | Fees: | |

CountyWorks by Manatron

MS CK # 2450

| | |
|------------------------|---------|
| Total Tax: | 3598.89 |
| Total Fees: | |
| TOTAL RECEIPTS: | 3598.89 |

WHARTON'S LIMITED LLC
906 N 10TH STREET
GARDEN CITY KS 67846-5208



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Michael D. Utz, Chief of Police
DATE: September 5, 2017
RE: FY2017 Edward Byrne Memorial Justice Assistance Grant Program (JAG) Application Approval

ISSUE:

The Governing Body is asked to consider and approve the Garden City Police Department's request to submit a grant application for ten portable radios for the Fiscal Year 2017 Edward Byrne Memorial Justice Assistance Grant Program.

BACKGROUND:

The Garden City Police Department (GCPD) uses Motorola portable radio model 1500 and 2500 for communication between officers and the Communications Center at the Law Enforcement Center. The GCPD currently has 70-portable radios that were purchased in 2009. The model 1500 was discontinued in 2014, and the model 2500 will be discontinued in 2018. Replacement parts for both models will be difficult to acquire after 2018.

Motorola's next generation of portable radios is the APX 6000. The GCPD has purchased three radios through the budget in 2016 and will be purchasing four additional radios in 2017 and four more radios in 2018.

The GCPD received an online application through the Edward Byrne Memorial Justice Assistance Grant Program for 2017 for equipment. The GCPD would submit the grant for 10-additional portable radios at the cost of \$45,000. The Grant has to be submitted no later than 5:00 p.m. on September 5, 2017.

ALTERNATIVES:

1. Approve the request to submit the grant application.
2. Reject the request to submit the grant application.

RECOMMENDATION:

Staff recommends the Governing Body approve the request to submit the FY2017 JAG application.

FISCAL NOTE:

The Grant funding requested is \$45,000, and is 100-percent funded with no match required by the City of Garden City. If the GCPD is awarded the grant, the grant funds are to be expended by September 30, 2019.

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------|-------------|-----------------|
| Project Abstract - Application | 9/1/2017 | Backup Material |

| | | |
|-------------------|----------|-----------------|
| Program Narrative | 9/1/2017 | Backup Material |
| Budget Narrative | 9/1/2017 | Backup Material |
| Budget Worksheet | 9/1/2017 | Backup Material |

PROJECT ABSTRACT
Emergency Communications Equipment Upgrade
Garden City Police Department

In 2009, the Garden City Police Department converted to the State of Kansas' 800MHz radio system and purchased portable Motorola radios compatible with the system. While the radios have served the Department well for eight years, Motorola has continued to evolve with technology and no longer have the models currently in use on the market.

The Garden City Police Department is interested in gradually advancing to the newest Motorola model, the APX 6000 700/800 Model 2.5, as it is compatible with the current system and interfaces with the Motorola in-car/body camera system the Department is planning to purchase in 2018. Most importantly, the advancements in technology improve the operational efficiency and response time as well as enhance officer safety.

In the event the Department is able to purchase the new APX 6000 radios, the current portable radios will still be utilized as backup devices when necessary but more importantly, the obsolete radios will serve as a training tool for area youth interested in pursuing a career in law enforcement. In early 2017, the Garden City Police Department teamed with the Boy Scouts of America to form Explorer Post 1911. The collaboration allows local teenagers interested in a career in law enforcement to obtain hands on training alongside sworn personnel. The Post currently has eighteen young men and women who completed the initial training and became Explorers in June 2017. With the development of Explorer Post 1911 beginning in late 2016, The Garden City Police Department was unable to incorporate the projected expenses associated with the Post in its 2017 budget. The Explorers are planning several fundraisers in order to purchase gear and uniforms but the probability of raising enough funds to purchase portable radios is unlikely.

The Garden City Police Department is requesting funding for ten Motorola APX 6000 700/800 Model 2.5 portable radios for a total of \$43,900.00. The amount covers the cost of the radio as well as the charger, programming expenses and service agreement.

PROGRAM NARRATIVE
Emergency Communications Equipment Upgrade
Garden City Police Department

Statement of Problem

Garden City, Kansas is a culturally diverse agricultural community in Southwest Kansas with an estimated population of 30,949. Over the course of the last five years, Garden City has attracted many new retail stores, restaurants and manufacturers, resulting in an increase of visitors from the surrounding counties, especially on weekends and holidays. The Garden City Police Department has a total of 94 employees, 63 of which are sworn officers, and responds to an average of 30,500 calls for service each year. As the city continues to develop and expand, the calls for service gradually increase and officers must heavily rely on portable communication devices to ensure the needs of the community are met efficiently and safely. While the Department strives to provide officers with the resources necessary to serve the community effectively, keeping up with the technological advancements, specifically in portable communication devices, can be challenging when faced with budget reductions.

In order to convert to the State of Kansas' 800MHz radio system, the Garden City Police Department purchased seventy XTL2500, XTS1500, and XTS2500 Motorola portable radios over the course of the past eight years. The conversion began in 2009 and while many of the original devices are still in use, the average lifespan of Motorola's portable radios is seven years due to advancements in technology. Taking into consideration the age of the current units as well as the fact that Motorola is no longer manufacturing the aforementioned models or replacement parts, it is only a matter of time before the Garden City Police Department experiences a shortage in portable radios. Normal attrition has resulted in the Department not having spare units available should any be taken out of service unexpectedly. The lack of spare portable radios presents an officer safety issue in the event a critical incident occurs and officers are dispatched with unreliable and outdated communication equipment.

While the Garden City Police Department's annual budget allows for the purchase of a few replacement portable radios and repairs, it does not allow us to keep up with the attrition of our current out of date model, or allow us to maintain a small supply of extra radios for immediate replacement out of service units. The Department employs 63 sworn officers, 2 animal control officers and 29 non-sworn employees, with only enough operable radios for the sworn and animal control officers.

PROGRAM NARRATIVE
Emergency Communications Equipment Upgrade
Garden City Police Department

Project Design and Implementation

The Garden City Police Department has completed extensive research on the portable radios on the market today and determined Motorola's new model, the APX 6000 700/800 Model 2.5 offers the updated technology the Department is seeking.

Integration of the Motorola APX 6000 700/800 Model 2.5 portable radio shall be a multi-phase process, with the first phase, the purchase of ten devices, occurring on or before January 31, 2018 in the event grant funds are awarded to the Department. The ten devices are to be issued to on duty Patrol Officers with body-worn cameras, while other sworn personnel such as Investigators and Command Staff, continue to utilize the current Motorola portable radios until funding for the remaining phases becomes available. The devices replaced by the APX 6000 radios will be pulled from Patrol but remain the property of the Department to be utilized as back up radios as needed.

When not being used as spare units during repairs, the current portable radios will be utilized as a training tool. In late 2016, the Garden City Police Department collaborated with the Boy Scouts of America and formed Explorer Post 1911. The Post allows young men and women, 14 years old to 21 years old, to obtain hands on training in the field of law enforcement. In July 2017, eighteen local recruits graduated from the initial training program and became the first Explorers of Post 1911. These young men and women are now training alongside the Garden City Police Department sworn personnel in hopes of one day pursuing careers in law enforcement. The ten phased-out Motorola portable radios will be utilized by the Explorers for training purposes once the APX 6000 units have been received and programmed. Contingent upon funding availability, the Department plans to continuously add portable units while maintaining possession of the old devices for training and back up purposes.

The City of Garden City shall continue allocating funds for replacement portable radios and repairs in order to eventually phase out the discontinued Motorola models. The average annual allocation is \$20,000.00, which allows the Department to purchase up to five portable radios annually.

PROGRAM NARRATIVE
Emergency Communications Equipment Upgrade
Garden City Police Department

Capabilities and Competencies

The Garden City Police Department prides itself on being technologically advanced in many areas. In-car camera systems, Tasers, Mobile Data Terminals in each patrol car, electronic citation capabilities, pole cameras, a forensic computer lab, and a special weapons and tactics robot with video and audio capabilities are all currently in use by the Department. In 2016, the Garden City Police Department carried out a 1.25 million dollar software upgrade that improved the Computer Aided Dispatch, Mobile Data Terminal, Mobile Field Reporting modules, and Records Management System.

The Motorola APX 6000 Model 2.5 portable radios can seamlessly be integrated into the Department's communication system. With resources such as a Motorola service and support provider located in a neighboring city, any repairs or troubleshooting outside of Department's capabilities can be quickly resolved in a timely manner.

PROGRAM NARRATIVE
Emergency Communications Equipment Upgrade
Garden City Police Department

Data Collection

Goal 1: The primary goal of the Emergency Communications Equipment Upgrade Project is to provide Department personnel the most efficient communication device available that not only improves response time but also enhances officer safety by providing the most reliable, up-to-date technology.

Objective 1: The purchase of ten portable Motorola APX 6000 700/800 Model 2.5 radios allows the Garden City Police Department to provide officers with one of the most dependable portable communication device on the market today. Phasing out the obsolete portable radios is a priority as repairs become more time consuming and costly due to the unavailability of replacement parts.

Deliverable 1: Reliable portable communication devices are vital during critical situation and the integration of the ten APX 6000 radios will ensure officers remain in constant contact with other sworn personnel as well as Dispatch.

Goal 2: The secondary goal for the Emergency Communications Equipment Upgrade Project is to remove the current dated portable radios from service to be used as a backup device if needed and also a training tool.

Objective 2: Utilization of the old radios for training purposes allows the newly formed Explorer Post 1911 to provide a cost-effective hands-on learning tool to local youth interested in pursuing a career in law enforcement.

Deliverable 2: The Explorers will gain knowledge and experience in the area of communication in the field of law enforcement.

BUDGET NARRATIVE
Emergency Communications Equipment Upgrade
Garden City Police Department

A. PERSONNEL NARRATIVE **\$0.00**

No costs associated with personnel.

B. FRINGE BENEFITS NARRATIVE **\$0.00**

No costs associated with fringe benefits.

C. TRAVEL NARRATIVE **\$0.00**

No costs associated with travel.

D. EQUIPMENT NARRATIVE **\$45,000.00**

The quote received from the Garden City Police Department's Motorola representative for a new Motorola APX 600 700/800 Model 2.5 Portable Radio is \$2,208.98.

The following additional expenses are necessary to integrate the portable radios into the Department's current communications system:

| | |
|-----------------------------|-------------------|
| Multi-key Feature | \$240.90 |
| 3 Year Service Agreement | \$90.00 |
| Astro Digital CAI Operation | \$375.95 |
| Smartzone Operation | \$876.00 |
| P25 9600 Baud Trunking | \$219.00 |
| Single-Unit Charger | \$109.50 |
| Mic Noise Suppression | \$269.01 |
| Shipping, Cords, Misc | \$110.66 |
| TOTAL COST PER UNIT: | \$4,500.00 |

E. SUPPLIES NARRATIVE **\$0.00**

No costs associated with supplies.

BUDGET NARRATIVE
Emergency Communications Equipment Upgrade
Garden City Police Department

F. CONSTRUCTION NARRATIVE **\$0.00**

No costs associated with construction.

G. CONSULTANTS/CONTRACTS NARRATIVE **\$0.00**

No costs associated with consultants/contracts.

H. OTHER NARRATIVE **\$0.00**

No other costs.

I. INDIRECT COSTS NARRATIVE **\$0.00**

No indirect costs.

BUDGET DETAIL WORKSHEET
Emergency Communications Equipment Upgrade
Garden City Police Department

A. PERSONNEL

| NAME | POSITION | SALARY | BASIS | PERCENTAGE OF TIME | LENGTH OF TIME | COST |
|--------------|----------|--------|-------|-----------------------|-------------------|---------------|
| | | | | | | \$0.00 |
| TOTAL | | | | | | \$0.00 |

B. FRINGE BENEFITS

| DESCRIPTION | BASE | RATE | COST |
|--------------|------|------|---------------|
| | | | \$0.00 |
| TOTAL | | | \$0.00 |

C. TRAVEL

| PURPOSE OF TRAVEL | LOCATION | ITEM | COST RATE | NUMBER OF PEOPLE | NUMBER OF TRIPS | COST |
|-------------------------|----------|---------|--------------|------------------------|--------------------|---------------|
| | | LODGING | | | | |
| | | MEALS | | | | |
| | | MILEAGE | | | | |
| | | LOCAL | | | | |
| | | OTHER | | | | |
| TOTAL | | | | | | \$0.00 |

D. EQUIPMENT

| DESCRIPTION | QUANTITY | COST | COST |
|---|----------|------------|--------------------|
| MOTOROLA APX 6000 700/800 MODEL 2.5 PORTABLE RADIO | 10 | \$4,500.00 | \$45,000.00 |
| TOTAL | | | \$45,000.00 |

BUDGET DETAIL WORKSHEET
Emergency Communications Equipment Upgrade
Garden City Police Department

E. SUPPLIES

| DESCRIPTION | QUANTITY | COST | COST |
|--------------|----------|------|---------------|
| | | | |
| TOTAL | | | \$0.00 |

F. CONSTRUCTION

| DESCRIPTION | QUANTITY | COST | COST |
|--------------|----------|------|---------------|
| | | | |
| TOTAL | | | \$0.00 |

G. CONSULTATION/CONTRACTS

| DESCRIPTION | QUANTITY | COST | COST |
|--------------|----------|------|---------------|
| | | | |
| TOTAL | | | \$0.00 |

H. OTHER

| DESCRIPTION | QUANTITY | COST | COST |
|--------------|----------|------|---------------|
| | | | |
| TOTAL | | | \$0.00 |

I. TOTAL INDIRECT COSTS

| DESCRIPTION | QUANTITY | COST | COST |
|--------------|----------|------|---------------|
| | | | |
| TOTAL | | | \$0.00 |

BUDGET DETAIL WORKSHEET
Emergency Communications Equipment Upgrade
Garden City Police Department

BUDGET SUMMARY

| BUDGET CATEGORY | BJA REQUEST | NON-BJA AMOUNTS | TOTAL |
|----------------------------|--------------------|------------------------|--------------|
| A. PERSONNEL | \$0 | \$0 | \$0 |
| B. FRINGE BENEFITS | \$0 | \$0 | \$0 |
| C. TRAVEL | \$0 | \$0 | \$0 |
| D. EQUIPMENT | \$45,000 | \$0 | \$45,000 |
| E. SUPPLIES | \$0 | \$0 | \$0 |
| F. CONSTRUCTION | \$0 | \$0 | \$0 |
| G. CONSULTANTS | \$0 | \$0 | \$0 |
| H. OTHER | \$0 | \$0 | \$0 |
| TOTAL DIRECT COSTS | \$0 | \$0 | \$0 |
| I. INDIRECT COSTS | \$0 | \$0 | \$0 |
| TOTAL PROJECT COSTS | \$45,000 | \$0 | \$45,000 |

| | |
|---------------------------|-----------------|
| BJA REQUEST | \$45,000 |
| NON-BJA REQUEST | \$0 |
| TOTAL PROJECT COST | \$45,000 |



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: September 5, 2017
RE: Board Appointment for Planning Commission

ISSUE:

The Governing Body is asked to consider and appoint a new member to the Planning Commission.

BACKGROUND:

Brian Schwindt has tendered his resignation from the Planning Commission. His appointment as a City representative was for a three-year term set to expire December 31, 2018.

The following citizens have expressed interest in serving on the Planning Commission and their applications are attached:

Jeana Anliker

Valerie Hess

Clayton Holub

Blair Loving

Clemencia Zermeño

ALTERNATIVES:

1. Fill appointment with one of the candidates listed above.
2. Find alternative candidates to fill the position.

RECOMMENDATION:

Staff recommends Alternative #1.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------------|-------------|-----------------|
| Planning Commission Applications | 8/30/2017 | Backup Material |

GARDEN CITY IS MY TOWN TOO!

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

RECEIVED
AUG 18 2017

BY: CH

NAME: Jeana Anliker

HOME PHONE: 620-805-4543

ADDRESS: 1104 Mockingbird Lane

WORK PHONE: 620-805-4543

E-MAIL ADDRESS: jeanaanliker@gcnet.com

OCCUPATION (if employed): Realtor

PLACE OF EMPLOYMENT: Coldwell Banker / The Real Estate Shoppe, Inc

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? raised in GC left for 20 years

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

moved back 3 yrs ago.

Want to be more involved in the community.

I was born and raised in G.C and want to be a part of helping G.C grow and expand. Proud to promote G.C.

OTHER APPLICABLE EXPERIENCE: I helped put together a residential

subdivision learning all the guidelines and the importance of planning. I also have a business background and a desire to see G.C grow and expand.

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

☐ Airport Advisory Board

☐ Alcohol Fund Advisory Committee

☐ Art Grant Committee

☐ Building Safety Board of Appeals

☐ Community Health Advisory Board

☐ Cultural Relations Board

☐ Golf Advisory Board

☐ Landmarks Commission

☐ Lee Richardson Zoo Advisory Board

☐ Local Housing Authority

☐ Parks & Tree Board

☒ Planning Commission

☐ Police/Citizen Board

☐ Public Utilities Advisory Board

☐ Recreation Commission

☐ Traffic Advisory Committee

☐ Zoning Board of Appeals

RETURN THIS FORM TO:

City Manager's Office – Attn: Celyn

City Administrative Center

P.O. Box 998

Garden City, KS 67846-0998

GARDEN CITY IS MY TOWN TOO!

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

NAME: Valerie

HOME PHONE: 620 805 2938

ADDRESS: 703 amy st

WORK PHONE: 620 275-6586

E-MAIL ADDRESS: labrier2012@gmail.com

OCCUPATION (if employed): Store owner The Buckle (Brass Buckle)

PLACE OF EMPLOYMENT: The Buckle

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? (born here) 10 years
Business owner

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

I feel like with Garden grown to the change in types of
business that we need a bigger range of diversity to get on the
board new protective

OTHER APPLICABLE EXPERIENCE: been on historical board

2 year in 2011

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

- ☐ Airport Advisory Board
- ☐ Alcohol Fund Advisory Committee
- ☐ Art Grant Committee
- ☐ Building Safety Board of Appeals
- ☐ Community Health Advisory Board
- ☐ Cultural Relations Board
- ☐ Golf Advisory Board
- ☐ Landmarks Commission
- ☐ Lee Richardson Zoo Advisory Board

- ☐ Local Housing Authority
- ☐ Parks & Tree Board
- ☒ Planning Commission
- ☐ Police/Citizen Board
- ☐ Public Utilities Advisory Board
- ☐ Recreation Commission
- ☐ Traffic Advisory Committee
- ☒ Zoning Board of Appeals

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

NAME: Clayton Holub HOME PHONE: 620-640-3488

ADDRESS: 2201 Crestway WORK PHONE: 620-272-2105

E-MAIL ADDRESS: claytonholub@centura.org

OCCUPATION (if employed): Media Market Specialist

PLACE OF EMPLOYMENT: St. Catherine Hospital

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 31 years, minus 7 for college

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

I feel like I have great skills, knowledge and a young fresh background that could be beneficial not only to a certain board but to Garden City. I am also proud of where I am from and what to help grow and sustain Garden City

OTHER APPLICABLE EXPERIENCE: All my board experience was in college
Senior Dean Acacia Fraternity
President Phi Delta Music Society
Numerous committees

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

☐ Airport Advisory Board

☐ Alcohol Fund Advisory Committee

☐ Art Grant Committee

☐ Building Safety Board of Appeals

☐ Community Health Advisory Board

☐ Cultural Relations Board

☒ Golf Advisory Board

☐ Landmarks Commission

☒ Lee Richardson Zoo Advisory Board

☐ Local Housing Authority

☐ Parks & Tree Board

☒ Planning Commission

☒ Police/Citizen Board

☐ Public Utilities Advisory Board

☐ Recreation Commission

☐ Traffic Advisory Committee

☐ Zoning Board of Appeals

RETURN THIS FORM TO:

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City Administrative Center
P.O. Box 998
Garden City, KS 67846-0998

GARDEN CITY IS MY TOWN TOO!

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

NAME: Blair Loving HOME PHONE: 785-856-2549

ADDRESS: 907 Lyle Ave., Garden City WORK PHONE: 620-276-8137

E-MAIL ADDRESS: blovinw5@gmail.com

OCCUPATION (if employed): Attorney

PLACE OF EMPLOYMENT: State Board of Indigent Defense Services, Western Regional Public Defender

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 9 months

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

I recently started my career here and hope to someday retire here; I'd like to do my part to help this wonderful community

reach its full potential through planning and promoting growth while protecting the interests of its citizens.

OTHER APPLICABLE EXPERIENCE: Juris Doctorate with specific studies in property law, mineral rights,

real estate law, and tort law.

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

☐ Airport Advisory Board

☐ Alcohol Fund Advisory Committee

☐ Art Grant Committee

☒ Building Safety Board of Appeals

☐ Community Health Advisory Board

☐ Cultural Relations Board

☐ Golf Advisory Board

☐ Landmarks Commission

☐ Lee Richardson Zoo Advisory Board

☐ Local Housing Authority

☐ Parks & Tree Board

☒ Planning Commission

☐ Police/Citizen Board

☐ Public Utilities Advisory Board

☐ Recreation Commission

☒ Traffic Advisory Committee

☒ Zoning Board of Appeals

RETURN THIS FORM TO:

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

GARDEN CITY IS MY TOWN TOO!

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

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

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

E-MAIL ADDRESS: zclemencia@yahoo.com

OCCUPATION (if employed): Real Estate Agent

PLACE OF EMPLOYMENT: Coldwell Banker / REA

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

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

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

OTHER APPLICABLE EXPERIENCE: I served in Alta Brown PTO

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

☐ Airport Advisory Board

☐ Alcohol Fund Advisory Committee

☐ Art Grant Committee

☐ Building Safety Board of Appeals

☐ Community Health Advisory Board

☒ Cultural Relations Board

☐ Golf Advisory Board

☐ Landmarks Commission

☐ Lee Richardson Zoo Advisory Board

☒ Local Housing Authority

☐ Parks & Tree Board

☒ Planning Commission

☐ Police/Citizen Board

☐ Public Utilities Advisory Board

☐ Recreation Commission

☐ Traffic Advisory Committee

☐ Zoning Board of Appeals

RETURN THIS FORM TO:

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



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Cemetery Department
DATE: September 5, 2017
RE: Quit Claim Deed - Butler

ISSUE:

Quit claim deed from Heir of Boniface Peters transferring Spaces 3 & 4, Lot 144, Zone B of Sunset Memorial Garden to Katherine Butler.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Cemetery Department
DATE: September 5, 2017
RE: Quit Claim Deed - Hands

ISSUE:

Quit claim deed from Fielding Hands transferring Spaces 7 & 8, Lot 741, Zone Brook of Valley View Cemetery to Peggy Hands.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Cemetery Department
DATE: September 5, 2017
RE: Quit Claim Deed Spaces at Sunset Memorial Gardens - William

ISSUE:

Quit claim deed from Herlinda Small transferring Space 2, Lot 53, Zone A of Sunset Memorial Gardens to Shirley William.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Cemetery Department
DATE: September 5, 2017
RE: Quit claim deed spaces at Valley View Cemetery - City of Garden City

ISSUE:

Quit Claim deed from Joe A or Gloria Sena transferring Space 6, Lot 795, Zone Brookover of Valley View Cemetery to City of Garden City, KS.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Cemetery Department
DATE: September 5, 2017
RE: Permission to reserve burial rights of space at Valley View Cemetery - Castaneda

ISSUE:

Permission for Ramiro Castaneda to reserve Space 4. Lot 37, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

The city will receive \$50 to reserve the space.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Cemetery Department
DATE: September 5, 2017
RE: Permission to reserve burial rights of space at Valley View Cemetery -
Ngirchedeng

ISSUE:

Permission for Victoria L Ngirchedeng to reserve Space 3, Lot 70, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

The city will receive \$50 to reserve the space.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: September 5, 2017
RE: New and Renewed Contractor Licenses for September 5, 2017.

ISSUE:

The Governing Body is asked to consider and approve the contractor licenses for September 5, 2017.

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 this list have completed the requirements necessary to obtain their contractor license for 2017.

ALTERNATIVES:

- 1) The Governing Body may elect to approve the contractor licenses as presented.
- 2) The Governing Body may elect to not approve the contractor licenses.

RECOMMENDATION:

Staff recommends approval of contractor licenses as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| Contractor Agenda for September 5, 2017 | 8/30/2017 | Backup Material |

CONTRACTOR LICENSE AGENDA

September 5, 2017

2017 New

CLASS B General

Triple A Gutters & Construction

CLASS D-R Roofing

Southwest Roofing LLC

CLASS D-P Plumbing w/Gas

Fast Eddie's Services

2017 Renewal

CLASS E-SOC Fencing

Downey Lawn & Landscape Inc.

CLASS E-SOC Sprinkler Installer

Downey Lawn & Landscape Inc.

CLASS D-P Plumbing w/Gas

Benitez Construction



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: September 5, 2017
RE: CMB License - Target Store

ISSUE:

The Governing Body is asked to consider and approve a Cereal Malt Beverage license.

BACKGROUND:

Attached is a list of businesses applying for or renewing a cereal malt beverage license. Businesses on this list have completed the requirements necessary to obtain their license.

ALTERNATIVES:

1. Approve the licenses as presented.
2. Deny the licenses.

RECOMMENDATION:

Staff recommends approval of the new and renewing applications.

FISCAL NOTE:

Fees for a Cereal Malt Beverage license is \$75 per year.

ATTACHMENTS:

| Description | Upload Date | Type |
|------------------------------|-------------|-----------------|
| 09-05-17 City Clerk licenses | 9/1/2017 | Backup Material |

LICENSE AGENDA

September 5, 2017

2017 NEW

CEREAL MALT BEVERAGES

Target Store T-0906



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Debbie Bridgemen, Secretary - GCRC
DATE: September 5, 2017
RE: 07-24-17 - GCRC minutes

ISSUE:

Presentation of the July 24, 2017 minutes from the Garden City Recreation Commission.

ATTACHMENTS:

| Description | Upload Date | Type |
|-----------------------|-------------|-----------------|
| 07-24-17 GCRC minutes | 8/31/2017 | Backup Material |

Garden City Recreation Commission

Minutes July 24, 2017

I. Called Meeting to Order

Chairperson Jamie Warren called the meeting to order at 5:15 pm. Other GCRC board members present were Myca Bunch, Marilyn Porter and Keith Rathbun. GCRC staff present were Superintendent Aaron Stewart and Finance Director Debbie Bridgeman.

II. Approval of Agenda

Myca moved and Marilyn seconded to approve the agenda as presented. The motion carried with all in favor.

III. Public Comments

There were no public comments.

IV. Consent Agenda

- Minutes of Regular Meeting June 26, 2017
- Minutes of Special Meeting July 10, 2017
- Staff/Participation Reports for June 2017

The Board reviewed the minutes and staff reports. They discussed the new logo sign at Core Fitness and the attendance for the Saturday night movies as well as the play "Aladdin Jr." which will be showing August 4th and 5th. Marilyn moved to approve the consent agenda. Keith seconded the motion. The motion carried with all in favor.

V. Financial Reports for June 2017

Aaron gave a brief overview of the June financials, stating that we were down this year compared to last year mostly due to not having the Pool this year. Aaron presented a review of the second quarter financials per department. He stated we are spending more money due to salaries, the new website and background checks. He noted the Arts Department's revenue increased due to the Spring play and the Athletics Department expenses are up due to the new uniforms and taking advantage of a store closing to purchase additional equipment for next year at a discounted price. Aaron also stated that he is concerned about Concessions as expenses are about the same but revenue is down, noting that he is checking into the reason for this. He noted that Fitness is down and we are addressing the fee structure for personal training as well as corporate memberships. Aaron stated that he is forecasting that we will add \$150,000.00 to our reserve at the end of the year. Myca moved and Marilyn seconded to accept the June financial reports. The motion carried with all in favor.

VI. Superintendents Report

- Website Update
- Board & Staff Pot Luck Dinner Reminder
- Aquatics Update
- Maintenance Update

Aaron passed around some screen shots of our new website and asked for comments and suggestions for any changes. They all agreed it looked very streamlined and clean. Aaron reminded the Board that the Commission's pot luck dinner was Sunday, July 30th at 6:00 pm at

Shelter #5 in Finnup Park. Aaron gave an update on swimming lessons, stating we have 125 registered for session II. We are just under where we were last year in numbers but overall it is looking good. He stated that the Maintenance Department has been able to sell some scrap metal for about \$2,000.00 and we will use this to help purchase some new equipment such as weed eaters. Aaron also reported on the All Star Baseball game, stating there were approximately 250 in attendance and we received a lot of positive feedback and he is looking forward to keeping it here in the future.

VII. Unfinished Business

a. Gymnastics

Aaron presented a Purchase Agreement and a Commercial Building Lease for gymnastics, stating that if the board approved the agreement and lease tonight he would present the lease to the City Commission to approve at their next meeting on August 1, 2017. He stated that it is a standard contract drawn up by our attorney Lara Bors. He also stated we would need to put in some investment money to purchase some gymnastic equipment, office equipment and furniture. Marilyn moved to accept and approve the bill of sale for \$40,000.00 and to allow additional funding (\$23,600.00) for purchases for a total of \$63,600.00. Keith seconded the motion. The motion carried with all in favor. Keith moved and Myca seconded to approve the commercial building lease with Miller Enterprises. The motion carried with all in favor.

VIII. New Business

There was no new business.

IX. Executive Session

Marilyn moved and Keith seconded to go into executive session for 30 minutes for the purpose of discussing personnel. The Board and Aaron went into executive session at 6:36 pm. The Board came out of executive session at 7:00 pm and extended the session for another 10 minutes. The Board came out of executive session at 7:10 pm. Myca moved to allow an exemption to Section 4.04 of our policy to make an offer to Dusty Cummings for the position of Maintenance Supervisor, giving Aaron oversight of the agreement with Dusty Cummings and Debbie Bridgeman. Keith seconded the motion. The motion carried with Myca, Keith and Jamie in favor and Marilyn opposed.

X. Garden City Recreation Commission Questions and Comments

Jamie commented that he received a text stating that Core Fitness was packed on July 4th.

XI. Adjournment

Myca moved and Marilyn seconded to adjourn the meeting. The motion carried with all in favor. The meeting adjourned at 7:20 pm.


Debbie Bridgeman
Secretary

Approved: 8/28/17





MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Andy Liebelt, Parks Superintendent
DATE: September 5, 2017
RE: July 2017 Park and Tree Advisory Board Minutes

ISSUE:

Presentation of the July 18, 2017 Park and Tree Advisory Board minutes.

BACKGROUND:

Attached is the Park and Tree Advisory Board minutes from the July 18, 2017 meeting.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| July 18, 2017 Park and Tree Board Minutes | 8/30/2017 | Backup Material |

Garden City Parks & Tree Board
Minutes of Meeting
July 18, 2017

Call to Order: John Brennaman called the meeting to order at approximately 5:49 pm.

Members Present: Pat Geier, John Brennaman, Ed Sattler, Mike Ramsey, Linda Motley and Jonathan Aguilar

Members Excused: David Miller

Others Present: Andy Liebelt, Superintendent of Public Grounds

Approval of Agenda: Motion was made by Mike Ramsey and seconded by Ed Sattler to approve the agenda as corrected. Motion Carried.

Approval of Minutes: Motion was made by Ed Sattler and seconded by Pat Geier to approve the minutes as presented. Motion Carried.

Fund Report:

- A. Park and Tree Board General Account - \$43,661.95**
- B. Tree Trimming and Landscaping Account - \$56,136.01**
- C. Tree Account – loans and rebates:**
 - a. **Tree Loans** – 2-\$2,000.00
 - b. **Tree Rebates** – 26 trees - \$1,334.99

Staff Report:

- A. Smart Irrigation** – Andy is at a point where he is going to make a decision what product he is going to pursue for central control irrigation. He has received three quotes for 151 controllers. He is going to talk with Toro as well. He will decide in August.
- B. Cemetery Irrigation** – Another system blow-out after the one reported last month. A decision needs to be made because old system is failing – need to consider a plan to coordinate irrigation repair/replacement with comprehensive tree plan.
- C. Cemetery Trees** – Plan to cut (6) trees – considering a contract to “lift” street trees & clear right-of-ways – something needs to be done this year.
- D. Mulching Storm Limbs**– 80% done with east pile.
- E. Clint Lightner** – Parks will have time to make field ready for spring high school baseball.
- F. Irrigation Specialist** – Hired at entry rate. Will need some training – had experience at the Zoo.
- G. New Park Reservation Signs** – Parks installed new Trex material Shelter Reservation signs. The wooden signs lasted four years. We anticipate these signs to last much longer because they will not absorb moisture.
- H. Playground Update** – Long Park – Have been waiting for two months for repair items. “Color Your World” local painting contractor will work on the band shell, the slides at Ayala Park and Shelter #4.

VI Committee Reports: No Report

VII Unfinished Business

- A. Recommended Tree List** – The tree list will retain the English Oak, because of the recommended cultivars – ‘Skinny Genes’, ‘Crimson Spire’ (red color – holds leaves), ‘Regal Prince’ – Additions: Southwest White Pine, Kentucky Coffeetree “Espresso”, Honey Locust “Street Keeper”, Bur Oak “Urban Pinnacle”. Remove: Black Walnut and the Homestead Elm.

VII. New Business

- A. Peitz Property** – City has purchased property north of Scout Park.

IX. Announcements: No Report

Scheduled next meeting – The next meeting will be on August 15 at 5:45 pm. The meeting will be held at the Parks Department at 106 South 11th Street.

Adjournment – Motion was made by Linda Motley and seconded by Pat Geier. Motion carried. The meeting was adjourned at 6:39 pm.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: September 5, 2017
RE: Planning Commission Approved Minutes - July 20, 2017

ISSUE:

Presentation of the July 2017 Planning Commission approved minutes from the Neighborhood and Development Services Department.

BACKGROUND:

Attached are the approved minutes from the July 2017 Planning Commission meeting.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|-----------------|
| Planning Commission Approved Minutes July 20, 2017 | 8/18/2017 | Backup Material |

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

July 20, 2017

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, July 20, 2017 in the City Commission Chambers at the City of Garden City Administrative Center located at 301 North 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Chairman Lopez called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Chairman Lopez, Member Germann, Member Law, Member Stewart, and Member Hitz. Also present were Secretary Kentner and Staff Davidson.

II. APPROVAL OF MINUTES- June 15, 2017

Member Hitz makes motion to approve the minutes from June 15, 2017. *Member Law* seconds the motion. Votes were taken by yeas and nays and recorded as follows:

| Howard | Gigot | Schwindt | Germann | Law | Lopez | Stewart | Hitz | Schneider |
|-------------|-------------|-------------|---------|-----|-------|---------|------|-------------|
| Not Present | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Not Present |

Motion passed.

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

OPEN PUBLIC COMMENT for items not on agenda.

NO RESPONSE

CLOSED PUBLIC COMMENT

IV. GENERAL STAFF REPORT AND UPDATE

Secretary Kentner presented the General Staff Report and the 2017 CHAT (Community Housing Assessment Team) Update, copies of which are available through the Neighborhood & Development Services office.

Secretary Kentner read a resignation letter received from Member Brian Schwindt, who is moving to Wichita in the near future. Also discussed was the possibility of Member German, who represents the City and is moving to the County next month, and Member Law, who represents the County and lives in the City, switching board assignments. They will be providing letters of resignation and letters of interest to the appropriate Governing Bodies.

V. SUBMITTAL OF EXHIBITS FOR THE RECORD

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

NEW BUSINESS

FC2017-24: To amend Article 16.020 to allow churches, at the request of Primera Iglesia Bautista Hispana.

Staff Larsen reads staff report.

Secretary Kentner – Any questions in regards to this? This amendment would affect all Industrial Zoning Districts in this classification throughout the County. With that being said, what you would be considering is the whole of the County Industrial Zoning Districts with this amendment.

Applicants were invited to speak.

Sandy Keller, Hometown Real Estate – In the City, when we first started looking at this building for the church and we talked to Carol with the City, she said that the City allows churches in the Industrial Districts, and if it would be annexed into the City, then that would probably make it fine?

Secretary Kentner – Yes

Sandy Keller, Hometown Real Estate – My question is – what is the difference between it being in the City and the County?

Secretary Kentner – We can answer that. They are two totally separate jurisdictions. The County has the County Commission that regulates zoning regulations inside the County, and the City Commission regulates inside City limits. Rules for the City's zoning and subdivisions are different from the County's, and the only way to change that would be to do what they're doing right now – to request it. The Planning Commission makes a recommendation to the County Commission, and the County Commission either approves or denies that change.

Sandy Keller, Hometown Real Estate – I want to know what the difference would be if it was okay in one and not okay in the other.

Secretary Kentner – Just that County government is different than City government on most of those things. They control those land uses how they choose.

OPEN PUBLIC COMMENT

Jason Dougherty, Western Motors Co – I have a general question in regards to that. Constitutionally, can the government tell a group of people they can't worship in a particular place that they own? If a group of people gather together in a specific place. I don't think that, constitutionally, that's something that we can regulate, as a community.

Secretary Kentner – That's correct. However, land uses can be regulated. Assembly we can't do anything about. Any other comments from the public?

Marty Nusser – Just that as an owner of a building out there, I don't have a problem with it.

CLOSE PUBLIC COMMENT

Chairman Lopez – Have you had any input from anybody else in the community? Anybody calling in? Any letters?

Secretary Kentner – We have not received any calls that I'm aware of; no letters, no calls.

Member Germann – Do you notify every industrial property owner?

Secretary Kentner – No, we don't.

Member Germann – That, I think, is probably an issue - we are going to open it up for other places, one hot spot in particular that we've dealt with.

Secretary Kentner – This is an issue that you've dealt with. Amendments are published in the paper as a whole because we're looking at amending the regulations for all those in the zoning district. A lot of people, if they don't read the Public Notice in the paper, they won't know until after the fact. However, some of these things will make it out to the public, whether it's from this meeting that people will begin discussing it out in the community. Based on our past issues with that, you may choose to table it, just to give a chance for anyone who didn't have a chance. That's always an option, if you choose to do that. Or you may discuss it and make a recommendation and let the Governing Body take action from there.

Chairman Lopez – One thing you touched on, that I think is very important, is that we would be making a decision for every industrial area in the County. That might be problematic. Although I wouldn't be against a church ever being built, by the same token, we've heard from Economic Development Corporation, the Chamber, other entities like that, that we need to preserve our industrial areas for what they're specified for and what these people have invested a lot of money into. I almost wonder if this might not be better as a Conditional Use Permit.

Member Stewart – Maybe we should suggest they apply for a Conditional Use.

Secretary Kentner – You would have to amend it with this. Instead of making it a By-Right Use, your recommendation to the Governing Body could be to permit churches as a Conditional Use in the Industrial Districts. There are some uses that aren't compatible with each other, and if someone's there next door that has a problem that comes up after we've gone through the actions.

Member Stewart – Personally, if Martin and all the neighbors don't have a problem with it, then I don't have a problem with it, but I don't know that we should set a precedent and open it up – because there might be other areas where neighbors have a legitimate problem with it.

Secretary Kentner – I believe some of those are Conditional Uses in some of those locations. You can do that, and I don't think that would be an issue. That allows the Board of Zoning Appeals to take it on a case by case basis.

Chairman Lopez – The good thing there is that it can be tailored for a specific area.

Member Germann – My concern, really, is more – like in the City, and I know as we discussed it's two different things, there are certain things that can't occur within so many feet of a church, and some of the uses that are already allowed in that District could be an issue – maybe not in this location, but if we open it up for all locations, then okay – a restaurant is not allowed, so a restaurant that serves beer or wine, or whatever may be inhibited by a church in the area.

Member Hitz – I'd be opposed to changing it as it is. I look down through here and I see a foundry, and the next thing you know you've got a church meeting going and a foundry next door making all kinds of noise. Then you've got people complaining about sound pollution because they can't carry on church services. I think you're opening a can of worms if you approve it as it's written, and I would be against it. Now, if you want to find another way to do it, I'll listen to that. When we change it and it's applicable for everywhere else after that, we've set a precedent that's opened a can of worms.

Secretary Kentner – The Conditional Use Permit may be the thing that would help that, because it would go to the Board of Zoning Appeals and they would look at each location on a case by case basis.

Chairman Lopez – Another nice thing about that is then the area occupants would be notified about something like that being considered, and it would be more site specific. Whereas they can't do this with every industrial area in the County – well, I guess they could, but it would be cost prohibitive.

Member Stewart – I have a question. If Primera Iglesia Bautista Hispana gets a Conditional Use Permit and then ten years from now they move out of there, does that mean any church organization can move right back in there and continue it or do they have to get their own?

Secretary Kentner – They would have to get their own. The Board of Zoning Appeals can specify that for each Conditional Use Permit, and that's been often the commonplace.

Member Stewart – So that's not a rubber stamp for that property to always have a church. Each congregation has to get their own? That's good.

Secretary Kentner – Yes.

Chairman Lopez – It's specific to that particular applicant, and that's normally the way those are approved.

Member Germann – So what would be the appropriate action – to deny it, or to table it?

Secretary Kentner – Based on what I just heard, if you want to pursue it as a Conditional Use Permit, you could make the motion as described in Item Two, which is approval of the amendment with changes, and the amendment with changes would be to move it from a By-Right to a Conditional Use.

Member Stewart – Or we could absolutely deny it and just recommend they go that way.

Secretary Kentner – Well, no, because it is not listed as a Conditional Use, so you will have to amend to allow it.

Member Hitz – Is this like how CrossFit was? We denied it, they went to the City Commission, and they came back with this Conditional Use deal?

Discussion ensued regarding how a Conditional Use Permit is issued. Secretary Kentner explained that the Planning Commission must make a recommendation to the Governing Body to make an amendment to allow churches in the Industrial District as a Conditional Use. The Governing Body would have to approve the amendment, and then the Applicant could apply for a Conditional Use Permit in front of the Board of Zoning Appeals.

Chairman Lopez – Let me ask everybody, are you comfortable making that decision today – with so many of our board members missing? Or do you want time to think about it? What does everybody think?

Member Hitz – If you want to continue it, that's fine, but my mind's made up.

Member Germann – I would be comfortable making a decision today.

Member Stewart – I would.

Chairman Lopez – Well, unless there's any questions or comments, I would entertain a motion on this.

MEMBER GERMANN MAKES MOTION TO APPROVE THE AMENDMENT WITH CHANGES TO INCLUDE A CHURCH OR SIMILAR PLACE OF WORSHIP AS A CONDITIONAL USE IN THE "I-1", "I-2" LIGHT-MEDIUM INDUSTRIAL DISTRICT. MEMBER STEWART SECONDS THE MOTION.

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

| Howard | Gigot | Schwindt | Germann | Law | Lopez | Stewart | Hitz | Schneider |
|-------------|-------------|-------------|---------|-----|-------|---------|------|-------------|
| Not Present | Not Present | Not Present | Yea | Yea | Yea | Yea | Nay | Not Present |

Motion passed.

Secretary Kentner – That will go to the County Commission meeting 14 days from now.

GC2017-25: To amend parking surface requirements in Commercial and Industrial Zoning Districts inside the City Limits of Garden City, at the request of Legacy Chrysler Dodge Jeep Ram.

Staff Larsen reads staff report.

Secretary Kentner – That, in a nutshell, are the issues with the hard surface parking. We have the Applicant here. Is there anything you'd like to add to that?

Applicant, Jason Dougherty – I appreciate the opportunity to come here and present this. As a small business owner, with 34 employees that I'm directly responsible for, it's a big challenge. We've grown since 2010, in just seven long but very short years, from a business that was just my wife and I into what it is today. Business traditionally, and this is a more philosophical statement I suppose, grow slowly over time. The property we have is approximately half already asphalt and building, the other half has gravel parking and some grass. It's undeveloped other than curb and guttering that was already there, with obvious intent to surface it in the future. Money doesn't come 100% there overnight, and now you can just build the thing that you've envisioned down the road. Money comes slowly over time, and you need to be able to add on to your business slowly over time. But with the regulations the way they are, that is not possible, because we have to be able to

present the entire building plan – have it engineered and designed and all of that – then we can add asphalt over time. But that really isn't possible. The money – that's not how small businesses grow. It's kind of funny – we were talking earlier about housing and how people can't jump from nothing to \$250K houses. It's the same thing for small businesses. I think that's why we're seeing so many large corporations coming in and swallowing up the little guy, because we just don't have the capital to do the things that are required of us by the regulations that we try to operate under. Up and down this Fulton St and E Hwy 50, there are dozens and dozens of businesses that operate on gravel or unfinished parking. Just on my drive here this morning, I passed dozens of them. It is a little frustrating to be told by the City, with threats of enforcement and fines, that I'm not allowed to park in that gravel, and when I pull directly out of my parking lot and look at another business exactly like mine, operating under the same rules as mine, that is parking on gravel. So, part of this is a fairness issue, the other part is that I'm not up here asking the City to enforce these rules on other people – I want other businesses to operate the best they can and grow the best they can. I don't want to turn other businesses in for doing the same thing that I'm being told I can't do, but at the same time, I think a more reasonable solution is to come and say "okay, what can we do to accommodate the display"? I'm not talking about public parking, we're not talking about employee parking, we're not talking about vehicles that are operated constantly – we're talking about the display of property, of goods for sale. When we talk about the display of goods for sale, I think it's perfectly reasonable to say we can put those on other improved surfaces, other than just asphalt and concrete. I understand there are EPA regulations that only recently have started being enforced in the community. There's a similar automotive retail business that was just built within the last couple years across the street from us that was not required to put in a retention pond, that was not required to meet the same regulations that I'm being asked to adhere to. On East Fulton Street, this is an older area of town that – I don't know if there's anybody who has the retention pond on their property. I do want to meet the regulations as they're written, I do want to be a good citizen, but at the same time, I think the regulations are overly burdensome to a small business that's just trying to grow a little over time. To the EPA question, I'm not an expert on those regulations, but run-off isn't really the issue when it comes to gravel or landskirt, to those type of surfaces – I think that's the issue directly to asphalt or concrete and that's why if you have asphalt or concrete the City's saying you have to have a retention pond. I really think that it's a good compromise to say that for the display of goods for sale that it can be allowed on surfaces other than asphalt.

Secretary Kentner explained applicable EPA regulations and how frequently they're issued, the City's resources for monitoring and reporting violations, and how and why EPA standards are applied to some properties and not others.

OPEN PUBLIC COMMENTS

Steve Dyer, Chamber of Commerce, asked if there's an option for the Applicant to comply over time, or to receive funding assistance.

Secretary Kentner explained the Neighborhood Revitalization Program that provides a tax incentive. He also explained that the EPA requirements are unfunded federal mandates, that local governments have to cover the costs of enforcement and are required to provide annual reports of compliance, and violations are fined heavily.

CLOSE PUBLIC COMMENTS

Member Germann – I have a little insight into that. With construction that's going on in Chappel Heights, and the EPA comes in and says "Okay, you guys have to control your run-off", and there are certain things that they have to do that are expensive. And you've got guys out there who are just trying to make a living building houses and you have the EPA who says "You have to do this or not only will YOU get fined, the Development can get fined, the City can get fined." It's a big deal. And I think, Jason, what is really the issue is a bigger issue than what we can deal with here in this Commission today. I think that this is something that we don't really have any control over as far as what their requirements are. We understand what you're going through and what other businesses are having to deal with, but I just don't know that there's a way around it, unless anybody else has any thoughts.

Chairman Lopez – I would concur with that, as well. It's always been part of – what the City does is when we get an opportunity to improve an area when the grandfathering issue is swept to the side, we always take advantage of that opportunity to bring things into compliance. That's the only thing I can tell you in regards to other businesses that you might see that may not necessarily meet these standards at this time. Given the opportunity, when they leave, I think we've always taken advantage of these opportunities to bring them up to code. As far as that being an older section of town, I've lived here my whole life and I've seen it change considerably from what it was when I was growing up, and especially even in the last ten to twenty years, it has changed considerably. The City has strived to make our entryways into our community more and more attractive and in compliance and all. We're painting with rather broad strokes on this matter to do this across the entire city, and that's a concern that I have if we were to grant this.

Member Hitz – You're a young businessman; I assume if you had the money today you would pave it. Right?

Applicant, Jason Dougherty – Absolutely.

Member Hitz – And I'm assuming, in your planning you have some ideas how you will continue to develop that, unless you decide to move to another location, which I don't know if you have plans of doing that or not. But I fail to see how cars sitting there for sale are a major contributor to storm water pollution. I have a problem with that, I don't understand that. This is a situation where we have a young business trying to grow that are asking for some relief. I hope – I would guess that you have a plan maybe to continue to expand that property as you can afford it. I think it's kind of silly to even be questioning it. We want to see our businesses grow, we want to see them develop, and to me this is a stupid thing to be faced with, but I

understand where you're coming from, Kaleb. Just doesn't make sense to me that you're having to go through all of this when you're a young business trying to grow, which we want you to do.

Chairman Lopez – I guess one thing to consider is the fact that we've held – he refers to himself as a small business, and some of the businesses we've had comply with these issues in the past are considerably smaller. I would debate the point that – we're talking about semantics here as far as 34 employees are actually a small business compared to some of the smaller businesses we've had comply, given the opportunity. Personally, I don't want to see the City butting heads with the EPA on this.

Discussion ensued regarding EPA standards, risk and severity of fines for non-compliance, as well as how higher population cities have more stringent standards to follow.

Discussion ensued regarding options for the Applicant to plan and pave in stages. It was explained that plans have to be created by an engineer and approved prior to any paving and those costs are prohibitive to the Applicant moving forward.

Secretary Kentner – You have several alternatives there. We can go back and research it and if we find something new we can bring that back to you. It doesn't help him in the situation he's in. He's kind of stuck there for now until we come up with a solution.

Chairman Lopez – I don't think this would expedite the situation.

Member Hitz – How much time would you need to research it.

Secretary Kentner – Honestly, we've done a lot of digging on this. One of the alternatives was less expensive – to put asphalt millings and sealing it at that point. That way, if he does have to tear it up, or it does have to change, it's not as expensive as the process of putting either concrete or asphalt in there. We tossed out a couple alternatives trying to work out the drainage as a temporary, so he could at least get some addition onto it, but again, it's still cost to him to do. And granted, everything that he does do, any expansion on a business will have cost that is incurred. We're trying to help as much as we can. We've done quite a bit – on the City side of it, we have some leeway to change some things, but the 1,000 pound gorilla behind us is still saying that we have to follow these rules if you change that. The issue is, on gravel surfaces, if oil leaks it leaks directly into it, and the run-off is about the groundwater. Even when we're salting our streets – that's why the City has a street-sweeping program. We've got to keep the streets, to a certain extent, swept up of debris that could cause problems. It is a difficult position that you're in, and it is expensive, because you do have to have design professionals design these things for you.

Discussion ensued regarding grandfathering of parking lots.

County Commissioner Dave Jones – I'm probably out of order, but I have two questions. Has anybody taken the opportunity to call our local offices of the US Senator or the House of Representatives folks and see if they might have their staff step in to interfere with the EPA a little bit? That's question one. Question two, Jason and his wife have had a car lot there for six, seven years. If he would have done his expansion six or seven years ago, he would have been grandfathered in. What's the difference between his selling a used car and selling a new car? I guess what I'm asking is could somebody inquire why can't he be grandfathered in based on when he started selling cars on that property?

Secretary Kentner – The issue is he started the expansion two years ago when he started moving the cars onto the graveled area, and we allowed him to do that in order to move forward with his facility. The building has been there; it's been a car dealership before he moved into it in that area, that's no issue. It's just that the vacant lot wasn't being used for parking.

Chairman Lopez – Well, there's another issue, I think, that we're not considering in this case. Once again, if we allow this, then we're allowing it across the city.

Member Hitz – My preference in this whole thing is I would like to see a little more thought gone into it. I agree with Commissioner Jones. Maybe it wouldn't hurt to get with some Senator or Representative – see what we can do. I hate to see us make a decision just on what we're afraid EPA might think or do when we have a young business trying to grow. That's what we want them to do – that's part of what we want for the community and the city. I think there should be more study done. I know it's putting him off for awhile, but it would be my preference to table this and you all (referring to Secretary Kentner and Staff Larsen) dig into it more and come up with some alternatives that we think we can make work.

Secretary Kentner – If that's a motion, we could table it and do that.

Member Hitz – He hasn't called for a motion yet, but if he does, I'll make it.

Chairman Lopez – The thing is, they have gone before the City Attorney and gotten the ruling from him. A lot of times – we run into this on the Board of Zoning Appeals. A couple Boards have a couple of architects in there, and a lot of times it seems like they want to get more proactive on squeezing a square peg into a round hole rather than dealing with the issue we're facing at hand. Once again, whether or not we like the EPA, that's not the issue here. We have to look at what the City is compelled to do in regards to keeping them happy. We've also got the issue – we've got all kinds of different philosophies and ideas and thoughts on this, and that's all good and well, but we're up against the EPA, we're also up against painting the broad stroke of allowing this everywhere within the City. And while this might be something that makes perfect logic here, it wouldn't necessarily across the entire city. Once again, we get to the situation, how much does the onus fall upon the City to make that square peg fit in the round hole?

Member Hitz – We're up against the EPA, but the EPA isn't pushing us at this point in time because they're not really involved. We're trying to head them off before they become involved.

Discussion ensued regarding EPA fining, enforcement, and best practices.

Member Hitz – I'd like to see us work a little harder to see if we can find an alternative to this.

Member Germann – Just a clarification on something you mentioned, Chairman – so this would be all over the city, not just car lots, correct? Any business that would be parking cars could be affected by our decision here today.

Staff Larsen – Correct, any Commercial or Industrial.

Member Germann – And that could be even more of an issue with old cars that are leaking.

Member Stewart – But, Alternative 2 allows to do the same thing we just did with the last item that came before us on the agenda today. It could be the Board of Zoning Appeals can say “You can do it, but you’ve got to have it done in this amount of time”, if we can find a way around it. And it’s just for that particular property.

Chairman Lopez – The only problem with that – we’ve got to entertain all ideas at this point, I guess – the problem with that is he’d still have the upfront cost there because of the fact that - and I can’t speak for the whole Board of Zoning Appeals, but they would probably require all of that initial cost upfront before proceeding, with the plans already done and stuff and “you will pave on this particular timetable”. Regardless, he’d still have the upfront cost.

Member Stewart – That’s true, but what she was saying is would that paint a broad picture across the whole – we don’t have to make it that way.

Member Hitz – He doesn’t have to have the upfront cost until he actually started.

Member Stewart – And that’s regardless of his upfront costs.

Secretary Kentner – We have had cases, in older parts, on grandfathered parts – where there’s a changeover of use or business, comes to the Board of Zoning Appeals. The Board of Zoning Appeals puts a timeline on it. For example, we have had several with parking lot issues, and to get them up to standards, they were required within their first year they had to put millings down, the second year they had to seal them or asphalt over the top of them, and as long as they met that timeline, they were allowed to do that. And most of them have been within one year. They have one year to proceed with that and get that done. They still had to do all their engineering up front, but it was a compromise because they were a grandfathered property, and they wanted to grow their business as well – just as Jason wants to improve his business. They want to do that, it’s just that cost is a factor for them. Unfortunately, cost isn’t necessarily something that this Board has in the regulations for you to regulate or to take into consideration.

Chairman Lopez – I think all of us here are in favor of growth of the community, but not at any and all cost. If we imperil the City with fines from the EPA, I don’t think that’s fair our city, our taxpayers either. Having said that, unless there’s any further discussion, I’ll entertain a motion.

MEMBER HITZ MAKES MOTION TO TABLE THE REQUEST UNTIL SEPTEMBER’S MEETING FOR FURTHER RESEARCH. MEMBER LAW SECONDS THE MOTION.

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

| Howard | Gigot | Schwindt | Germann | Law | Lopez | Stewart | Hitz | Schneider |
|-------------|-------------|-------------|---------|-----|-------|---------|------|-------------|
| Not Present | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Not Present |

Motion passed.

RECESS TAKEN AT 10:13 am. MEETING RESUMED AT 10:19 am.

GC2017-03: To consider the Final Plat of East Cambridge Square Phase 3, at the request of East Cambridge LLC and Ken Parks.

Staff Larsen reads staff report.

Member Stewart – I see Tract A, where’s Tract B?

Secretary Kentner – Tract B is this little sliver inbetween the lots for drainage. And actually, what will need to be done, as mentioned in the staff report, is change that from a tract to basically an easement that will be split on the property line.

Applicant, Ken Parks – Concerning that – that land, we’d like for it to be dedicated instead of an easement. It’s the same thing we’re doing over in Phase 2 between two lots over there. That’s been agreed and engineered and all that. So, we’d like to leave it that way. The ten foot easement has been done on Phase 1, Phase 2, Tract A and there has been no utility problems with that.

Discussion ensued regarding utility issues caused by easement variances and Tract B.

Applicant, Ken Parks – We’d like to have it passed with a ten foot easement and we don’t see any problems with that.

Chairman Lopez – My question would be for staff. What would have been different with these other developments versus the Applicant’s?

Secretary Kentner – What we ran into on the others was fitting all of the easement. We don’t control the utilities when they go into those easements, and why the subdivision regulations were adopted with fifteen feet easements is that’s what all the utilities wanted so they have plenty of room between each other to work and put their utilities in. We’ve had variances granted on the first two phases. We haven’t had any issues on this phase in regards to utility easements, other than for drainage. Because there were drainage issues additional easements had to be added for that. We have run into the issue in

other subdivisions where the utilities are – well, one of them was granted an eight foot front easement, and there have been utility issues with that one. This one's at ten, and the regular is fifteen in the subdivision regulations. You do have the ability to grant those variances on easements. So, you can take those on a case by case basis – there's no issue with that. That should clarify on Tract B, for that drainage, and I'm assuming the other Tract was dedicated to it, but we are not aware of that.

Applicant, Ken Parks – It was going to be an easement, but they're going to dedicate it now.

Secretary Kentner – I was unaware of that – that changeover, but I can understand the reasoning behind it. That's the one that has the walkway – that's part of the drainage to get it out. We understand that. That was just a concern from the city engineer, on that so we'll take that to them and it can be brought up at the City Commission meeting if you want to proceed on with actions on this. I don't have any other insight on that. Any other questions?

Discussion ensued regarding what created problems in previous easements in other subdivisions. Secretary Kentner explained that easement changes made after plat recording create confusion for future property owners.

Chairman Lopez – Just a point of clarification – staff does not recommend approval with the variance, but that is because of the fact that it is a variance, and that would be your only concern?

Secretary Kentner – Yes, that is correct.

Chairman Lopez – Are there any other questions or comments on this? If not, I would entertain a motion.

MEMBER HITZ MAKES MOTION TO APPROVE THE FINAL PLAT WITH INCLUDED VARIANCE ON THE FRONT YARD SETBACKS. MEMBER STEWART SECONDS.

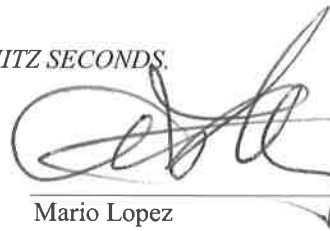
Votes were taken by yeas and nays and recorded as follows:

| Howard | Gigot | Schwindt | Germann | Law | Lopez | Stewart | Hitz | Schneider |
|-------------|-------------|-------------|---------|-----|-------|---------|------|-------------|
| Not Present | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Not Present |

Motion passed.

MEMBER LAW MAKES MOTION TO ADJOURN. MEMBER HITZ SECONDS.

Meeting adjourned at 10:31 am.



Mario Lopez
Bob Law

Chairman
Vice-Chairman



Kaleb Kentner
Josh Larsen

Secretary



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Michael D. Utz, Chief of Police
DATE: September 5, 2017
RE: July 2017 Police/Citizens Advisory Board Minutes

ISSUE:

Presentation of the July 25, 2017 minutes for the Police/Citizens Advisory Board meeting.

BACKGROUND:

Attached are the July 25, 2017 Police/Citizens Advisory Board meeting minutes.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|-----------------|
| July 2017 Police/Citizens Advisory Board Meeting Minutes | 8/16/2017 | Backup Material |



MICHAEL D. UTZ
CHIEF OF POLICE

RAQUEL ARELLANO
ADMINISTRATIVE ASSISTANT

COURTNEY PREWITT
PATROL CAPTAIN

MICHAEL REAGLE
COMMUNITY RESPONSE DIVISION
CAPTAIN

MICHAEL RADKE
INVESTIGATIONS DIVISION
CAPTAIN

RANDY RALSTON
OFFICE OF PROFESSIONAL
STANDARDS CAPTAIN

KATHY FAIRCHILD
SUPPORT SERVICES DIRECTOR

EMILY BURNS
BUDGET ANALYST

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Garden City Police Department

Police Citizens Advisory Board

July 25, 2017

5:30 pm – 6:30 pm

Present: Stan Kennedy, Alicia Weber, Steve Jones, Vinh Nguyen, and Sgt. Andrew Roush

Absent: Charles Allen, Mellaina Johnson, Alyssa Ralston, Darla Samy, Connie Bonwell, Raquel Arellano

Staff: Chief Michael Utz

Meeting Note: There were not enough members present to have a quorum.

Minutes from the PCAB meeting on June 20, 2017, were reviewed and will be considered for approval at the next meeting.

I. Review of Master Activity Report

Chief Utz led a discussion on the Master Activity Report for June 2017.

II. Report From the Chief

Chief Utz gave a status update on the new Patrol Officers and Communicators that were hired at the Garden City Police Department.

Chief Utz provided an overview of the Sales Tax proposals. A tour for PCAB members of the GCPD indoor firearms range will be scheduled at a later time.

The GCPD received 8-block party applications in observance of Police National Night Out on August 1, 2017.

An overview of the mandatory GCPD training for all employees on Emotional Survival and Peer Support was provided. In the future, spouses' of GCPD employees will be given the opportunity to attend the same training.

VI. Report from Guests & Board Members

Board member Alicia Weber noticed that the drag racing on Jennie Barker Road near her residence has ceased. Alicia also reported that she had seen vehicles parking on the grass at the Garcia Soccer Field on weekends during tournaments.

VII. Adjournment

Meeting Adjourned at 6:10 p.m.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Michael D. Utz, Chief of Police
DATE: September 5, 2017
RE: Police/Citizens Advisory Board meeting minutes from August 15, 2017.

ISSUE:

Presentation of the August 25, 2017, minutes for the Police/Citizens Advisory Board meeting.

BACKGROUND:

Attached are the August 25, 2017, Police/Citizens Advisory Board meeting minutes.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|-----------------|
| August 2017 Police/Citizens Advisory Board meeting minutes | 8/16/2017 | Backup Material |



MICHAEL D. UTZ
CHIEF OF POLICE

RAQUEL ARELLANO
ADMINISTRATIVE ASSISTANT

COURTNEY PREWITT
PATROL CAPTAIN

MICHAEL REAGLE
COMMUNITY RESPONSE DIVISION
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Garden City Police Department Police Citizens Advisory Board

August 15, 2017

5:30 pm – 6:30 pm

Present: Mellaina Johnson, Alicia Weber, Alyssa Ralston, Darla Samy, Connie Bonwell
Absent: Charles Allen, Stan Kennedy, Steve Jones, and Vinh Nguyen
Staff: Chief Michael Utz, Sgt. Andrew Roush and Raquel Arellano

Note: A tour of the GCPD Indoor Firing Range was facilitated by Chief Utz and Sgt. Roush for all PCAB members who chose to attend.

I. Call to Order

The meeting was called to order at 5:45 pm by Connie Bonwell. Minutes from the June 20 and July 25, 2017, meetings were reviewed and approved.

II. Report From the Chief

Chief Utz provided an overview of the July 2017 GCPD Monthly Activity Report.

Handouts were provided to Board members on The Talking Points, and Q&A's for City/County Sales Tax proposal. Board members were asked to read through the handouts and send Chief Utz or Raquel an email if there are any questions not already asked/answered on the City's website. Board members were invited to the City Town Hall Meeting on August 29th at 7:00 p.m. at the City Administration Building.

Chief Utz affirmed that the Police Department is fully staffed with the exception of one dispatch position. The open dispatch position should be filled by September 2017.

Chief Utz provided a recap of the 8-block parties that the GCPD and four City Commissioners visited during the 2017 Police National Night Out.

Chief Utz discussed staffing levels for the GCPD, and research on conducting Staffing Studies. Chief Utz discussed the meeting he had with Wichita Police Chief Gordon Ramsay on his experiences in conducting Staffing Studies.

VI. Report from Guests & Board Members

Board member Alicia Weber mentioned her involvement in a local M.O.P.S. Group and requested some ideas on how her group can contribute to the GCPD. Sgt. Roush offered some insight on the rules and limitations of donations to the GCPD.

VII. Adjournment

Meeting Adjourned at 6:20 p.m.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: September 5, 2017
RE: Zoo Advisory Board agenda and minutes for August 2017 meeting

ISSUE:

Presentation of the August 1, 2017 Zoo Advisory Board agenda and minutes.

BACKGROUND:

Attached are the August 1, 2017 Zoo Advisory Board agenda and minutes.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------|-------------|-----------------|
| ZAB agenda | 8/21/2017 | Backup Material |
| ZAB minutes | 8/21/2017 | Backup Material |

FINNUP CENTER FOR CONSERVATION EDUCATION

5:00 PM, TUESDAY, AUGUST 1, 2017

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

1. Zoo Monthly Report
2. FOLRZ Report
3. Election of Officers
4. Expanded Board Orientation

V. OLD BUSINESS

1. Sales Tax Update

VI. BOARD MEMBER REPORTS

VII. ADJOURN

Zoo Advisory Board
Minutes of Meeting Held
Tuesday, August 1, 2017

Members Present: Jimmy Deal, Kathy Diehl, Taylor Freburg, Stacy Regan-Green, Phil Sloderbeck, Ryan Derstein

Members Absent: Donna Lightner

Others Present: Kristi Newland, Donna Wohler, Jessica Norton

- I. The meeting was called to order at 5:19
- II. Approval of Agenda –The agenda was approved.
- III. Approval of Minutes –The minutes of the July meeting were approved.
- IV. New Business
 - a. Zoo Monthly Report – The first drill of the year took place with Jr. Zookeeper campers playing the role of escaped flamingoes. First round interviews for the Registrar position took place with second round interviews coming up. Swift foxes are off exhibit due to vandalism to their dome; a new one has to be custom-made. Red panda nestbox cameras are being checked in anticipation of upcoming birth. Staff received a FOIA request from PETA to view mammal acquisitions and dispositions, and the City Attorney responded with the information. Active shooter classroom training took place and active shooter scenario training is upcoming. Camp has wrapped up and went well. An AC leak above the Distance Learning studio resulted in a significant amount of water in the studio, luckily no equipment was damaged. A water line broke under 4th St. which resulted in the drive-thru being closed for a day.
 - b. FOLRZ Report –Summer staff will be returning to school soon. A Wild Affair is September 9; tickets will go on sale Monday. The theme is “An Evening in Rio”. An email with volunteer opportunities will be sent out.
 - c. Election of Officers – Stacy nominated Phil for Chair; Jimmy seconded and the motion passed unanimously. Stacy nominated Kathy for Vice-chair; Jimmy seconded and the motion passed unanimously. Stacy nominated Jimmy for Secretary; Taylor seconded and the motion passed unanimously.
 - d. Expanded Board Orientation – Kristi had presented an expanded board orientation to FOLRZ board and went over it with ZAB. It covered zoo terms, basic information about animal transactions, conservation, safety, and policies.
- V. Old Business
 - a. Sales Tax Update – At the next County Commission meeting, they’ll consider putting a County .3% sales tax on the November ballot. The tax would last for 15 years and funds 3 Zoo projects (Primate Exhibit, Flamingo Exhibit, and Animal Health Facility) a shooting range for law enforcement, the East Fire Station, and improvements to Jennie Barker Rd.
- VI. Board Member Reports –
- VII. The meeting was adjourned at 6:23.

Next scheduled Meeting is September 5, 2017, at 5:00 p.m.