AGENDA
CITY COMMISSION MEETING
TUESDAY, JULY 2, 2024
1:00 PM
CITY ADMINISTRATIVE CENTER, 301 N. 8TH STREET, GARDEN CITY, KS 67846

1. Note:

1.A. No Pre-Meeting.

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

3. PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

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

4.A. June 18, 2024 Commission Meeting Minutes
6-18-24 CC Minutes

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

6. CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

6.A. The Governing Body is asked to consider a request from Magdaly Ambroise to waive the $100 park reservation fee for use of Stevens Park on Sunday, July 7, 2024 for the Haitian Festival event from 12:00 - 7:00 p.m.
07-07-24 - Haitian Festival at Stevens Park.pdf

6.B. The Governing Body is asked to consider and approve a request from Stacie Hahn, Western Kansas Community Foundation, to waive the sign ordinance and right-of-way restrictions to have a banner placed at Third Street and Kansas Avenue from July 8-15, 2024 for the Non-Profit Fair at Stevens Park.
07-12-24 - Non-Profit Fair

6.C. The Governing Body is asked to consider and approve a request from Steve Quakenbush, Finney County Museum, to waive the sign ordinance and right-of-way restrictions to have a banner placed on the Lee Richardson Zoo west fence and at the Finnup Park gates from July 6-14, 2024 for the Flea Market festival event.
07-13-24 - Flea Market

6.D. The Governing Body is asked to consider and approve a request from Jessica Kuhlmann, Dirty Dough, to waive the sign ordinance and right-of-way restrictions to have signs placed at the following locations for a grand opening of their business from July 13 - 20, 2024.

1. 3100 E. Kansas Avenue
2. 2300 E. Kansas Avenue
3. 2000 E. Kansas Avenue
4. 1300 E. Kansas Avenue
5. 300 E. Kansas Avenue
6. 800 W. Kansas Avenue
7. 1600 N. Taylor Avenue
8. 1100 Larue Road
9. 1400 Larue Road
10. 3000 Larue Road

07-19-24 - Dirty Dough - Sign Waiver Request

6.E. The Governing Body is asked to consider and approve event requests from Friends of Lee Richardson Zoo for Boo! at the Zoo 2024.

1. Request to close the Zoo for the day of the event (October 19, 2024).
2. Request to allow Friends of Lee Richardson Zoo charge an admission fee for Boo! at the Zoo.
3. Request to waive the sign ordinance and right-of-way restrictions to place a banner at Lee Richardson Zoo west fence and north fence close to the museum from September 19 - October 19, 2024.

2024 Boo SPECIAL EVENT REQUEST FORM
2024 Boo City Request

6.F. The Governing Body is asked to consider and approve requests from Tiffany Harmon, on behalf of the Finney County Fair Board:

1. Reduced rate for trash pickup of $20 per container.
2. Permission to close Lake Avenue to thru traffic from Ninth Street to Taylor Avenue for the safety of fair participants.
3. Waiver of the $300 daily carnival fee and $2500 deposit.
4. Waiver of the sign ordinance and place signs at the following locations.
    - Third Street and Kansas Avenue from July 15-22, 2024
    - Zoo fence on Main Street from July 15-22, 2024
    - Kansas Avenue and Fleming Street from July 15-22, 2024
    - North Stevens Park from July 15-28, 2024

2024 Fair Board Letter to Commissioners
07-20-24 - Finney Co Fair SER

6.G. The Governing Body is asked to consider and approve requests from Cody Cundiff, Hidden Trail Brewing for a waiver of the noise ordinance for two events for their Summer Concerts Series at 2010 E. Schulman Avenue.

1. July 5, 2024 - First night of Summer Concert Series from 6:00 p.m. - 12:00 a.m.
2. July 13, 2024 - Second night of Summer Concert Series from 6:00 p.m. - 12:00 am.

07-05-24 Hidden Trails Brewing - Noise Waiver
7-13-24 - Hidden Trails Brewing - Noise Waiver.pdf

6.H. The Governing Body is asked to consider and approve an additional request from Matt Geier, Board President of the Tumbleweed Festival, Inc. for the 33rd annual Tumbleweed Festival to include Friday, August 23, 2024.

1. The use of, and the waiver of fees for, the west green at Lee Richardson Zoo on August 23- 25, 2024 for the 33rd Annual Tumbleweed Festival. The request includes set-up from August 19-22, 2024 and teardown August 26-27, 2024.
2. Waiver of Code Section 6-35 and 6-133 to allow possession, consumption and sale of cereal malt beverage or alcoholic liquors in a public park.

Extension Request Letter - Tumbleweed 2024
08-23-24 - Tumbleweed Festival SER- UPDATED
Western KS Broadcase Center Letter
Original Request Letter - Tumbleweed 2024 City Letter

7. REPORT OF THE CITY MANAGER

7.A. Congratulations to Chief Prewitt on being appointed to the Kansas 911 Coordinating Council representing the Kansas Association of Police Chiefs! Chief Prewitt will serve through June 2025.

7.B. Congratulations to City Clerk Hurtado on being appointed to the International Institute of Municipal Clerks (IIMC) Foundation Board of Directors! City Clerk Hurtado will serve a three-year term.

7.C. Presentation of the May 2024 report from the Garden City Regional Airport.
Airport May 2024 Report

7.D. Presentation of the May 2024 Master Activity Report from the Garden City Police Department.
2024 May Master Activity Report

7.E. Presentation of the June 2024 Monthly Sales Tax Reports from Service and Finance.
2024 Sales Tax Receipts Reports - June 2024

8. MEETINGS OF NOTE

8.A.
- July 4, 2024 - Vets for Veterans 4th of July Parade on Main Street at 10:00 a.m.
- July 4, 2024 - Fourth of July Fireworks at approximately 10:00 p.m.
- July 13, 2024- Jungle Run Automobile Show at Lee Richardson Zoo from 8:00 a.m. to 7:00 p.m.
- July 16, 2024 - Kansas Food Bank Ribbon Cutting Ceremony at 1204 Taylor Plaza E at 10:00 a.m.
- July 17, 2024 - Garden City Area Chamber of Commerce Breakfast at the Clarion Inn at 7:10 a.m.

- July 18, 2024 - City of Garden City Employee Appreciation Night at the Garden City Wind Game at 5:00 p.m.
- July 24, 2024 - Finney County Economic Development Corporation Board Meeting at the City Administrative Center in the Commission Chambers at 7:30 a.m.
- July 30, 2024 - Town Hall Meeting at the City Administrative Center in the Commission Chambers at 7:00 p.m.

9. CONSIDERATION OF APPROPRIATION ORDINANCE

9.A. Appropriation Ordinance No. 2566 - 2024A

10. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

10.A. The Governing Body is asked to consider and approve a resolution establishing a date and time for a public hearing regarding vacating a public street (2900 block of Schulman Avenue) situated within the corporate limits of Garden City.

1. Resolution No. ____-2024, A resolution of the Governing Body of the City of Garden City, Kansas determining that the City will consider a proposal to vacate a public street situated in the corporate limits of Garden City, Kansas, as more particularly described in the body of this resolution; establishing the date and time for a public hearing on such matter and providing for the giving of notice of such public hearing.

Resolution No. ____-2024 (2900 E. Schulman Ave.)
Chitlin Street Vacation Map

10.B. The Governing Body is asked to consider and approve a Motor Vehicle Nuisance Resolution.

1. Resolution No. _____-2024, a resolution authorizing the removal of motor vehicle nuisances from certain properties in the City of Garden City, Kansas, pursuant to Section 38-63 of the Code of Ordinances of the City of Garden City, Kansas (209 S. 1st St. – White Vehicle).

Vehicle Photo - 209 S 1st St.
Vehicle Resolution - 209 S 1st St.

10.C. The Governing Body is asked to consider and approve an Environmental Nuisance Resolution.

1. Resolution No. _____-2024, a resolution authorizing the removal of nuisance conditions from the property listed below in the City pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas (1705 9th Street - Two carts and a Christmas tree located on the property).

Environmental Resolution - 1705 9th St.
Environmental Resolution Photos - 1705 9th St.

11. OLD BUSINESS

12. NEW BUSINESS

12.A. The Governing Body is asked to consider and approve a request from Great Plains Development, Inc. for the City membership and participation in the amount of $4,350.00.
GPDI presentation

12.B. The Governing Body is asked to consider and approve the distribution of Downtown Development Funds for 207 N. Main Street.
DDF Application
Reimbursement Score Sheet and Cost Estimates
Vicinity Map
207 N Main Street Plans

12.C. The Governing Body is asked to consider and approve the distribution of Downtown Development Funds for 312 N. Eighth Street.
DDF24-05 APPLICATION
Reimbursement Score Sheet and Cost Estimates
Site Plan
Vicinity Map

12.D. The Governing Body is asked to consider and approve the purchase of real property from James L. Keller, L.L.C. for $110,000.00.
Covenants 302 Fleming (ver01).doc
Keller.RE.Agreement.FinalJVC (MKR Edit 01_06-21-2024).docx
Keller Property Overview 07022024

12.E. The Governing Body is asked to consider and approve a draft of the 2025 City Budget so that the Indication of Revenue Neutral Rate Intent can be authorized to be signed by the Mayor.
Indication of Revenue Neutral Rate Intent - 38.492

12.F. 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.

13. CONSENT AGENDA

13.A. The Governing Body is asked to consider and approve the Smith's Pit Second Addition replat.
GC2024-30 Replat- Smith's Pit Second Addition
Vicinity Map
GC2024-30 - PC Minutes Excerpt

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

14. CITY COMMISSION REPORTS

15. MAYOR ORTIZ

16. COMMISSIONER UNRUH

17. COMMISSIONER CESSNA

18. COMMISSIONER LANDGRAF

19. COMMISSIONER NGUYEN

20. OTHER ENTITIES

20.A. Presentation of the minutes from the Public Safety Advisory Board meeting held on May 21, 2024.
PSAB 5.21.24.pdf

20.B. Presentation of the May 9, 2024, minutes from the Garden City Regional Airport Advisory Board.
May 9, 2024 Minutes.pdf

20.C. Presentation of the May 16, 2024, Holcomb-Garden City, Finney County Area Planning Commission Minutes.
PC Minutes-May 16, 2024.pdf

21. ADJOURN

CITY COMMISSION MEETING

City of Garden City
Tuesday, June 18, 2024
1:00 PM

REGULAR MEETING CALLED TO ORDER AND CITY CLERK ANNOUNCING QUORUM PRESENT

All members were present.

PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

Commissioner Nguyen opened the meeting with the Pledge of Allegiance and Invocation.

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

The June 4, 2024, Commission Meeting Minutes were approved with corrections.

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

CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

The Governing Body considered and approved a request from Vickie Harshbargar with Mosaic to allow the Mayor to proclaim July 1, 2024 as Southwest Kansas One Mosaic Day in the City of Garden City, Kansas.

Moved to Approve by Commissioner Cessna; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved requests from Jacob Gonzalez with Jax for waiver of the noise ordinance for multiple events at 1907 E Mary St until 12:30 a.m.

1. Pre-party for the rodeo and Finney County Fair on July 18, 2024, July 19, 2024, and July 20, 2024.
2. 20th Anniversary celebration on July 25th, 2024, July 26, 2024, from, and July 27, 2024.

Moved to Approve by Commissioner Cessna; seconded by Commissioner Nguyen.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved a request from Cecelia Douglass, Kansas Children's Service League, to waive the $50 park reservation fee at Scout Park on July 12, 2024.

Moved to Approve by Commissioner Unruh; seconded by Commissioner Landgraf.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved a request from Allen Shelton, Knights of Columbus, to waive the $100 park reservation fee for use of Stevens Park on Thursday, July 4, 2024, for the Knights of Columbus Patriotic Rosary event from 10:30 a.m. - 2:00 p.m.

Moved to Approve by Commissioner Nguyen; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved a request from the City of Garden City Parks and Recreation Department allowing the Mayor to proclaim July 2024 as Parks and Recreation Month in Garden City, Kansas.

Moved to Approve by Commissioner Landgraf; seconded by Commissioner Nguyen.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved allowing the Mayor to proclaim June 20, 2024 as 620 Day in Garden City, Kansas.

Moved to Approve by Commissioner Cessna; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

REPORT OF THE CITY MANAGER

Presentation of the May 2024 Activity Report from Garden City Fire Department.

Presentation of the May 2024 monthly staff report from Lee Richardson Zoo.

MEETINGS OF NOTE

- June 18, 2024 - Kansas Water Office Strategic Planning Consult Meeting from 9:00 a.m. - 12:00 p.m. at Boothill Conference Center in Dodge City, Kansas.
- June 19, 2024 - Garden City Area Chamber of Commerce Breakfast at the Clarion Inn at 7:10
- a.m.
- June 20, 2024 - The City's first annual 620 Day at Stevens Park from 11:00 a.m. - 3:00 p.m.
- June 22, 2024 - Art in the Park at Stevens Park at 9:00 a.m.
- June 23, 2024 - Strides for Snow Leopards Walk at Lee Richardson Zoo at 5:00 p.m. June 26,
- 2024 - Finney County Economic Development Corporation Board of Directors meeting at the City Administrative Center in the Commission Chambers at 7:30 a.m. June 26, 2024 - Garden
- City Regional Airport Terminal Ribbon Cutting at 9:00 a.m.
- July 18, 2024 - City of Garden City Employee Appreciation Night at the Garden City Wind Game at 5:00 p.m.

CONSIDERATION OF APPROPRIATION ORDINANCE

Appropriation Ordinance No. 2565 - 2024A, “an appropriation ordinance making certain appropriations for certain claims in the amount of $3,290,234,37”, was read and considered section by section.

Moved to Approve by Commissioner Nguyen; seconded by Commissioner Cessna.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

CONSIDERATION OF ORDINANCES AND RESOLUTIONS

The Governing Body considered and approved an Environmental Nuisance Resolution.

1. Resolution No. 3111 - 2024, a resolution authorizing the removal of nuisance conditions from the property listed below in the City pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas (202 S. 2nd Street- Indoor appliances - 2 washers located outside of the property).

Moved to Approve by Commissioner Unruh; seconded by Commissioner Landgraf.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

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

1. Resolution No. 3112 - 2024, a resolution authorizing the removal of motor vehicle nuisances from certain properties in the City of Garden City, Kansas, pursuant to Section 38-63 of the Code of Ordinances of the City of Garden City, Kansas (611 Teitelbaum Avenue – black vehicle).

Moved to Approve by Commissioner Nguyen; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

OLD BUSINESS

NEW BUSINESS

Janet Burr, Executive Director of Downtown Vision, Inc. provided an update on the organization's recent events and projects.

Theresa Dasenbrock and Kristen Sekavec, from the accounting firm Lewis, Hooper & Dick, LLC presented the City's 2023 Annual Comprehensive Financial Report. Following the presentation, the Governing Body considered and approved accepting the annual financial report as presented.

Moved to Approve by Commissioner Unruh; seconded by Commissioner Cessna.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved providing written notice to terminate the Neighborhood & Development Services Interlocal Agreement between the City of Garden City, Finney County, and the City of Holcomb.

Moved to Approve by Commissioner Nguyen; seconded by Commissioner Cessna.
Ayes: Commissioner Landgraf, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: Mayor Ortiz

The Governing Body considered and approved providing written notice to terminate the use of space agreement with Finney County for use of the Law Enforcement Center.

Moved to Approve by Commissioner Cessna; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved a 90-day extension to the East Garden Village Solid Waste Collection Agreement to expire on September 30, 2024

Moved to Approve by Commissioner Unruh; seconded by Commissioner Nguyen.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered a request to open a second round of AFAC funding in 2024 for $100,000 with an individual cap of $25,000.

Moved to Approve by Commissioner Unruh; seconded by Commissioner Ortiz.
Ayes: Commissioner Unruh, Commissioner Ortiz
Nays: Commissioner Landgraf, Commissioner Cessna, Commissioner Nguyen

The motion failed.

The Governing Body considered and approved a request to open a second round of AFAC funding in 2024 for $75,000 with an individual cap of $25,000.
Moved to Approve by Commissioner Landgraf; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Nguyen, Commissioner Unruh
Nays: Commissioner Cessna

The Governing Body considered and approved appointing Raylene Dick to a three-year term on the Public Utilities Advisory Board.

Moved to Approve by Commissioner Cessna; seconded by Commissioner Unruh.
Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved a draft of Scenario B of the 2025 Capital Improvement Plan to incorporate into the final draft of 2025 Budget.

Moved to Approve by Commissioner Cessna; seconded by Commissioner Unruh. Ayes: Mayor Ortiz, Commissioner Cessna, Commissioner Unruh
Nays: Commissioner Landgraf, Commissioner Nguyen

CONSENT AGENDA

Commissioner Nguyen Moved to Approve the following items on the Consent Agenda; seconded by Commissioner Cessna.

Ayes: Commissioner Landgraf, Mayor Ortiz, Commissioner Cessna, Commissioner Nguyen, Commissioner Unruh
Nays: None

The Governing Body considered and approved awarding two 2024 4X4 Half Ton Pickup Trucks to Don Hattan Chevrolet, Inc. of Wichita, KS for a total of $97,684.12.

The Governing Body considered and approved the Grant Agreement for Airport Improvement Project (AIP) 3-20-0024-048-2024 Aircraft Rescue and Fire Fighting (ARFF) truck and equipment in the amount of $947,480.

The Governing Body considered and approved the contractor licenses for June 18, 2024.

COMMISSIONER NGUYEN

Commissioner Nguyen stated he enjoyed the opportunity to complete mission projects in Scott City, Kansas. Commissioner Nguyen stated he is excited for the first 620 Day event at Stevens Park.

MAYOR ORTIZ

Mayor Ortiz stated he is excited for the future of Garden City and thanked the those who have invested in the community. Mayor Ortiz stated he enjoyed his first experience flying out of Garden City Regional Airport and is excited to have this be a part of our community. Mayor Ortiz stated he enjoyed the opportunity to go to Washington, D.C. and visit with Senator Moran, Senator Marshall and Congressman Mann. Mayor Ortiz stated he enjoyed the pre-meeting discussion for the Kansas water plan. Mayor Ortiz stated he is excited Garden City is able to host its first fastpitch softball tournament.

COMMISSIONER UNRUH

Commissioner Unruh thanked Finney County Commissioners and staff for attending the meeting and is excited to continue working together in the future. Commissioner Unruh thanked the first responders and community for always working together when tragedy happens. Commissioner Unruh thanked his fellow Commissioners for working together when making tough decisions.

COMMISSIONER CESSNA

Commissioner Cessna stated he enjoyed the pre-meeting discussion for the Kansas water plan. Commissioner Cessna stated he enjoyed the audit presentation. Commissioner Cessna invited the community to attend the ribbon cutting ceremony at the Garden City Regional Airport. Commissioner Cessna reminded the community to fly and shop local.

COMMISSIONER LANDGRAF

Commissioner Landgraf reminded the community to attend Art in the Park at Stevens Park and the Epson Tour Golf Tournament at Buffalo Dunes Golf Course.

OTHER ENTITIES

Presentation of the June 11, 2024, Zoo Advisory Board minutes.

Presentation of the Garden City Board of Zoning Appeals May 14, 2024, minutes.

ADJOURN

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: June 18, 2024
RE: 2024 Haitian Festival - Park Fee Waiver

ISSUE:
The Governing Body is asked to consider a request from Magdaly Ambroise, to waive the $100 park reservation fee for use of Stevens Park on Sunday, July 7, 2024 for the Haitian Festival event from 12:00 - 7:00 p.m.

BACKGROUND:
The City charges for the use of picnic shelter reservations including Stevens Park. Based on the fee structure, there would be a $100 reservation fee for the
requested event on Sunday, July 7, 2024. This type of request has been approved in previous years.

The park reservation fees are as follows:
Stevens Park - $100
Scout Park - $50
All other park shelters - $25

ALTERNATIVES:
1. The Governing Body may approve the request to waive the $100 reservation fee for Stevens Park.
2. The Governing Body may deny the request.

RECOMMENDATION:
Staff has no recommendation.

FISCAL NOTE:
The fee to reserve Stevens Park is $100 .

ATTACHMENTS:
07-07-24 - Haitian Festival at Stevens Park.pdf

GARDEN CITY
— KANSAS —

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

X Other
____ Block Party
____ Run/Walk
____ Sign Request
____ Parade**
____ Itinerant Merchant*
____ Sports Event*
____ Carnival/Circus*
____

*Permit/License Required
**Parade Application Required

6-4-2024
Application Date

HAITIAN FESTIVAL
Name of Event

7-7-24
Date of Event

STEVENS PARK
Location of Event

12pm-7pm
Start & End Time of Event (including set up & tear down)

~~HAITIAN PEOPLE GATHERING TOGETHER TO~~
Purpose of the Event

12pm 7pm
Actual Start & End Time of Event

HAITIAN PEOPLE GATHERING TOGETHER TO CELEBRATE THEIR CULTURE

Event Coordinator MAGDALY AMBROISE Address/Email madamemilus427@gmail.com Phone Number (620) 315-4572

Additional Contact Names, Email Addresses & Phone Numbers:

License Applicant Contact Name, Email Address & Phone Number:

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	YES	Run/Walk Route and Map Attached	NO	Extra Trash Receptacles	YES	Noise Waiver***	
GCPD Assistance	YES	Electricity Access	YES	Alcoholic Liquor or CMB	NO		
Street Closure and/or Barricades	NO						
Additional Information	ELECTRICITY ACCESS TO CONNECT						
Parade Application Attached		License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Applicant signature

6-4-24
Date

For office use only	
GC Police Department	Downtown Vision
GC Fire Department	Electric Department
Neighborhood & Development	Lee Richardson Zoo
Traffic Department	Solid Waste Department
Parks and Recreation Department	Street Department
City Manager/Commission	Application Received

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: Non-Profit Fair Sign Request

ISSUE:
The Governing Body is asked to consider and approve a request from Stacie Hahn, Western Kansas Community Foundation, to waive the sign ordinance and right-of-way restrictions to have a banner placed at Third Street and Kansas Avenue from July 8-15, 2024 for the Non-Profit Fair at Stevens Park.

BACKGROUND:
This request is similar to those considered in the past.

ALTERNATIVES:
1. The Governing Body may approve the request to waive the sign ordinance and right-of-way restrictions to place a banner at Third Street and Kansas Avenue from July 8-15, 2024.
2. The Governing Boy may deny the request.

RECOMMENDATION:
Staff has no recommendations.

FISCAL NOTE:
None.

ATTACHMENTS:
07-12-24 - Non-Profit Fair

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1278

	Other
	Block Party
	Run/Walk
X	Sign Request
	Parade**
	Itinerant Merchant*
	Sports Event*
	Haunted House*
	Carnival/Circus*

*Permit/License Required
**Parade Application Required

February 27, 2024
Application Date

WKCF Non-Profit Fair — **Friday, July 12, 2024**
Name of Event — Date of Event

Stevens Park — **9:00-14:00**
Location of Event — Start & End Time of Event (including set up & tear down)

Non-Profit Fair event to present charitable organizations to members of the community during Food Truck Friday.
Purpose of the Event

Stacie Hahn — stacie@wkcf.org — **620-271-9484 (O)** **620-640-2153 (C)**
Event Coordinator (please print) — Address/Email — Phone Number

Conny Bogaard, conny@wkcf.org, 620-271-9484; Liz Sosa, liz@wkcf.org, 620-271-9484
Additional Contact Names, Email Addresses & Phone Numbers

Western Kansas Community Foundation, Conny Bogaard, conny@wkcf.org, 620-271-9484
License Applicant Contact Name, Email Address & Phone Number

Stevens Park Keys and Appointment	**Yes - chairs**	Street Closure and/or Barricades	**No**	Extra Trash Receptacles	**No**
GCPD Assistance	**No**	Electricity Access	**Yes**	Noise Waiver***	**No**
Run/Walk Route and Map Attached	**n/a**				
Additional Request and/or Remarks	**The WKCF would like to have a sign hung in conjunction with this event at the Third Street banner location from Monday July 8th - Friday July 12th.**				
Parade Application Attached	**n/a**	License			
		KDOT Permit			

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Stacie Hahn — **February 27, 2024**
Applicant signature — Date

For office use only	**KDOT Permit**
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Solid Waste Department**
Parks & Grounds Department	**Street Department**
City Manager/Commission	**Application Received**

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: Flea Market Festival - Sign Waiver Request

ISSUE:
The Governing Body is asked to consider and approve a request from Steve Quakenbush, Finney County Museum, to waive the sign ordinance and right-of-way restrictions to have a banner placed on the Lee Richardson Zoo west fence and at the Finnup Park gates from July 6-14, 2024 for the Flea Market festival event.

BACKGROUND:
This request is similar to those considered in the past.

ALTERNATIVES:
1. The Governing Body may approve the request to waive the sign ordinance and right-of-way restrictions to place a banner on the Lee Richardson Zoo west fence and at Finnup Park gates from July 6-14, 2024.
2. The Governing Body may deny the request.

RECOMMENDATION:
Staff has no recommendations.

FISCAL NOTE:
None.

ATTACHMENTS:
07-13-24 - Flea Market

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

X	Other
	Block Party
	Run/Walk
X	Sign Request
	Parade**
	Itinerant Merchant*
	Sports Event*
	Carnival/Circus*

*Permit/License Required
**Parade Application Required

Application Date

3/15/2024

Name of Event: **Flea Market Festival**

Date of Event: **7/13/2024**

Location of Event: **Finney County Museum & Lee Richardson Zoo**

Start & End Time of Event (including set up & tear down): **4-7 p.m. July 12 & 6 a.m.-4 p.m. July 13**

Purpose of the Event: **Gathering of vendors**

Actual Start & End Time of Event: 8 a.m. to 2 p.m. Saturday, July 13

Steve Quakenbush squakenbush@finneycounty.org 620-272-3664

Additional Contact Names, Email Addresses & Phone Numbers: PO Box 796, Garden City, KS 67846

License Applicant Contact Name, Email Address & Phone Number:

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	N	Run/Walk Route and Map Attached		Extra Trash Receptacles	Y	Noise Waiver***	N
GCPD Assistance	N	Electricity Access	N	Alcoholic Liquor or CMB	No		
Street Closure and/or Barricades	N						
Additional Information	Will work with zoo staff. Requesting permission to post 3X12 vinyl banners July 6-14 at Finnup Park gate, Friends & Frogs Park and north zoo fence along Main Street (Same locations as past years)						
Parade Application Attached	N	License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Applicant signature: Steve Quakenbush Date: 3/15/2024

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Public Works/Solid Waste Dept**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: Dirty Dough Sign Waiver Request

ISSUE:
The Governing Body is asked to consider and approve a request from Jessica Kuhlmann, Dirty Dough, to waive the sign ordinance and right-of-way restrictions to have signs placed at the following locations for a grand opening of their business from July 13 - 20, 2024.

1. 3100 E. Kansas Avenue
2. 2300 E. Kansas Avenue
3. 2000 E. Kansas Avenue
4. 1300 E. Kansas Avenue
5. 300 E. Kansas Avenue
6. 800 W. Kansas Avenue
7. 1600 N. Taylor Avenue
8. 1100 Larue Road
9. 1400 Larue Road
10. 3000 Larue Road

BACKGROUND:
The Governing Body has approved similar requests in the past.

ALTERNATIVES:
1. The Governing Body may approve the request to waive the sign ordinance and right-of-way restrictions to place signs at various locations from July 13 - 20, 2024.
2. The Governing Body may deny the request.

RECOMMENDATION:
Staff has no recommendation.

FISCAL NOTE:
None.

ATTACHMENTS:
07-19-24 - Dirty Dough - Sign Waiver Request

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1200

	Other
	Block Party
	Run/Walk
x	Sign Request
	Parade**
	Itinerant Merchant*
	Sports Event*
	Carnival/Circus*

*Permit/License Required
**Parade Application Required

June 26, 2024
Application Date

Grand Opening - Dirty Dough | **Friday, July 19, 2024**
Name of Event | Date of Event

2312 E Kansas Avenue Suite B | **8:00 AM-11:00 PM**
Location of Event | Start & End Time of Event (including set up & tear down)

Grand Opening for new restaurant - Requesting Sign Waiver from 7/13/24-7/20/24
Purpose of the Event | Actual Start & End Time of Event

Jessica Kuhlmann | 3212 E. Kansas Ave. Suite B | **620-277-9274**
Event Coordinator (please print) | Address/Email | Phone Number

Additional Contact Names, Email Addresses & Phone Numbers

License Applicant Contact Name, Email Address & Phone Number

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	N	Run/Walk Route and Map Attached	N	Extra Trash Receptacles	N	Noise Waiver***	N
GCPD Assistance	N	Electricity Access	N	Sound System	N		
Street Closure and/or Barricades	N						
Additional Information	**Requsting to have signs near 3100 E, 2300 E, 2000 E, 1300 E, 300 E, 800 W Kansas Ave., 1600 N Taylor, and 1100, 1400, and 3000 Larue. Will only put out signs at the locations upon receiving permission from nearest commercial or residential property owner.**						
Parade Application Attached	N	License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Applicant signature | Date

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Solid Waste Department**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: FOLRZ 2024 Boo! Event Request

ISSUE:
The Governing Body is asked to consider and approve event requests from Friends of Lee Richardson Zoo for Boo! at the Zoo 2024.

1. Request to close the Zoo for the day of the event (October 19, 2024).
2. Request to allow Friends of Lee Richardson Zoo charge an admission fee for Boo! at the Zoo.
3. Request to waive the sign ordinance and right-of-way restrictions to place a banner at Lee Richardson Zoo west fence and north fence close to the museum from September 19 - October 19, 2024.

BACKGROUND:

Since 1975 Friends of Lee Richardson Zoo (FOLRZ) has been committed to raising funds to support zoo improvements. One of the ways FOLRZ raises funds is by hosting special events such as Boo! at the Zoo. Boo! at the Zoo is the longest running FOLRZ event (29th year). All proceeds from these events go toward zoo improvements such as the new Primate Forest.

The attached Special Event Request (SER) and FOLRZ's letter includes requests for assistance with the event which are being addressed administratively. They also include requests to close the zoo for the day of the event (October 19/rain date Oct 28) for event set up and charging event attendees an admission fee.

ALTERNATIVES:
1. The Governing Body may approve the requests to close the zoo the day of the event for event set up, and to charge event attendees an admission fee.
2. The Governing Body may modify the requests.
3. The Governing Body may deny the requests .

RECOMMENDATION:
Staff recommends the Governing Body approve the requests as presented.

FISCAL NOTE:

The requests include specified closing of the zoo prior to the event. This will have limited effect on the gate revenue. Zoo staff will be on hand at all times during the setup, the event, and tear down for the safety and security of the zoo as well as assistance with the event. This will result in staff overtime. All proceeds from the event will support zoo improvements.

Hourly staff overtime is estimated at $390. Salaried staff contributions to this event have not been tracked over the years. The estimated funds raised per event is $30,000.

ATTACHMENTS:

2024 Boo SPECIAL EVENT REQUEST FORM
2024 Boo City Request

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

xx Other
____ Block Party
____ Run/Walk
____ Sign Request
____ Parade**
____ Itinerant Merchant*
____ Sports Event*
____ Carnival/Circus*

*Permit/License Required
**Parade Application Required

April 2, 2024
Application Date

Boo! at the Zoo — Name of Event

Saturday, October 19, 2024 — Date of Event

Lee Richardson Zoo — Location of Event

approx 5-10 pm Oct 18/ 8:30 am - 11 pm Oct 19

Fundraiser for Zoo improvements — Purpose of the Event

4pm - 8 pm October 19,2024 — Actual Start & End Time of Event

Jessica Norton — Event Coordinator

312 Finnup Dr. director@folrz.com — Address/Email

620-276-6243 — Phone Number

Additional Contact Names, Email Addresses & Phone Numbers: Kristi Newland Kristi.newland@gardencityks.us 620-276-1250

License Applicant Contact Name, Email Address & Phone Number: **N/A**

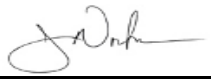
If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	**No**	Run/Walk Route and Map Attached	**No**	Extra Trash Receptacles	**4 additional dumpsters**	Noise Waiver***	**No**
GCPD Assistance	**No**	Electricity Access	**Yes**	Alcoholic Liquor or CMB		No	
Street Closure and/or Barricades	**Yes**	**16 type 1 barricades blocking Finnup Drive from main to 2nd st 12 pm - 9 pm**					
Additional Information	**Closure of the Zoo all day Saturday, 10/19 for preparation & reopen at 4 pm for event attendees. Charge admission & hang promo banners on fence of West Green & N. of historical school house approx. 30 days prior to the event & until after the event. Reservation of picnic shelter #1**						
Parade Application Attached	**No**	License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities



Tuesday, April 2, 2024

Applicant signature — Date

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Public Works/Solid Waste Dept**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

Friends of Lee Richardson Zoo
P.O. Box 1638 • Garden City, KS 67846
620.276.6243 • director@folrz.com

MEMORANDUM

April 2, 2024

To: Governing Body, City Manager

CC: Zoo Director

From: Jessica Norton, Friends of Lee Richardson Zoo Executive Director

Ref: "Boo! at the Zoo" Event

Issue: Requests for "Boo! at the Zoo" fundraising event on October 19, 2024.

Background: The 29th annual "Boo! at the Zoo" is tentatively scheduled to take place Saturday, October 19, 2024, with Saturday, October 26, 2024, as a rain date. The event offers local children a fun and safe trick-or-treat experience, while also supporting Zoo improvements. "Boo! at the Zoo" has become a family tradition in Garden City and draws an average of 5,000 people annually in a single night. Proceeds will go toward zoo improvements. We are in the process of securing sponsors to cover the costs involved in holding the event. The event will take place in and around the zoo with the admission gate open from 4 PM to 8 PM. It may be 9 PM until the last person has gone through the line. We request permission to close the zoo for preparation all day October 19 and reopen at 4 PM for event attendees. Admission to the event will be through the Ben Grimsley Arches of the zoo.

Options: The Commission may grant or deny any of the above requests including:

- Zoo closure
- Admission fee
- Reserve shelter #1 between GC Rapids (big pool) and zoo entrance

Recommendations: The Zoo director and FOLRZ director recommend granting of all requests, as proceeds from this event will benefit fundraising efforts for zoo improvements.

Fiscal Notes: All known expenses for the event, advertising, etc., are being covered by our sponsors, so the only expected expense to the Zoo Department will be staff overtime to have sufficient personnel on hand for safety considerations and assist with set-up and cleanup. Proceeds go toward zoo improvements.

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Staff
DATE: July 2, 2024
RE: Finney County Fair Requests

ISSUE:
The Governing Body is asked to consider and approve requests from Tiffany Harmon, on behalf of the Finney County Fair Board.

1. Reduced rate for trash pickup of $20 per container.
2. Permission to close Lake Avenue to thru traffic from Ninth Street to Taylor Avenue for the safety of fair participants.
3. Waiver of the $300 daily carnival fee and $2500 deposit.
4. Waiver of the sign ordinance and place signs at the following locations.
    - Third Street and Kansas Avenue from July 15-22, 2024
    - Zoo fence on Main Street from July 15-22, 2024
    - Kansas Avenue and Fleming Street from July 15-22, 2024
    - North Stevens Park from July 15-28, 2024

BACKGROUND:
The Finney County Fair is held each year in July at the Finney County Fairgrounds and each year the Fair Board requests are similar.

ALTERNATIVES:
1. The Governing Body may approve all the requests as listed.
2. The Governing Body may approve any combination of the requests.
3. The Governing Body may deny the requests.

RECOMMENDATION:
Staff has no recommendation.

FISCAL NOTE:
The normal multiple container rate is $35 per container.

ATTACHMENTS:
2024 Fair Board Letter to Commissioners
07-20-24 - Finney Co Fair SER

June 28, 2024

Garden City Commissioners
City Administrative Center
301 North 8th, P.O. Box 499
Garden City, KS 67846-0499

Dear Commissioners:

The Finney County Fair will be at the Finney County Fair Grounds from July 20 through July 28, 2024. We would like to take this opportunity to invite all of you down to visit the Fair and enjoy the many activities planned.

Saturday July 20, 2024:
The Fair kicks off on Saturday July 20th. We are kicking off the Finney County Fair with TWO national acts, The Josh Abbott Band & Mike Ryan! Both are very accomplished Red Dirt Country Music artists, and we are excited to bring them to Garden City. The Kickoff Concert will be held in the Finney County Fair Grounds Arena, we will have food trucks and beverage vendors. Doors open at 6:00pm, Mike Ryan will kick off the show and Josh Abbott will close the show! Tickets can be purchased at www.finneycountyfairks.com.

On the 4-H side of things, beginning at 8:00am in the GCCC Blue Barn, will be this year's Horse Events, featuring both open-class and 4-H exhibitors. Saturday should be a great kick off and set the amazing tone for the rest of Fair Week!

Sunday July 21, 2024
This year to accommodate the community's schedules we are offering an additional check-in time for Open Class Static entries. This check-in time will be from 5:00pm-7:00pm in the 4-H Building.

Monday July 22, 2024
4-H and Open Static check-in will begin at 8:00am in the 4-H building. All open Static entries will be judged on Monday and Tuesday and will be ready for public viewing in the 4-H Building on Wednesday, July 24, 2024. Our 4-H kids will be hosting one of their favorite events of the year, the 4-H Olympics, this begins at 6:00pm in the Exhibition Building.

Tuesday July 23, 2024
Our 4-H livestock kids will take the stage for our beef show which will start at 6:00pm

Wednesday July 24, 2024
The 4-H/FFA fun continues!

The Sheep show starts the day off at 8:00pm, followed by the Rabbit show at 9:00am, then Poultry at 10:00am. Bucket Calf Consultation will be from 1:00-4:00, and there will also be a Goat Fitting Contest starting at 1:00pm, ending with the Beef Show at 6:00pm.

Wednesday will also mark the introduction of our first KPRA Rodeo! Tickets for the community have graciously been sponsored by Brookover Companies! Tickets are available at various businesses around town and will be available at the door.

RORRing Entertainment starts off the fun and will bring us into the great weekend ahead! They will be at the Exhibition building Thursday through Saturday. RORRing Entertainment's Micro-Reality 1/10-scale stock car racing system is made to travel. Their award-winning, interactive attraction is guaranteed to please and entertain fun-lovers of all ages!

We will also have Hedrick's Petting Zoo setting up and will be there through Saturday!

Thursday July 25, 2024

The swine show kicks off the events of the day at 8:00am. Thursday offers another new opportunity to have fun down at the fair, we are introducing Business Barnyard Olympics! Businesses will have the opportunity to put together a team and compete to find out who is the best in the biz! Entry Fees for this event will go towards the Finney County Fair Scholarship fund. The night will conclude with the crowd favorite, Parent Showmanship.

Friday July 26, 2024

On the 4-H/FFA side, the Goat Show begins at 8:00am, the Special Olympic Goat Show at 1:30pm and then Supreme Showman finishes the day at 6:00pm.

On the community engagement side, we have the Community Free Feed and Concert, this will begin at 6:30pm – 10:30pm and will be entirely free to the community.

The Garden City Co-op along with Tyson are sponsoring the free community feed, they will provide hamburgers, hot dogs, chips and drinks alongside Coldwell Banker will be providing watermelon. Also kicking off at 6:30pm is our Friday night concert. Friday's concert will showcase the bombshell talent of Steven Bankey and the Flatland Band, they are a red dirt band out of Kansas City. They have opened for Whiskey Myers, Granger Smith, Whitey Morgan, Ray Wiley Hubbard, Morgan Evans and more. They opened for Casey Donahew last year and we loved them so much we brought them back!

We will also have giveaways, vendors, RORRing Racing, Hauling Axes, the Garden City Co-op's Corn Pits, and more! This night was a huge success last year and we are hoping to continue this tradition.

Saturday July 27, 2024

Saturday, July 27, 2024, will be a huge day! Premium auction begins at 8:00 am.

From 10:00am – 10:00pm it will be a jam-packed day full of activities, events and good ol' fashion County Fair Fun!

We are bringing back our Community Carnival, this event will feature; carnival games, Hauling Axes, Saints of Fun, Craft/Vendor Market, RORRing Entertainment, Petting Zoo, live entertainment and performances throughout the day, including a performance from the Peterson Farm Brothers! Touch-a-Truck, featuring Finney County EMS, Finney County Sheriff's Department, Garden City Fire Department, Garden City Police Department, Turtle Races, and much more! Finishing the day, we will have two events, our beloved Antique Tractor Pull in the Grandstand Arena at 6:00pm and our Sunset Social and Dance starting at 7:30pm. We are bringing Phil Vandel, an amazing artist who puts on one heck of a show.

We continue our goal of wanting to make Finney County the place to be the third week of July. We couldn't be more excited or proud to present our community with this event.

Of course, we are writing to do more than invite you down to the fair. We would also like to ask for a few considerations:

- First is to request a special rate fee ($20) for trash service for the Finney County Fair.
- Two additional trash pick-ups.
- Second is to request permission to close off a portion of Lake Avenue to thorough traffic, as we have done in the past, beginning Friday July 19, 2024, morning and continuing through Sunday July 28, 2024, morning.
- We are also asking for a noise waiver for the week of the fair until 11:00pm, July 20 - July 28, 2024.
- A waiver of the $300 per day carnival fee and $2,500 deposit.
    - Our carnival will not be an amusement ride carnival. Our carnival is strictly games and activities for families.
- A waiver of the sign ordinance and right-of-way restrictions.

Thank you for considering our requests. We'll look forward to seeing you at the 2024 Finney County Fair!!!!

For all Finney County Fair information, ticket sales and event details please visit www.finneycountyfairks.com.

Sincerely,
Tiffany Harmon

President
The Finney County Fair Board

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

_____ Other
_____ Block Party
_____ Run/Walk
_____ Sign Request
_____ Parade**
_____ Itinerant Merchant*
_____ Sports Event*
_____ Carnival/Circus*

*Permit/License Required
**Parade Application Required

April 30, 2024
Application Date

Finney County Fair — **7/20/2024 - 7/28/2024**
Name of Event — Date of Event

209 Lake Avenue Garden City, Kansas 67846 — **8:00, 7/19/2024 - 17:00, 7/28/2024**
Location of Event — Start & End Time of Event (including set up & tear down)

County Fair — **8:00, 7/19/2024 - 17:00, 7/28/2024**
Purpose of the Event — Actual Start & End Time of Event

Tiffany Harmon — tharmon@gccoop.com — **620-640-9963**
Event Coordinator — Address/Email — Phone Number

Additional Contact Names, Email Addresses & Phone Numbers:

License Applicant Contact Name, Email Address & Phone Number:

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	**no**	Run/Walk Route and Map Attached	**no**	Extra Trash Receptacles	**yes**	Noise Waiver***	**yes**
GCPD Assistance	**yes**	Electricity Access	**yes**	Alcoholic Liquor or CMB	yes		
Street Closure and/or Barricades	**yes**	**Lake Avenue**					
Additional Information							
Parade Application Attached	**n/a**	License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Applicant signature — Date

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Public Works/Solid Waste Dept**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: Hidden Trail Brewing - Noise Ordinance Requests

ISSUE:
The Governing Body is asked to consider and approve requests from Cody Cundiff, Hidden Trail Brewing for a waiver of the noise ordinance for two events for their Summer Concerts Series at 2010 E. Schulman Avenue.

1. July 5, 2024 - First night of Summer Concert Series from 6:00 p.m. - 12:00 a.m.
2. July 13, 2024 - Second night of Summer Concert Series from 6:00 p.m. - 12:00 a.m.

BACKGROUND:
Compliance with Code of Ordinances Section 62-21, 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. The City's Special Events process allows the City Manager discretion to waive the noise waiver up until 11:00 p.m. For any requests for the noise waiver after 11:00 p.m., the decision is left to the discretion of the Governing Body. 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.

Noise waivers for this type of request in the past have typically been approved by the Governing Body until 12:00 a.m.

ALTERNATIVES:
1. The Governing Body may approve the noise waiver requests as presented.
2. The Governing Body may deny the requests.

RECOMMENDATION:
Staff has no recommendation.

FISCAL NOTE:
None.

ATTACHMENTS:
07-05-24 Hidden Trails Brewing - Noise Waiver
7-13-24 - Hidden Trails Brewing - Noise Waiver.pdf

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

X	Other
	Block Party
	Run/Walk
	Sign Request
	Parade**
	Itinerant Merchant*
	Sports Event*
	Carnival/Circus*

*Permit/License Required
**Parade Application Required

July 1 2024
Application Date

Summer Concert Series - Grandpa's Cough Medicine — Name of Event
July 5th 2024 — Date of Event

Hidden Trail Brewing 2010 E Schulman Ave — Location of Event
6:00 pm - 12:00 am — Start & End Time of Event (including set up & tear down)

Entertainment — Purpose of the Event
Actual Start & End Time of Event

Cody Cundiff — Event Coordinator
cody@hiddentrailbrewing.com — Address/Email
620.805.2538 — Phone Number

Additional Contact Names, Email Addresses & Phone Numbers:

License Applicant Contact Name, Email Address & Phone Number:

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	**No**	Run/Walk Route and Map Attached	**N/A**	Extra Trash Receptacles	**No**	Noise Waiver***	**Yes**
GCPD Assistance	**No**	Electricity Access	**No**	Alcoholic Liquor or CMB		No	
Street Closure and/or Barricades	**No**						
Additional Information	**We are doing this on our back patio area, it is already fenced off. A waiver of the noise ordinance from 6 p.m. - midnight.**						
Parade Application Attached	**N**	License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Cody Cundiff — Applicant signature
Monday, July 1, 2024 — Date

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Public Works/Solid Waste Dept**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

X	Other
	Block Party
	Run/Walk
	Sign Request
	Parade**
	Itinerant Merchant*
	Sports Event*
	Carnival/Circus*

*Permit/License Required
**Parade Application Required

July 1 2024
Application Date

Summer Concert Series - Gunsmoke Sessions — Name of Event
July 13th 2024 — Date of Event

Hidden Trail Brewing 2010 E Schulman Ave — Location of Event
6:00 pm - 12:00 am — Start & End Time of Event (including set up & tear down)

Entertainment — Purpose of the Event
Actual Start & End Time of Event

Cody Cundiff — Event Coordinator
cody@hiddentrailbrewing.com — Address/Email
620.805.2538 — Phone Number

Additional Contact Names, Email Addresses & Phone Numbers:

License Applicant Contact Name, Email Address & Phone Number:

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	**No**	Run/Walk Route and Map Attached	**N/A**	Extra Trash Receptacles	**No**	Noise Waiver***	**Yes**
GCPD Assistance	**No**	Electricity Access	**No**	Alcoholic Liquor or CMB		No	
Street Closure and/or Barricades	**No**						
Additional Information	**We are doing this on our back patio area, it is already fenced off. A waiver of the noise ordinance from 6 p.m. - midnight.**						
Parade Application Attached	**No**	License					
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Cody Cundiff — Applicant signature
Monday, July 1, 2024 — Date

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Public Works/Solid Waste Dept**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Staff
DATE: July 2, 2024
RE: 2024 Tumbleweed Festival Requests - Additional Requests

ISSUE:
The Governing Body is asked to consider and approve an additional request from Matt Geier, Board President of the Tumbleweed Festival, Inc. for the 33rd annual Tumbleweed Festival to include Friday, August 23, 2024.

1. The use of, and the waiver of fees for, the west green at Lee Richardson Zoo on August 23- 25, 2024 for the 33rd Annual Tumbleweed Festival. The request includes set-up from August 19-22, 2024 and teardown August 26-27, 2024.
2. Waiver of Code Section 6-35 and 6-133 to allow possession, consumption and sale of cereal malt beverage or alcoholic liquors in a public park.

BACKGROUND:
On May 21, 2024, the Governing Body approved the following requests from Tumbleweed Festival representatives for the dates of August 24-25, 2024, just two days for the festival.

1. The use of, and the waiver of fees for, the west green at Lee Richardson Zoo on August 24- 25, 2024 for the 33rd Annual Tumbleweed Festival. The request includes set-up from August 19-22, 2024 and teardown August 26-27, 2024.
2. Waiver of Code Section 6-35 and 6-133 to allow possession, consumption and sale of cereal malt beverage or alcoholic liquors in a public park.

Since that time, Tumbleweed Festival has received a sponsorship opportunity to include Friday night activities.

ALTERNATIVES:
1. The Governing Body may approve the requests as presented to add Friday, August 23, 2024.
2. The Governing Body may deny the request.

RECOMMENDATION:
Staff has no recommendation.

FISCAL NOTE:
None.

ATTACHMENTS:

Extension Request Letter - Tumbleweed 2024
08-23-24 - Tumbleweed Festival SER- UPDATED
Western KS Broadcase Center Letter
Original Request Letter - Tumbleweed 2024 City Letter

Matt Allen, City Manager
Kristi Newland, Director, Lee Richardson Zoo
City of Garden City
301 N. 8th Street
Garden City, KS 67846

Hello all,

I am writing to you on behalf of the Tumbleweed Festival board of directors to request access to the Lee Richardson Zoo for an additional day for the 2024 festival. We have formed a partnership with the Western Kansas Broadcast Center in order to showcase a latino musical act on Friday, August 23rd to kick off this year's Tumbleweed Festival. We are excited for the opportunity to foster a new community partnership, broaden our demographic and bring the festival back to a 3-day event.

Please consider this letter our formal request for the logistic changes needed for addition of Friday's programming.

Friday programming will begin no earlier than 5:00pm and will end at 11:00pm.

- Use of the West Green of the Lee Richardson Zoo on Friday extended until midnight for load-out of the band.
- An extension of the Noise Waiver to include Friday.
- Delivery of bleachers from the Recreation Commision to be made Friday before 5:00pm.

These requests reflect the changes needed to our original Special Event Request and Letter to the City. All other items from the original request are still needed at the times they were requested. Attached is a copy of the original documentation as well as a letter of support from WKBC.

We are exceedingly grateful for the support and effort you put into the Tumbleweed Festival. Please reach out with any additional questions or information you may need. Thank you.

Sincerely,

Matt Geier
785-766-6757
geier.matt@gmail.com
Board President
Tumbleweed Festival

SPECIAL EVENT REQUEST

301 N 8TH ST, PO BOX 998
GARDEN CITY, KS 67846
620-276-1160

x	Other
	Block Party
	Run/Walk
	Sign Request
	Parade**
	Itinerant Merchant*
	Sports Event*
	Carnival/Circus*

*Permit/License Required
**Parade Application Required

April 23, 2024
Application Date

The Tumbleweed Festival — Name of Event
August 23rd - 25th — Date of Event

Lee Richardson Zoo - West Green — Location of Event
8/19: 4pm to 8/28: 9pm — Set Up & Tear Down - Date and Times

Community music festival with games, crafts and performers — Purpose of the Event
8/23: 10am - 12pm & 8/24 & 8/25 - 11 a.m. - 5 p.m. — Actual Start & End Time of Event

Matt Geier — Event Coordinator
geier.matt@gmail.com — Address/Email
785-766-6757 — Phone Number

Additional Contact Names, Email Addresses & Phone Numbers: Cecilia Douglas; ceciliapearl.d3@icloud.com; 620-640-4918

License Applicant Contact Name, Email Address & Phone Number: **Matt Geier: Same info as above**

If you check any of the boxes below, please add specifics in the additional information space provided. If you are requesting any street closures, please provide streets/intersections to be closed or barricaded. Add additional sheet if needed.

Stevens Park Keys and Appointment	**n/a**	Run/Walk Route and Map Attached	**no**	Extra Trash Receptacles	**yes**	Noise Waiver***	**yes**
GCPD Assistance	**yes**	Electricity Access	**yes**	Alcoholic Liquor or CMB		LIQUOR	
Street Closure and/or Barricades		**traffic cones and barricades requested.**					
Additional Information	**Use of the West green at Zoo. Waiver of Noise Ord. Delivery of bleachers by Rec Dept. before 5 p.m. on 8/23. 20-25 Polykarts, 4 additional dumpsters, extra trash pickup on Saturday and Sunday prior to 11 a.m.. 30 traffic cones & 4 saw horse type barricades. Extra patrols overnight on Friday & Saturday night & barring emergency, an officer traversing the festival on foot or bicycle.**						
Parade Application Attached	**N**	License	**STATE EVENT LIQUOR LICENSE TO BE APPLIED FOR**				
		KDOT Permit					

Compliance with Code of Ordinances Section 62-21, 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 section 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, of Designee, the authority to grant certain request of persons, businesses of groups for special events or activities

Matt Geier — Applicant signature
Friday, June 28, 2024 — Date

For office use only	
GC Police Department	**Downtown Vision**
GC Fire Department	**Electric Department**
Neighborhood & Development	**Lee Richardson Zoo**
Traffic Department	**Public Works/Solid Waste Dept**
Parks and Recreation Department	**Street Department**
City Manager/Commission	**Application Received**

Western Kansas Broadcast Center, LLC

1402 E. Kansas Avenue, Garden City, Kansas 67846
(620) 276-2366
Fax: (620) 276-3568

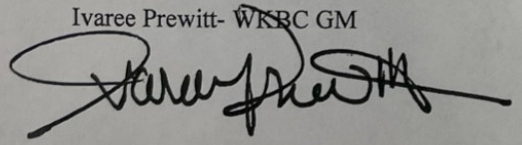
06-13-24

To Whom it May Concern,

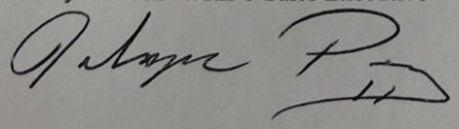
I am writing on behalf of Western Kansas Broadcast Center in support of The Tumbleweed Festival. We recognize the great value the Tumbleweed Festival brings to this Community and that's why we recently decided to take advantage of the opportunity to partner with them. We are committed to helping it grow by providing advertising across all 16 of our Western Kansas stations as well as the desire to provide a Hispanic Band for a Friday Night Show. This is a great opportunity to help bring the community together with great events like The Tumbleweed Festival. We appreciate your support and loo forward to working with you for future events.

Sincerely,

Ivaree Prewitt- WKBC GM



Jalayne Perez- WKBC Sales Executive



Matt Allen, City Manager
Kristi Newland, Director, Lee Richardson Zoo
City of Garden City
301 N. 8th Street
Garden City, KS 67846

Hello all,

I am writing to you on behalf of the Tumbleweed Festival board of directors to, once again, request access to Lee Richardson Zoo for the 2024 festival. This will be the 33rd year for this event, and we are incredibly grateful for the support that the City of Garden City and Lee Richardson Zoo have provided to the festival over the years. The access to facilities, the help of Zoo and City staff, and the advice that we receive make the festival a possibility.

Please consider this letter our formal request for the festival as detailed below.

Requests from the City of Garden City- Lee Richardson Zoo:

- Waiver of the fees outlined in Section II of the Zoo Facility Use Guidelines and Agreement in exchange for allowing the zoo to use Tumbleweed Festival tents throughout the year when needed.
- A Noise Waiver for the weekend. Our volume will remain under the zoo's decibel limit cited in the Zoo Facility Use Guidelines and Agreement.
- Permission for the placement of one bar area within the festival grounds. Local beer, wine and spirits will be available (appropriate liquor licensing will be obtained by Tumbleweed Festival board).
- Use of the West Green of the Lee Richardson Zoo on the following dates.
    - Festival Dates:
        Saturday, August 24: 10am-11pm (load-out until midnight)
        Sunday, August 25: 10am-6pm (load out until 9pm)
    - Closure of the zoo to drive through traffic on Friday, August 23rd for vendor load-in
    - Closure of the West Green to zoo patrons on Saturday, August 24th and Sunday, August 25th.
    - Waiver of the Zoo fees associated with closure of the zoo to through traffic/West Green.
- Access to the Tumbleweed trailer in the Zoo's Maintenance area and the West Green for volunteers for setup and teardown:
    - Setup Dates: August 19-22, 2022: 4pm-9pm, August 23, 2022: 8am – 9pm
    - Teardown Dates: August 26 and 27, 4pm-9pm
- Access to one gator or equivalent during the times listed above (If possible).
- Access to the zoo's multi-person golf cart for giving elderly and handicapped patrons transportation options (If possible).
- Banner permit to place festival banners on the zoo fences. To be put up 4 weeks before the festival.
    - Banners approx. 4' x 8'.
- Banner approval/permit to place no more than four banners on private properties on Mary and Kansas Avenue (with approval of landowners).

- Banner permit for the intersection of 3rd St. and Kansas Ave.
- Banner permit for Steven's Park banner frames.
- Access to the maintenance gate for Tumbleweed Board members during the week of the festival. (keypad code). Not to exceed the setup and teardown times listed above.
- Access to appropriate zoo keys for Board members during the event to assist with securing the grounds and access through bison road temporary gate during the event.
- Effective barrier fencing placed by zoo staff to block off the West Green for the festival weekend.
- Use of the Southwest, and Arches (walk in) gates for the festival. (Arches would close at 7 pm as per normal zoo hours).
- Access to a small zoo flatbed trailer for setup and teardown.

From the Garden City Recreation Commission:

- Use of 2 sets of bleachers for August 24-25. We ask that these be delivered and placed (placement to be communicated prior to the event).

From the City of Garden City- Various Departments:

- Public Works:
    - Streets swept late Thursday prior to the event.
    - Assistance with trash:
        - Trash Pickup Sunday morning (prior to 11am)
    - 20-25 rolling polycarts
    - 4 additional large dumpsters
    - Fly/mosquito spray prior to event
- Zoo watering schedule
    - Please coordinate watering schedule with Festival contact during setup and teardown dates.
- Traffic Control Requests:
    - 30 traffic cones and 4 sets of sawhorse style barriers
    - Permission to set a crosswalk sign on the southernmost Main Street crosswalk to alert motorists to festival traffic.
- Setup Crew Request:
    - 10-15 people on Thursday OR Friday morning (10am) for approximately 3 hours.
- Electrical Requests:
    - Open all electrical boxes Friday morning by 10a.
    - 2 power boxes/pedestals at the West Green restrooms and triangle area.
    - 1 or 2 Electricians available on Friday morning- for vendor and sound setup.
    - 1 Electrician on call/available for the remainder of the weekend.
- Security Requests/Garden City Police Department:
    - Extra patrols overnight Friday and Saturday night.
    - Barring emergency, any officer traversing the festival do so on foot or walking a bicycle (not drive through).

Thank you for your time, energy, and expertise. Please let us know if you need any additional information, or when the Tumbleweed board needs to have a representative at any Zoo Advisory Board or City meetings to answer questions. We genuinely appreciate your help in making this an event that our community can be proud to host!

Sincerely,



Matt Geier
785-766-6757
Board President
Tumbleweed Festival

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Staff
DATE: July 2, 2024
RE: Kansas 911 Coordinating Council

ISSUE:
Congratulations to Chief Prewitt on being appointed to the Kansas 911 Coordinating Council representing the Kansas Association of Police Chiefs! Chief Prewitt will serve through June 2025.

BACKGROUND:

ALTERNATIVES:

RECOMMENDATION:

FISCAL NOTE:

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Staff
DATE: July 2, 2024
RE: IIMC Foundation Board Appointment

ISSUE:
Congratulations to City Clerk Hurtado on being appointed to the International Institute of Municipal Clerks (IIMC) Foundation Board of Directors! City Clerk Hurtado will serve a three-year term.

BACKGROUND:

ALTERNATIVES:

RECOMMENDATION:

FISCAL NOTE:

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Rachelle Powell, Director of Aviation
DATE: July 2, 2024
RE: Airport May 2024 Report

ISSUE:
Presentation of the May 2024 report from the Garden City Regional Airport.

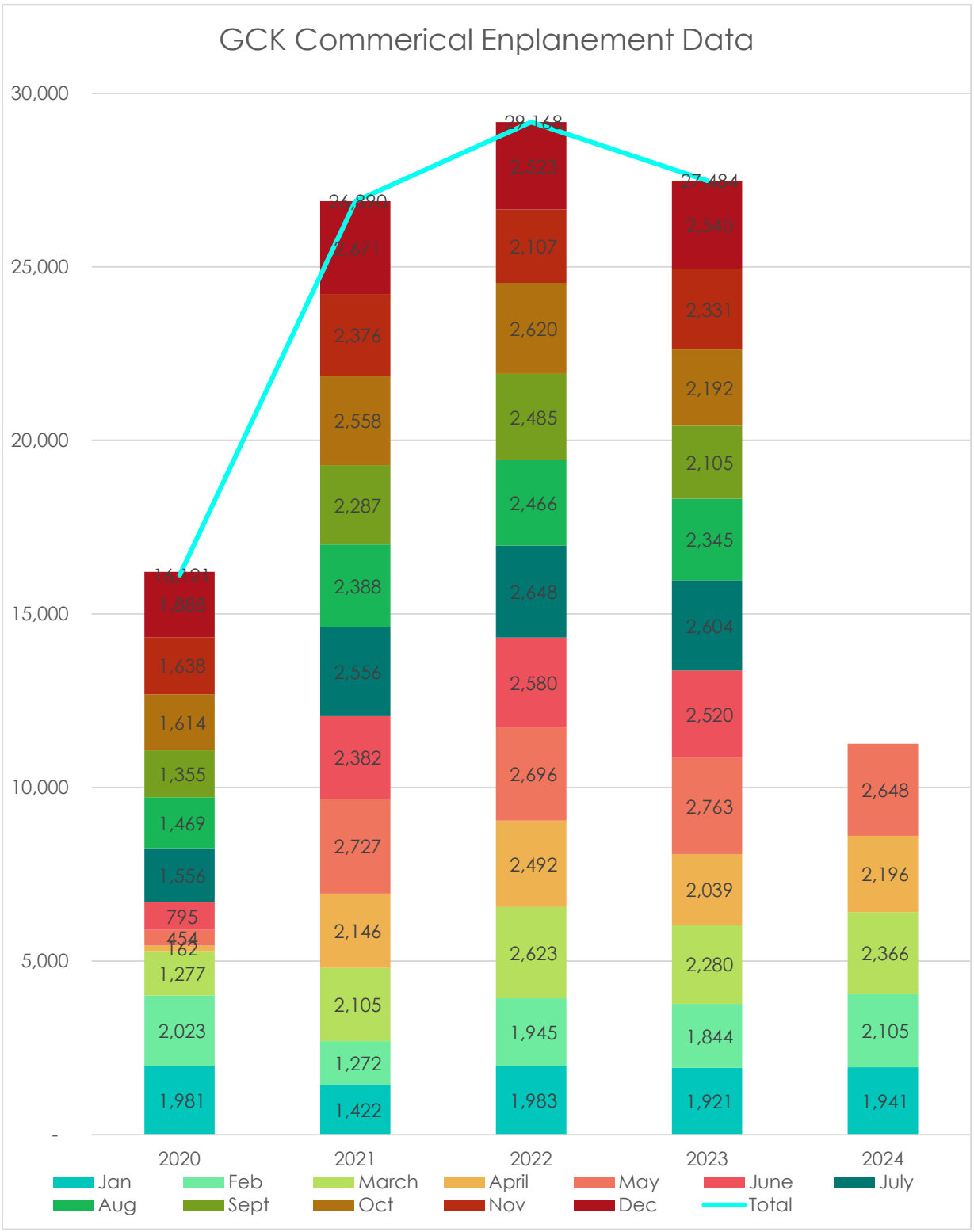
BACKGROUND:
Attached is the Garden City Regional Airport report for May 2024.

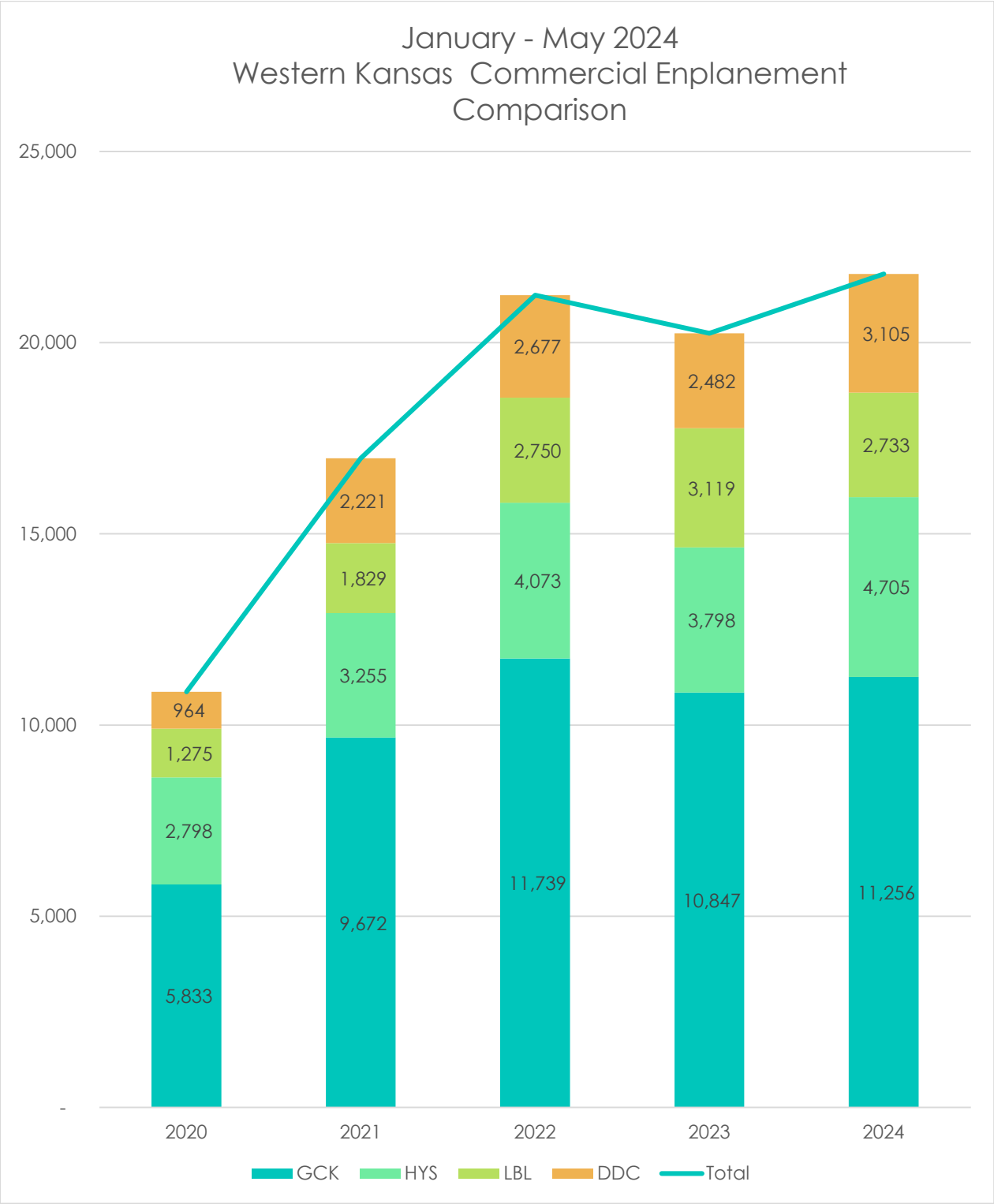
ALTERNATIVES:
None.

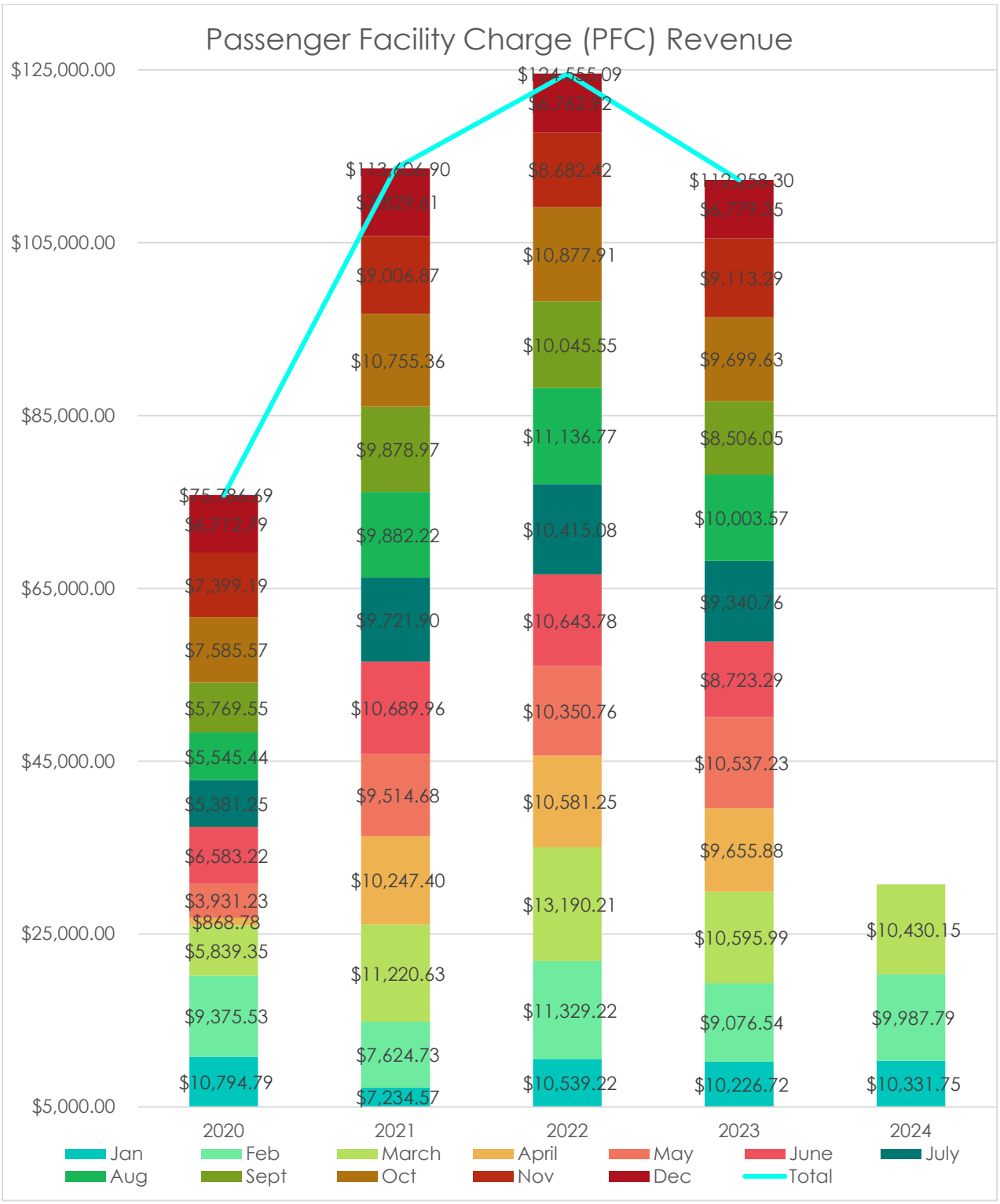
RECOMMENDATION:
None.

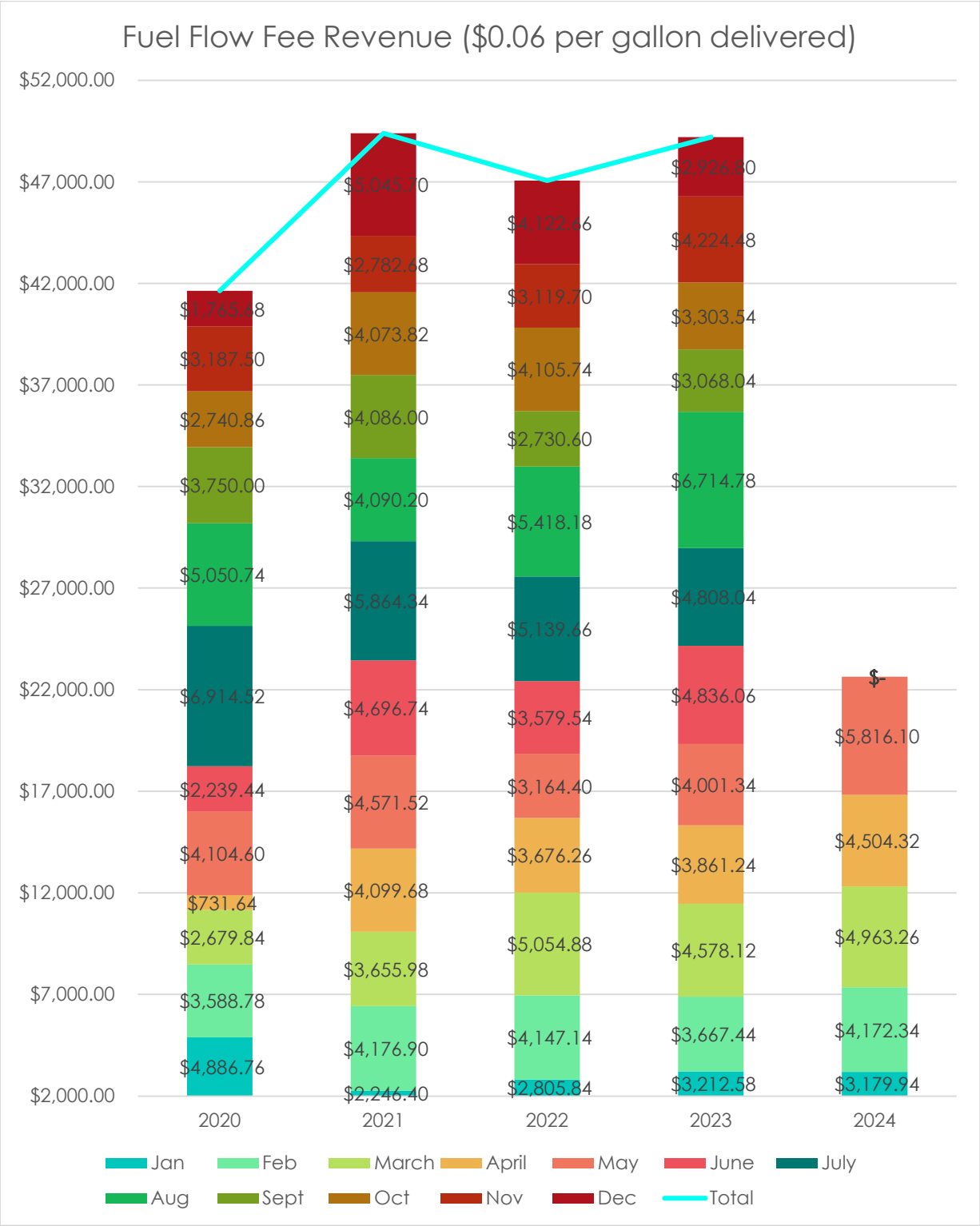
FISCAL NOTE:
None.

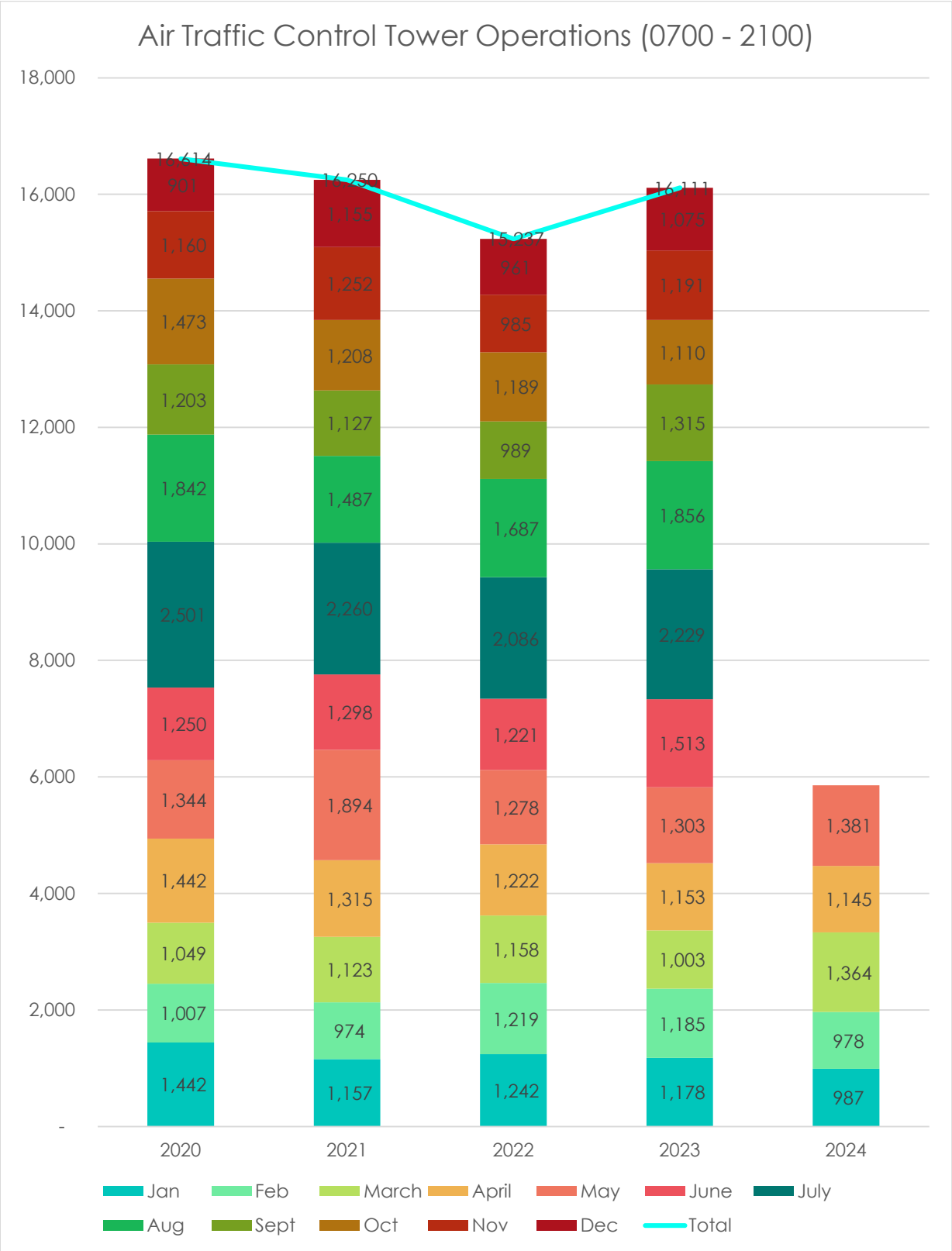
ATTACHMENTS:
Airport May 2024 Report


GCK Commerical Enplanement Data
30,000
25,000
20,000
15,000
10,000
5,000
-
2020
2021
2022
2023
2024
1,981
2,023
1,277
162
454
795
1,556
1,469
1,355
1,614
1,638
1,888
1,422
1,272
2,105
2,146
2,727
2,382
2,556
2,388
2,287
2,558
2,376
2,671
1,983
1,945
2,623
2,492
2,696
2,580
2,648
2,466
2,485
2,620
2,107
2,523
1,921
1,844
2,280
2,039
2,763
2,520
2,604
2,345
2,105
2,192
2,331
2,540
1,941
2,105
2,366
2,196
2,648
Jan
Feb
March
April
May
June
July
Aug
Sept
Oct
Nov
Dec
Total


January - May 2024
Western Kansas Commercial Enplanement Comparison
25,000
20,000
15,000
10,000
5,000
-
2020
2021
2022
2023
2024
964
1,275
2,798
5,833
2,221
1,829
3,255
9,672
2,677
2,750
4,073
11,739
2,482
3,119
3,798
10,847
3,105
2,733
4,705
11,256
GCK
HYS
LBL
DDC
Total


Passenger Facility Charge (PFC) Revenue
$125,000.00
$105,000.00
$85,000.00
$65,000.00
$45,000.00
$25,000.00
$5,000.00
2020
2021
2022
2023
2024
Jan
Feb
March
April
May
June
July
Aug
Sept
Oct
Nov
Dec
Total


Fuel Flow Fee Revenue ($0.06 per gallon delivered)
$52,000.00
$47,000.00
$42,000.00
$37,000.00
$32,000.00
$27,000.00
$22,000.00
$17,000.00
$12,000.00
$7,000.00
$2,000.00
2020
2021
2022
2023
2024
$1,765.68
$3,187.50
$2,740.86
$3,750.00
$5,050.74
$6,914.52
$2,239.44
$4,104.60
$731.64
$2,679.84
$3,588.78
$4,886.76
$5,045.70
$2,782.68
$4,073.82
$4,086.00
$4,090.20
$5,864.34
$4,696.74
$4,571.52
$4,099.68
$3,655.98
$4,176.90
$2,246.40
$4,122.66
$3,119.70
$4,105.74
$2,730.60
$5,418.18
$5,139.66
$3,579.54
$3,164.40
$3,676.26
$5,054.88
$4,147.14
$2,805.84
$2,926.80
$4,224.48
$3,303.54
$3,068.04
$6,714.78
$4,808.04
$4,836.06
$4,001.34
$3,861.24
$4,578.12
$3,667.44
$3,212.58
$-
$5,816.10
$4,504.32
$4,963.26
$4,172.34
$3,179.94
Jan
Feb
March
April
May
June
July
Aug
Sept
Oct
Nov
Dec
Total


Air Traffic Control Tower Operations (0700 - 2100)
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
-
2020
2021
2022
2023
2024
Jan
Feb
March
April
May
June
July
Aug
Sept
Oct
Nov
Dec
Total

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Courtney E. Prewitt, Chief of Police
DATE: July 2, 2024
RE: Police Department Master Activity Report - May 2024

ISSUE:
Presentation of the May 2024 Master Activity Report from the Garden City Police Department.

BACKGROUND:
Attached is the Garden City Police Department Master Activity Report for May 2024.

ALTERNATIVES:
None.

RECOMMENDATION:
None.

FISCAL NOTE:
None.

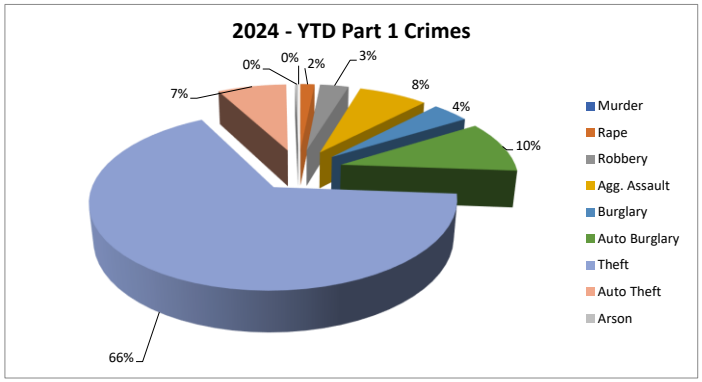
ATTACHMENTS:
2024 May Master Activity Report

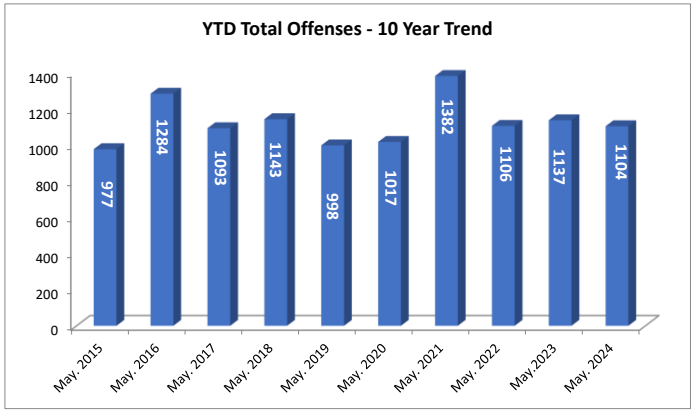
GARDEN CITY POLICE DEPARTMENT

Monthly Activity Report - May 2024

Offenses Reported

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD	Arrest May. 2024	Arrest To Date 2024
Part 1 Crimes							
Murder	0	0	0	1	-100%	0	0
Rape	0	5	2	11	-55%	0	2
Robbery	3	10	1	2	400%	0	2
Agg. Assault	4	24	8	33	-27%	2	16
Burglary	4	13	3	19	-32%	0	1
Auto Burglary	7	32	13	50	-36%	0	0
Theft	44	212	48	196	8%	12	52
Auto Theft	6	24	10	26	-8%	1	5
Arson	0	1	0	1	UNDF	0	0
Total:	**68**	**321**	**85**	**339**	**-5%**	**15**	**78**
Part 2 Crimes							
Criminal Trespass	4	44	11	36	22%	6	42
Criminal Damage	13	53	6	64	-17%	2	8
Drug Violation	13	101	23	121	-17%	19	115
Forgery	0	3	3	5	-40%	0	0
Graffiti	0	4	33	54	-93%	0	0
Sexual Exploitation	0	0	1	6	-100%	0	2
Kidnapping	2	5	3	6	-17%	0	2
Liquor Violations	0	4	0	9	-56%	9	64
Sex Offenses	1	8	3	28	-71%	0	4
Simple Assault	12	49	18	58	-16%	8	32
DV Battery	10	69	13	75	-8%	6	45
Weapons	2	3	1	4	-25%	2	2
Stalking	1	6	0	4	50%	1	1
All Other Crimes	44	221	40	152	45%	155	914
Total:	**102**	**570**	**155**	**622**	**-8%**	**208**	**1231**
Grand Totals	**170**	**891**	**240**	**961**	**-7%**	**223**	**1309**





Community Statistics 2020-2024

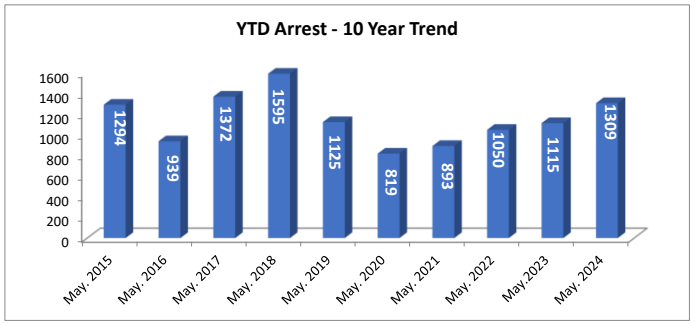
	2020	2021	2022	2023	2024
Population	31,275	31,275	31,045	31,275	30,948
Patrolling Area	10.99 sq miles	10.99 sq miles	10.99 sq miles	10.99 sq miles	10.99 sq miles

Offense Reports Summary

	May. 2024	YTD 2024	May. 2023	YTD 2023
Offense Reports	207	1104	274	1137
Patrol/CRD Supplemental Repor	145	967	215	744

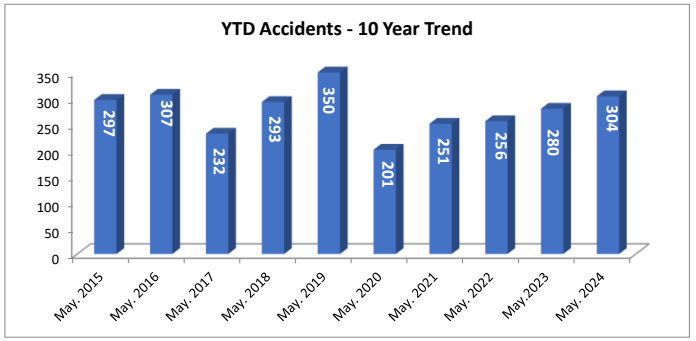
Arrests

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
All Other Adult Arrests	172	1006	224	851	18%
Alcohol Related Arrests	9	63	19	63	0%
Drug Related Arrests	10	76	24	97	-22%
Total Adult Arrest	**191**	**1145**	**267**	**1011**	13%
All Other Juveniles Detained	23	116	16	64	81%
Alcohol Related Detained	0	1	1	5	-80%
Drug Related Detained	9	39	3	24	63%
Curfew Violations	0	8	2	11	-27%
Total Juvenile Arrest	**32**	**164**	**22**	**104**	**58%**
Total Custody:	**223**	**1309**	**289**	**1115**	**17%**



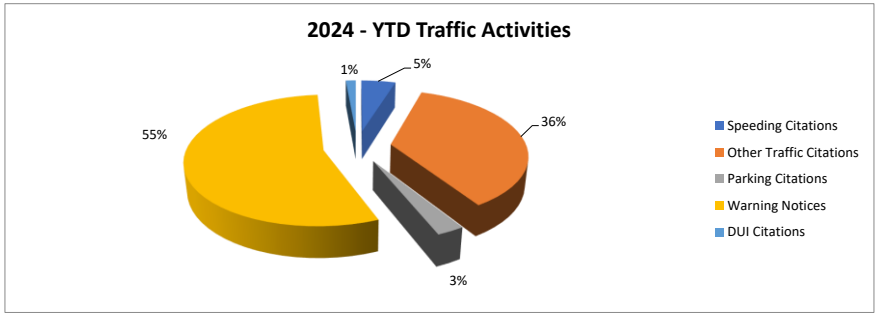
Accidents

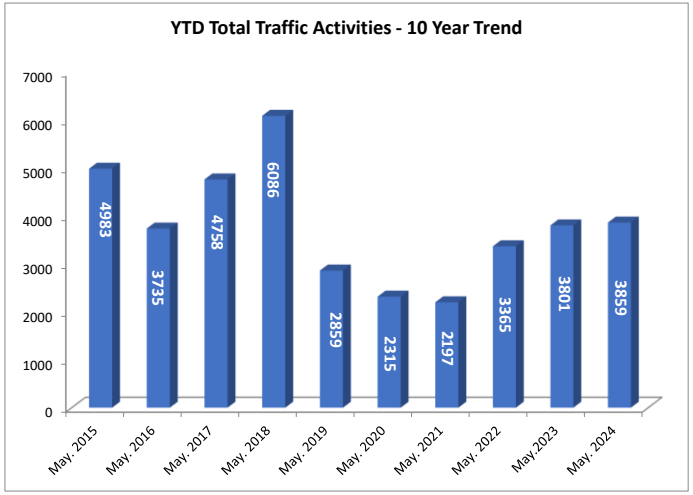
	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Fatal Accidents	0	1	0	0	UNDF
Injury Accidents	6	24	5	18	33%
Non-Injury Accidents	57	279	50	262	6%
Total Accidents:	**63**	**304**	**55**	**280**	**9%**



Traffic Enforcement

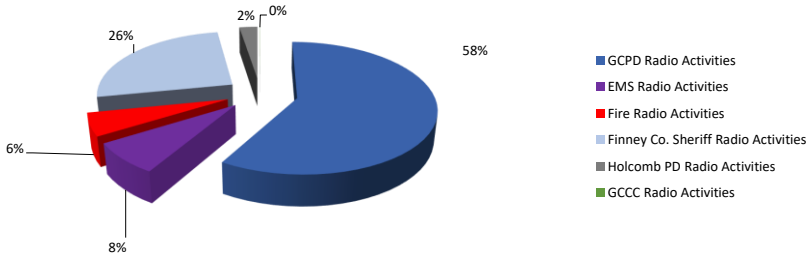
	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Speeding Citations	50	185	55	135	37%
Other Traffic Citations	246	1400	445	1280	9%
Parking Citations	9	107	28	106	1%
Warning Notices	378	2113	537	2226	-5%
DUI Citations	11	54	13	54	0%
Totals:	**694**	**3859**	**1078**	**3801**	**2%**

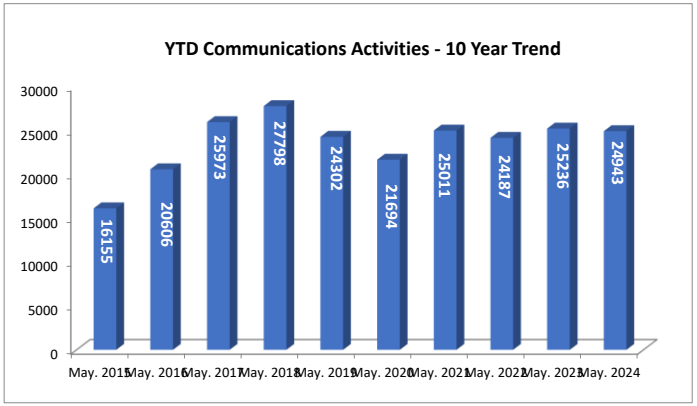




Communications Center Activities

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
GCPD Radio Activities	3021	14593	3493	14875	-2%
EMS Radio Activities	377	1913	385	1862	3%
Fire Radio Activities	283	1409	253	1270	11%
Finney Co. Sheriff Radio Activities	1658	6394	1451	6421	0%
Holcomb PD Radio Activities	89	627	151	803	-22%
GCCC Radio Activities	1	7	1	5	40%
Totals:	**5429**	**24943**	**5734**	**25236**	**-1%**
911 Calls	1340	6173	1481	5865	5%
Administrative Phone Calls	6742	31191	7078	30921	1%

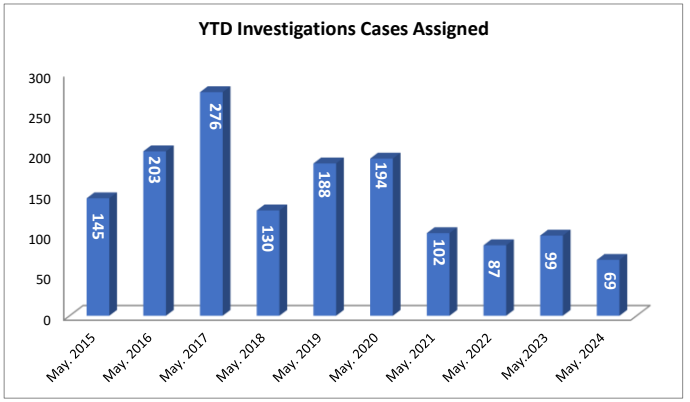




Investigations

	May-24		YTD 2024		
	Assigned	Cleared	Assigned	Cleared	% Cleared
Part 1 Crimes					
Murder & non-Negligent	0	0	1	0	UNDF
Robbery	1	0	4	2	50%
Assault/Battery/Agg Aslt, Agg	1	1	7	4	57%
Burglary	0	0	2	3	150%
Auto Burglary	0	0	0	0	UNDF
Theft	0	0	2	3	150%
Arson	0	0	1	0	UNDF
Total:	**2**	**1**	**17**	**12**	**71%**
Part 2 Crimes					
Forgery/Counterfeiting	0	0	1	1	100%
Fraud	0	0	0	0	UNDF
Vandalism	0	0	0	0	UNDF
Weapons Violation	0	0	1	0	UNDF
Sex Offense	2	1	14	15	107%
Drug Violation	0	0	0	0	UNDF
Gambling	0	0	0	0	UNDF
Other Reportable Offenses	3	3	11	11	100%
Runaway	1	1	5	6	120%
Agency Assist	1	1	1	1	100%
Other Non-Reportable	0	1	2	1	50%
Death Investigation	5	6	17	13	76%
Total:	**12**	**13**	**52**	**48**	**92%**
Grand Totals	**14**	**14**	**69**	**60**	**87%**

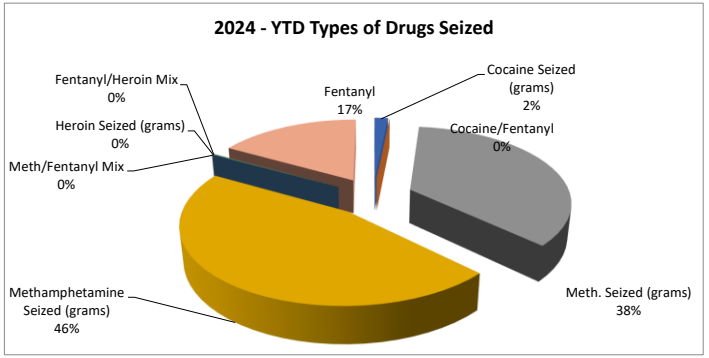
Misc. Investigations Activities				
	May. 2024	YTD 2024	May. 2023	YTD 2023
Current Active Cases	116	605	110	585
Supplemental Reports	100	384	62	389
Search Warrants	14	53	1	29
K9 Deployments	6	26	2	14
*VSA /Criminal Polygraph	1	11	2	4



Evidence Section

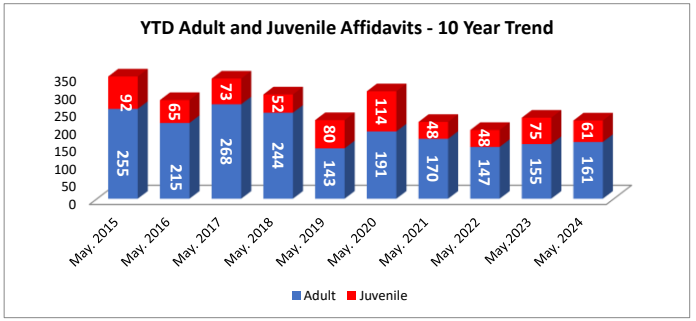
GCPD Property and Evidence Seized

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Evidence Collected	208	950	537	1545	-39%
Guns Seized	4	15	3	25	-40%
Cocaine Seized (grams)	1.3	12.11	7.6	14.81	-18%
Cocaine/Fentanyl	0	0	0	0	UNDF
Marijuana Seized (grams)	44.8	269.2	135.2	2131.87	-87%
Methamphetamine Seized (grams)	0	347.7	410	1671.85	-79%
Meth/Fentanyl Mix	0	0.5	0	0.6	-17%
Heroin Seized (grams)	0	0.9	0	0	UNDF
Fentanyl/Heroin Mix	0	0	0	0	UNDF
Fentanyl	6	126.7	137	199.4	-36%
Other Drugs Seized (grams)	3	3	4	11	-73%
Prescription Drugs Seized (pills)	3	50	0	75	-33%
RX Drugs Drop Box (lbs.)	16.5	52.5	1.5	16.25	223%



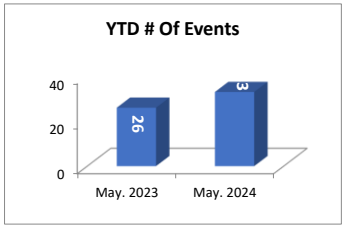
Affidavits

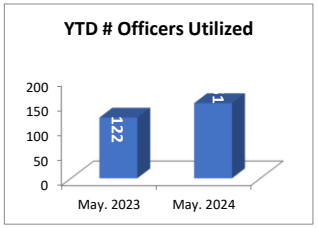
	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Adult Affidavits	27	161	44	155	4%
Juvenile Affidavits	26	61	11	75	-19%
Total:	**53**	**222**	**55**	**230**	**-3%**

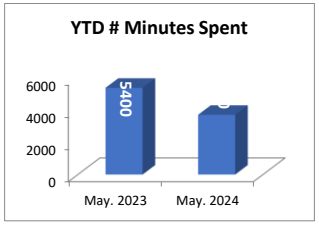


Events

	May. 2024 # of Events	May. 2024 Minutes Spent	May. 2024 # of Officers Assigned	YTD # of Events	YTD Minutes Spent	YTD # Of Officers Assigned
Community Program	2	60	20	10	960	40
Presentations	2	480	2	6	1110	14
Parades/Traffic Control	1	120	15	1	120	15
K9	0	0	0	6	180	6
Other	4	300	30	10	1350	76
Total:	**9**	**960**	**67**	**33**	**3720**	**151**

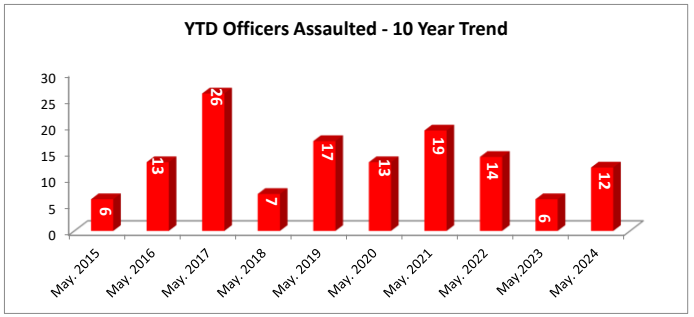






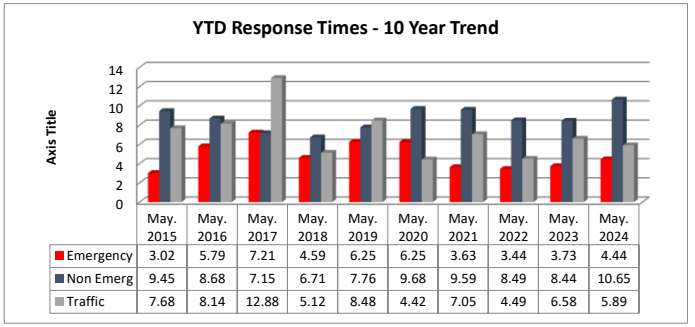
Officers Assaulted

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Firearm	0	0	0	0	UNDF
Cutting Instrument	0	0	0	0	UNDF
Other Dangerous Weapon	0	0	0	5	500%
Hands, Fist, Feet, Etc.	2	12	1	1	500%
Police Service Dog	0	0	0	0	UNDF
Total Assaults:	**2**	**12**	**1**	**6**	UNDF



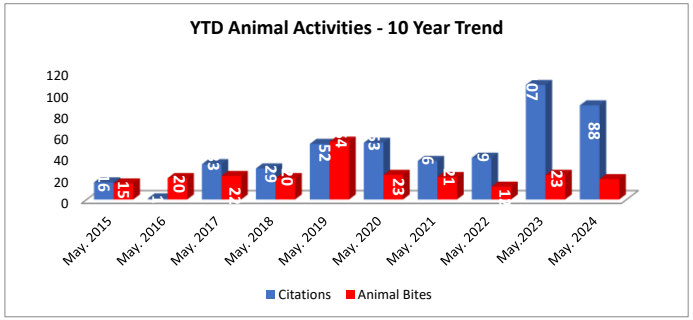
Response Time Summary Overview

	May. 2024	May. 2023
Average Emergency	4.44	3.73
Average Non-Emergency	10.65	8.44
Average Traffic Accident	5.89	6.58



Animal Incidents

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Citations Issued	22	88	17	100	-12%
Animal Bites	5	19	10	21	-10%



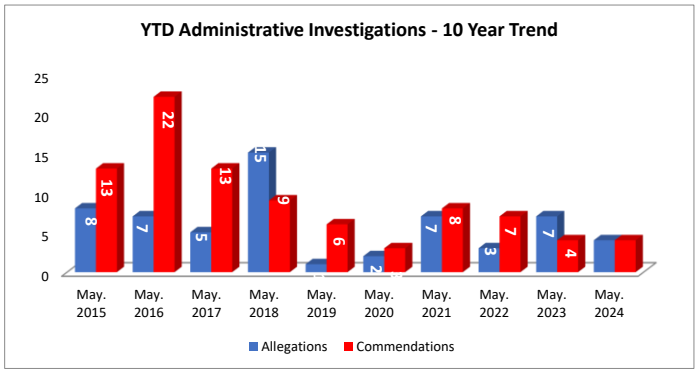
Training Hours Received Overview

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Administrative	46.00	380.00	114.00	232.00	64%
Patrol/CRD Division	76.00	1176.00	307.00	1781.50	-34%
Support Services Division	6.00	220.00	71.00	481.00	-54%
Investigations Division	0.00	494.00	12.00	180.00	174%
Instructor Hours	20.00	205.00	4.00	20.00	925%
SUB-TOTAL TRAINING HRS	**148.00**	**2475.00**	**508.00**	**2694.50**	-8%
Academy Training Hours	176.00	664.00	368.00	448.00	48%
SWAT Training Hours	129.00	756.00	237.00	764.00	-1%
TOTAL TRAINING HOURS	**453.00**	**3895.00**	**1113.00**	**3906.50**	**0%**



Administrative Overview

	May. 2024	YTD 2024	May. 2023	YTD 2023	% Change YTD
Allegations Received	2	4	1	7	-43%
Unfounded	0	0	0	3	-100%
Unsubstantiated	0	0	0	2	-100%
Sustained	0	0	0	1	-100%
Exonerated	0	0	0	0	UNDF
Violation Not Based On Complaint	0	0	0	0	UNDF
Investigations In Progress	0	0	1	7	-100%
Administrative Closure	0	0	0	2	-100%
Commendations	3	4	1	4	0%
Backgrounds Completed	2	9	1	7	29%
Backgrounds Active	3	8	6	9	-11%
Tested Applicants	0	10	8	30	-67%
New Hires	2	5	0	7	-29%



GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Jared Kuhlmann, Finance Director
DATE: July 2, 2024
RE: Service and Finance Monthly Sales Tax Report - June 2024

ISSUE:
Presentation of June 2024 Monthly Sales Tax Reports from Service and Finance.

BACKGROUND:

ALTERNATIVES:
None

RECOMMENDATION:

FISCAL NOTE:
None

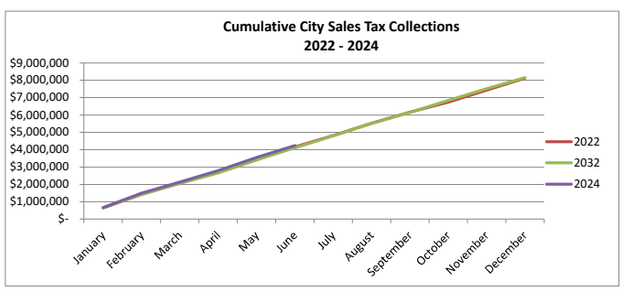
ATTACHMENTS:
2024 Sales Tax Receipts Reports - June 2024

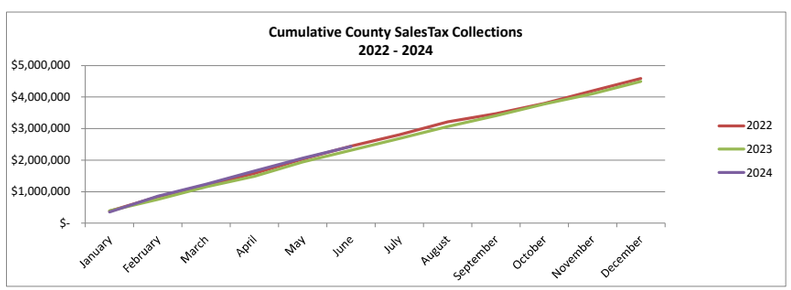
ANALYSIS OF CITY SALES TAX RECEIPTS

MONTH RECEIVED	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
JANUARY	$ 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	$ 564,062	$ 565,980	$ 601,819	$ 596,509	$ 640,065	$ 665,684	$ 669,090
FEBRUARY	$ 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	$ 655,745	$ 650,141	$ 646,641	$ 654,966	$ 788,126	$ 735,542	$ 831,503
MARCH	$ 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	$ 510,366	$ 555,657	$ 499,030	$ 627,649	$ 631,570	$ 661,368	$ 632,400
APRIL	$ 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	$ 501,872	$ 457,775	$ 533,006	$ 559,450	$ 626,920	$ 592,420	$ 665,768
MAY	$ 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	$ 579,847	$ 607,072	$ 560,306	$ 637,511	$ 727,163	$ 765,370	$ 749,722
JUNE	$ 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	$ 529,078	$ 551,413	$ 526,197	$ 615,152	$ 749,400	$ 690,456	$ 688,183
JULY	$ 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	$ 571,285	$ 591,262	$ 560,739	$ 645,485	$ 652,941	$ 679,201	$ -
AUGUST	$ 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	$ 552,932	$ 580,309	$ 609,252	$ 594,021	$ 701,907	$ 711,936	$ -
SEPTEMBER	$ 323,475	$ 341,558	$ 388,244	$ 463,398	$ 421,706	$ 415,115	$ 433,117	$ 424,160	$ 529,341	$ 509,837	$ 548,219	$ 534,225	$ 537,191	$ 552,981	$ 611,822	$ 574,299	$ 647,049	$ 646,904	$ 641,621	$ -
OCTOBER	$ 369,193	$ 365,725	$ 408,881	$ 446,179	$ 411,421	$ 425,392	$ 450,833	$ 468,586	$ 501,467	$ 516,778	$ 517,874	$ 563,222	$ 528,383	$ 559,878	$ 574,684	$ 577,225	$ 603,159	$ 577,619	$ 699,621	$ -
NOVEMBER	$ 337,133	$ 351,892	$ 352,723	$ 435,767	$ 402,883	$ 390,433	$ 412,877	$ 474,976	$ 422,213	$ 496,772	$ 528,692	$ 541,283	$ 547,752	$ 518,223	$ 567,513	$ 521,586	$ 530,010	$ 682,330	$ 661,283	$ -
DECEMBER	$ 338,058	$ 356,317	$ 396,872	$ 432,701	$ 461,792	$ 412,973	$ 481,207	$ 424,131	$ 501,046	$ 519,605	$ 539,387	$ 522,361	$ 501,313	$ 529,852	$ 536,285	$ 563,392	$ 705,360	$ 684,862	$ 649,121	$ -
TOTAL RECEIPTS	$ 4,135,146	$ 4,286,883	$ 4,554,294	$ 5,171,057	$ 5,112,939	$ 4,926,706	$ 5,241,531	$ 5,526,416	$ 5,867,556	$ 6,159,029	$ 6,426,010	$ 6,532,177	$ 6,451,105	$ 6,626,121	$ 6,849,913	$ 6,773,491	$ 7,416,321	$ 8,109,805	$ 8,153,624	$ 4,236,667
PERCENTAGE CHANGE	-2.47%	3.67%	6.24%	13.54%	-1.12%	-3.64%	6.39%	5.44%	6.17%	4.97%	4.33%	1.65%	-1.24%	2.71%	3.38%	-1.12%	9.49%	9.35%	0.54%	-48.04%

ANALYSIS OF COUNTY-WIDE SALES TAX RECEIPTS

MONTH RECEIVED	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
JANUARY	$ 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	$ 327,188	$ 321,485	$ 367,380	$ 334,224	$ 382,914	$ 396,394	$ 354,297
FEBRUARY	$ 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	$ 376,672	$ 373,022	$ 360,916	$ 373,850	$ 459,070	$ 358,637	$ 500,830
MARCH	$ 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	$ 298,258	$ 337,311	$ 327,594	$ 359,218	$ 372,085	$ 398,920	$ 387,324
APRIL	$ 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	$ 291,365	$ 355,975	$ 302,658	$ 313,114	$ 371,237	$ 331,446	$ 417,047
MAY	$ 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	$ 333,071	$ 352,774	$ 319,616	$ 349,824	$ 452,363	$ 462,759	$ 400,462
JUNE	$ 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	$ 306,362	$ 332,182	$ 348,707	$ 322,313	$ 405,973	$ 369,590	$ 374,385
JULY	$ 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	$ 335,180	$ 332,067	$ 323,487	$ 342,546	$ 367,080	$ 368,825	$ -
AUGUST	$ 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	$ 344,467	$ 338,976	$ 366,555	$ 322,660	$ 408,789	$ 378,761	$ -
SEPTEMBER	$ 87,159	$ 93,570	$ 106,941	$ 133,521	$ 111,381	$ 174,612	$ 178,054	$ 180,008	$ 232,303	$ 304,118	$ 318,362	$ 326,369	$ 334,573	$ 317,832	$ 364,224	$ 343,757	$ 337,376	$ 252,369	$ 345,634	$ -
OCTOBER	$ 105,259	$ 101,146	$ 112,166	$ 117,796	$ 108,343	$ 174,202	$ 189,062	$ 203,819	$ 218,503	$ 313,005	$ 301,429	$ 330,331	$ 323,573	$ 331,607	$ 336,116	$ 355,188	$ 366,176	$ 327,539	$ 373,194	$ -
NOVEMBER	$ 95,946	$ 94,231	$ 107,500	$ 117,428	$ 111,973	$ 153,378	$ 174,342	$ 208,611	$ 184,384	$ 304,259	$ 308,291	$ 321,505	$ 331,203	$ 303,002	$ 292,047	$ 321,857	$ 327,221	$ 398,510	$ 361,868	$ -
DECEMBER	$ 88,792	$ 94,570	$ 109,693	$ 114,846	$ 160,409	$ 161,622	$ 196,711	$ 182,159	$ 236,524	$ 312,690	$ 312,260	$ 310,550	$ 299,058	$ 311,284	$ 287,121	$ 299,985	$ 377,925	$ 393,418	$ 352,334	$ -
TOTAL RECEIPTS	$ 1,114,837	$ 1,156,551	$ 1,250,370	$ 1,400,082	$ 1,416,852	$ 2,030,635	$ 2,161,984	$ 2,364,946	$ 2,552,763	$ 2,998,144	$ 3,770,101	$ 3,816,305	$ 3,852,028	$ 3,876,288	$ 4,023,300	$ 4,037,701	$ 4,126,447	$ 4,591,345	$ 4,498,363	$ 2,434,344
PERCENTAGE CHANGE	"FLAT"	3.74%	8.11%	11.97%	1.20%	43.32%	6.47%	9.39%	7.94%	17.45%	25.75%	1.23%	0.94%	0.63%	3.79%	0.36%	2.20%	11.27%	-2.03%	-45.88%





CITY OF GARDEN CITY, KANSAS
.30 SALES TAX RECEIPTS

MONTH RECEIVED		2019	2020	2021	2022	2023	2024
JANUARY	CI	$ 112,024	$ 116,089	$ 114,388	$ 133,927	$ 140,015	$ 145,980
	CO	$ 107,555	$ 110,570	$ 108,950	$ 127,295	$ 129,717	$ 142,672
FEBRUARY	CI	$ 124,595	$ 123,227	$ 130,539	$ 362,806	$ 164,801	$ 176,158
	CO	$ 118,628	$ 117,135	$ 124,027	$ 341,655	$ 165,290	$ 156,054
MARCH	CI	$ 111,700	$ 112,967	$ 123,519	$ 125,534	$ 139,125	$ 137,937
	CO	$ 106,351	$ 107,383	$ 117,358	$ 118,216	$ 129,518	$ 122,195
APRIL	CI	$ 116,534	$ 100,888	$ 109,373	$ 131,563	$ 129,542	$ 146,064
	CO	$ 110,953	$ 96,695	$ 104,711	$ 123,893	$ 125,033	$ 129,395
MAY	CI	$ 117,101	$ 106,391	$ 133,855	$ 155,074	$ 163,281	$ 159,559
	CO	$ 111,493	$ 101,131	$ 133,154	$ 146,034	$ 152,007	$ 146,413
JUNE	CI	$ 108,040	$ 120,050	$ 129,002	$ 145,231	$ 141,953	$ 149,770
	CO	$ 102,571	$ 114,116	$ 128,297	$ 139,862	$ 135,748	$ 138,461
JULY	CI	$ 115,962	$ 100,650	$ 131,269	$ 135,726	$ 145,261	$ -
	CO	$ 110,409	$ 95,674	$ 130,174	$ 130,847	$ 140,976	$ -
AUGUST	CI	$ 114,035	$ 113,280	$ 128,775	$ 157,786	$ 155,211	$ -
	CO	$ 108,614	$ 107,895	$ 127,648	$ 149,708	$ 151,606	$ -
SEPTEMBER	CI	$ 122,269	$ 106,203	$ 130,397	$ 159,282	$ 134,643	$ -
	CO	$ 116,457	$ 101,155	$ 129,211	$ 171,128	$ 130,548	$ -
OCTOBER	CI	$ 113,607	$ 117,141	$ 139,434	$ 118,735	$ 150,823	$ -
	CO	$ 108,207	$ 111,573	$ 137,829	$ 114,644	$ 147,413	$ -
NOVEMBER	CI	$ 99,709	$ 101,840	$ 140,410	$ 149,989	$ 143,734	$ -
	CO	$ 95,225	$ 96,999	$ 138,036	$ 142,981	$ 139,666	$ -
DECEMBER	CI	$ 129,469	$ 114,828	$ 149,569	$ 148,666	$ 139,540	$ -
	CO	$ 128,889	$ 113,443	$ 148,889	$ 141,478	$ 135,911	$ -
TOTAL RECEIPTS		$ 2,710,397	$ 2,607,323	$ 3,088,815	$ 3,772,058	$ 3,431,364	$ 1,750,658
% Change		83.76%	-3.80%	18.47%	22.12%	-9.03%	-48.98%

CITY OF GARDEN CITY, KANSAS
.15 SALES TAX RECEIPTS

MONTH RECEIVED	2022	2023	2024
JANUARY		$ 113,537	$ 115,104
FEBRUARY		$ 128,378	$ 140,947
MARCH		$ 111,185	$ 106,347
APRIL		$ 101,915	$ 111,999
MAY		$ 131,348	$ 128,672
JUNE	$ 125,872	$ 117,497	$ 117,026
JULY	$ 108,467	$ 114,417	$ -
AUGUST	$ 124,528	$ 121,461	$ -
SEPTEMBER	$ 114,285	$ 107,606	$ -
OCTOBER	$ 93,730	$ 119,362	$ -
NOVEMBER	$ 116,345	$ 113,780	$ -
DECEMBER	$ 116,680	$ 110,824	$ -
TOTAL RECEIPTS	**$ 799,907**	**$ 1,391,310**	**$ 720,095**

CITY OF GARDEN CITY, KANSAS
ANALYSIS OF SALES TAX RECEIPTS
FULL COLLECTION BASIS

ANALYSIS OF CITY-WIDE SALES TAX RECEIPTS

MONTH RECEIVED	2022	2023	2024
JANUARY	$ 640,065	$ 765,537	$ 819,202
FEBRUARY	$ 788,126	$ 935,280	$ 956,229
MARCH	$ 631,570	$ 760,573	$ 727,260
APRIL	$ 626,920	$ 714,702	$ 765,634
MAY	$ 727,163	$ 880,175	$ 901,585
JUNE	$ 884,909	$ 820,964	$ 836,378
JULY	$ 773,419	$ 824,422	$ -
AUGUST	$ 833,889	$ 870,533	$ -
SEPTEMBER	$ 921,650	$ 776,081	$ -
OCTOBER	$ 699,572	$ 856,211	$ -
NOVEMBER	$ 815,060	$ 803,049	$ -
DECEMBER	$ 815,874	$ 790,181	$ -
TOTAL RECEIPTS	$ 9,158,214	$ 9,797,707	$ 5,006,288

Amounts include Full Collection (includes City STAR portion - dedicated).

Current Breakdown
Sales Tax in Garden City and Expiration Dates

Taxing Entity	% of Tax	Expiration Dates
State of Kansas	6.5	% Change when Needed
Finney County-General	0.5	Continuous
Finney County-Special	0.25	10/1/2027
Finney County-Special	0.25	6/30/2037
Finney County-Special	0.3	3/31/2033
Garden City	0.5	Continuous
Garden City-Special	0.5	9/30/2025
Garden City-Special	0.15	3/31/2037
Total	**8.95**	

The City currently has six Community Improvement Districts that carry an additional 1-2% tax.

ANALYSIS OF CITY-WIDE SALES TAX RECEIPTS

MONTH RECEIVED	2023	2024
JANUARY	$ 665,684	$ 669,090
FEBRUARY	$ 735,542	$ 831,503
MARCH	$ 661,368	$ 632,400
APRIL	$ 592,420	$ 665,768
MAY	$ 765,370	$ 749,722
JUNE	$ 690,456	$ 688,183
JULY	$ 679,201	$ -
AUGUST	$ 711,936	$ -
SEPTEMBER	$ 641,621	$ -
OCTOBER	$ 699,621	$ -
NOVEMBER	$ 661,283	$ -
DECEMBER	$ 649,121	$ -
TOTAL RECEIPTS	$ 8,153,624	$ 4,236,667

ANALYSIS OF COUNTY-WIDE SALES TAX RECEIPTS

MONTH RECEIVED	2023	2024
JANUARY	$ 396,394	$ 354,297
FEBRUARY	$ 358,637	$ 500,830
MARCH	$ 398,920	$ 387,324
APRIL	$ 331,446	$ 417,047
MAY	$ 462,759	$ 400,462
JUNE	$ 369,590	$ 374,385
JULY	$ 368,825	$ -
AUGUST	$ 378,761	$ -
SEPTEMBER	$ 345,634	$ -
OCTOBER	$ 373,194	$ -
NOVEMBER	$ 361,868	$ -
DECEMBER	$ 352,334	$ -
TOTAL RECEIPTS	$ 4,498,363	$ 2,434,344

ANALYSIS OF COUNTY .30 SALES TAX RECEIPTS

MONTH RECEIVED		2023	2024
JANUARY	CI	$ 140,015	$ 145,980
	CO	$ 129,717	$ 142,672
FEBRUARY	CI	$ 164,801	$ 176,158
	CO	$ 165,290	$ 156,054
MARCH	CI	$ 139,125	$ 137,937
	CO	$ 129,518	$ 122,195
APRIL	CI	$ 129,542	$ 146,064
	CO	$ 125,033	$ 129,395
MAY	CI	$ 163,281	$ 159,559
	CO	$ 152,007	$ 146,413
JUNE	CI	$ 141,953	$ 149,770
	CO	$ 135,748	$ 138,461
JULY	CI	$ 145,261	$ -
	CO	$ 140,976	$ -
AUGUST	CI	$ 155,211	$ -
	CO	$ 151,606	$ -
SEPTEMBER	CI	$ 134,643	$ -
	CO	$ 130,548	$ -
OCTOBER	CI	$ 150,823	$ -
	CO	$ 147,413	$ -
NOVEMBER	CI	$ 143,734	$ -
	CO	$ 139,666	$ -
DECEMBER	CI	$ 139,540	$ -
	CO	$ 135,911	$ -
TOTAL RECEIPTS		$ 3,431,364	$ 1,750,658

ANALYSIS OF CITY .15 SALES TAX RECEIPTS

MONTH RECEIVED	2023	2024
JANUARY	$ 113,537	$ 115,104
FEBRUARY	$ 128,378	$ 140,947
MARCH	$ 111,185	$ 106,347
APRIL	$ 101,915	$ 111,999
MAY	$ 131,348	$ 128,672
JUNE	$ 117,497	$ 117,026
JULY	$ 114,417	$ -
AUGUST	$ 121,461	$ -
SEPTEMBER	$ 107,606	$ -
OCTOBER	$ 119,362	$ -
NOVEMBER	$ 113,780	$ -
DECEMBER	$ 110,824	$ -
TOTAL RECEIPTS	$ 1,391,310	$ 720,095

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Kori Longoria, Deputy City Clerk
DATE: July 2, 2024
RE: Meetings of Note

ISSUE:

- July 4, 2024 - Vets for Veterans 4th of July Parade on Main Street at 10:00 a.m.
- July 4, 2024 - Fourth of July Fireworks at approximately 10:00 p.m.
- July 13, 2024- Jungle Run Automobile Show at Lee Richardson Zoo from 8:00 a.m. to 7:00 p.m.
- July 16, 2024 - Kansas Food Bank Ribbon Cutting Ceremony at 1204 Taylor Plaza E at 10:00 a.m.
- July 17, 2024 - Garden City Area Chamber of Commerce Breakfast at the Clarion Inn at 7:10 a.m.
- July 18, 2024 - City of Garden City Employee Appreciation Night at the Garden City Wind Game at 5:00 p.m.
- July 24, 2024 - Finney County Economic Development Corporation Board Meeting at the City Administrative Center in the Commission Chambers at 7:30 a.m.
- July 30, 2024 - Town Hall Meeting at the City Administrative Center in the Commission Chambers at 7:00 p.m.
-

BACKGROUND:

ALTERNATIVES:

RECOMMENDATION:

FISCAL NOTE:

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Mike Muirhead, Director of Public Works & Utilities
DATE: July 2, 2024
RE: Resolution Establishing a Date and Time for a Public Hearing to vacate a public street

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ISSUE:
The Governing Body is asked to consider and approve a resolution establishing a date and time for a public hearing regarding vacating a public street (2900 block of Schulman Avenue) situated within the corporate limits of Garden City.

1. Resolution No. ____-2024, A resolution of the Governing Body of the City of Garden City, Kansas determining that the City will consider a proposal to vacate a public street situated in the corporate limits of Garden City, Kansas, as more particularly described in the body of this resolution; establishing the date and time for a public hearing on such matter and providing for the giving of notice of such public hearing.

BACKGROUND:
The City of Garden City requests the Governing Body approve a proposal to vacate 2900 East Schulman Avenue. The infrastructure within the development was never constructed and is not desired by the current landowner of the surrounding property. The public street has no city utilities or lines served by Cox Communications, AT&T or Black Hills Energy. A notice of proposal to vacate will be sent out by certified mail to Cox Communications, Black Hills Energy and AT&T.

The date and time proposed in the resolution is August, 6, 2024, at 1:15 p.m.

ALTERNATIVES:
1. The Governing Body may approve the resolution.
2. The Governing Body may not approve the resolution.

RECOMMENDATION:
Staff recommends the Governing Body approve the resolution.

FISCAL NOTE:
There is no fiscal impact.

ATTACHMENTS:
Resolution No. ____-2024 (2900 E. Schulman Ave.)
Chitlin Street Vacation Map

(Published in the Garden City Telegram on the _____ day of _____, 2024)

RESOLUTION NO._____

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS DETERMINING THAT THE CITY WILL CONSIDER A PROPOSAL TO VACATE A PUBLIC STREET SITUATED IN THE CORPORATE LIMITS OF GARDEN CITY, KANSAS, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS RESOLUTION; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING.

WHEREAS, the City of Garden City, Kansas has proposed to vacate a public street pursuant to subsection (c) of K.S.A. 12-504 and K.S.A. 13-443 that is generally located at the Southeast corner of the intersection of U.S. 83 and East Schulman Avenue and to the west of the real property commonly known and numbered as 2900 East Schulman Avenue in Garden City, Kansas.

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

SECTION 1. SUBJECT MATTER. The subject matter of this proposed vacation is the following described real property, consisting of a public street, situated in the corporate limits of Garden City, County of FINNEY, State of KANSAS, to wit:

All of Chitlin Street situated within the Echo Valley, Lot 1, Block 1 of Section 16, Township 24 South, Range 32 West of the Sixth Principal Meridian, according to the recorded plat thereof, commonly known and numbered as 2900 East Schulman Avenue, Garden City, Kansas.

SECTION 2. NOTICE OF PUBLIC HEARING. Please take notice that a public hearing will be held by the Governing Body of the City of Garden City, Kansas ("Governing Body") on **August 6, 2024** at **1:15 p.m.** in the City Commission Chambers of the City Administrative Center located at 301 North 8th Street in Garden City, Kansas, whereat the Governing Body will consider vacating the above-described public street pursuant to K.S.A. 12-504 *et seq.* and K.S.A. 13-443.

SECTION 3. INVITATION TO PUBLIC. At the public hearing, all interested persons shall be given an opportunity to be heard on the issue of vacating the above-described public street.

SECTION 4. EFFECTIVE DATE; PUBLICATION. This Resolution shall take effect after its adoption by the Governing Body. This Resolution shall be published once in the Garden City Telegram, the official newspaper of the City.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, on this 2nd day of July, 2024.

CITY OF GARDEN CITY, KANSAS

By_____
MANUEL F. ORTIZ, Mayor

ATTEST:

_____
CELYN N. HURTADO, City Clerk
KORI A. LONGORIA, Deputy City Clerk

CERTIFICATE OF PUBLICATION

The undersigned City Clerk or Deputy City Clerk of the City of Garden City, Kansas ("City") hereby certify under penalty of perjury under the laws of the State of Kansas that the following is true and correct:

(a) On the _____ day of _____, 20_____, I caused a copy of Resolution No. _____ to be published once in the Garden City Telegram, the official newspaper of the City on the _____ day of _____, 20_____, said date was not less than twenty (20) days preceding the date fixed for the public hearing. A true copy of the Affidavit of Publication of Resolution No. _____, is attached to this Certificate.

Executed on this _____ day of _____, 20_____,

_____
CELYN N. HURTADO, City Clerk
KORI A. LONGORIA, Deputy City Clerk



GARDEN CITY
KANSAS

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GARDEN CITY
— KANSAS —

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Trent Maxwell, Neighborhood & Development Services Director
DATE: July 2, 2024
RE: Motor Vehicle Nuisance at 209 S. 1st Street

ISSUE:
The Governing Body is asked to consider and approve a Motor Vehicle Nuisance Resolution.

1. Resolution No. _____-2024, a resolution authorizing the removal of motor vehicle nuisances from certain properties in the City of Garden City, Kansas, pursuant to Section 38-63 of the Code of Ordinances of the City of Garden City, Kansas (209 S. 1st St. – White Vehicle).

BACKGROUND:
The Governing Body of the City of Garden City has declared it unlawful for any person to maintain nuisance conditions on private property within the City of Garden City. It has been determined that the residence located at 209 S. 1st Street has an environmental nuisance condition on the property and is in violation of the City's Environmental Codes. There is one inoperable vehicle located on the property.

Staff has visited the property on many occasions. The property owner and the residents have been notified by two order of violations sent May 10, 2024 and June 7, 2024. The property owner called and asked for an 2 week extension which was granted, a follow up was performed and the violation was not abated. Property owners called and asked for an additional month which was not granted due to no progress or efforts to abate the nuisance. According to Section 38-137 of the Environmental Code of Ordinances and have neither abated the nuisance conditions nor requested a hearing before the Governing Body. The attached resolution will allow staff to mitigate the environmental nuisance on this property.

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

RECOMMENDATION:
Staff recommends the Governing Body approve the attached resolution.

FISCAL NOTE:
The abatement costs incurred by the City will be charged against the lots or parcels of ground on which the motor vehicle nuisance is located.

ATTACHMENTS:

Vehicle Photo - 209 S 1st St.
Vehicle Resolution - 209 S 1st St.

209 S. 1st St



(Published in The Garden City Telegram on the _____and _____, 2024)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE REMOVAL OF MOTOR VEHICLE NUISANCES FROM CERTAIN PROPERTIES IN THE CITY OF GARDEN CITY, KANSAS, PURSUANT TO SECTION 38-63 OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS. (209 S. 1st Street)

WHEREAS, the Governing Body of the City of Garden City has declared it unlawful for any person to maintain a motor vehicle nuisance on private property within the City of Garden City, and

WHEREAS, the residents and/or owners of the private property at the addresses listed herein have been notified pursuant to Section 38-63 of the Code of Ordinances and have neither abated the nuisance conditions nor requested a hearing before the Governing Body.

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

SECTION 1. Ten (10) days after passage of this Resolution the Public Officer is hereby authorized to abate the following motor vehicle nuisance conditions:

209 S. 1st St. - *Inoperable and/or unregistered vehicle- White Vehicle*

SECTION 2. Within a 12-month period of the date of the order issued under the authority of section 38-62, should the city or a person abate the described nuisance condition by removal of the motor vehicle, and then the motor vehicle is returned to the same premises resulting in the same nuisance condition, the city may proceed to abate the nuisance condition pursuant to Section 38-63, without the issuance of a new resolution or order.

SECTION 3. The abatement costs incurred by the City shall be charged against the lots or parcels of ground on which the motor vehicle nuisance is located.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, on this 2nd day of July 2024.

_____
Manuel F. Ortiz, MAYOR

ATTEST:

_____
Celyn N. Hurtado, CITY CLERK
Kori A. Longoria, Deputy City Clerk

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Trent Maxwell, Neighborhood & Development Services Director
DATE: July 2, 2024
RE: Environmental Nuisance Resolution at 1705 9th Street

ISSUE:
The Governing Body is asked to consider and approve an Environmental Nuisance Resolution.

1. Resolution No. _____-2024, a resolution authorizing the removal of nuisance conditions from the property listed below in the City pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas (1705 9th Street - Two carts and a Christmas tree located on the property).

BACKGROUND:

The Governing Body of the City of Garden City has declared it unlawful for any person to maintain nuisance conditions on private property within the City of Garden City. It has been determined that the residence located at 1705 9th Street has an environmental nuisance condition on the property and is in violation of the City's Environmental Codes. There is a two carts and a Christmas tree located outside of the property.

Staff has visited the property on many occasions. The property owner and the residents have been notified by a order of violations sent June 6, 2024 which was returned with no forwarding address. The property owner and the residents were unable to be reached and no contact was attempted by the property owners according to Section 38-137 of the Environmental Code of Ordinances and have neither abated the nuisance conditions nor requested a hearing before the Governing Body. The attached resolution will allow staff to mitigate the environmental nuisance on this property.

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

RECOMMENDATION:
Staff recommends the Governing Body approve the attached resolution.

FISCAL NOTE:
The abatement cost incurred by the City shall be charged against the lots or parcels of ground on which the environmental nuisance is located.

ATTACHMENTS:

Environmental Resolution - 1705 9th St.
Environmental Resolution Photos - 1705 9th St.

(Published in <u>The Garden City Telegram</u> on the _____ day of _____, 2024)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE REMOVAL OF NUISANCE CONDITIONS FROM THE PROPERTY LISTED BELOW IN THE CITY OF GARDEN CITY, KANSAS, PURSUANT TO SECTION 38-139 OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS. (1705 9th Street)

WHEREAS, the Governing Body of the City of Garden City has declared it unlawful for any person to maintain nuisance conditions on private property within the City of Garden City, and

WHEREAS, the resident and/or owners of the private property at the address listed herein have been notified pursuant to Section 38-137 of the Environmental Code of Ordinances and have neither abated the nuisance conditions nor requested a hearing before the Governing Body.

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

<u>SECTION 1.</u> Ten (10) days after passage of this Resolution, and after notification of person in violation by one of the methods prescribed in Section 38-139, the Public Officer is hereby authorized to abate the following nuisance conditions:

1705 9th Street -*Environmental Yard- Two carts and a Christmas tree located on the property.*

<u>SECTION 2</u>. The abatement costs incurred by the City shall be charged against the lot or parcel of ground on which the nuisance is located.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, on this 2nd day of July 2024.

_____
Manuel F. Ortiz, MAYOR

ATTEST:

_____
Celyn N. Hurtado, CITY CLERK
Kori A. Longoria, Deputy City Clerk

1705 9th St.





GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: Great Plains Development Inc. Membership Fees

ISSUE:
The Governing Body is asked to consider and approve a request from Great Plains Development, Inc. for the City membership and participation in the amount of $4,350.00.

BACKGROUND:
The Governing Body approved the 2023 membership and dues with Great Plains Development Inc., in the amount of $4350.00 at the May 16, 2023 meeting.

ALTERNATIVES:
1. The Governing Body may approve the Great Plains Development Inc membership agreement in the amount of $4,350.00.
2. The Governing Body may deny the membership agreement and pay the minimum $870.00 membership fee.
3. The Governing Body may not approve the membership agreement.

RECOMMENDATION:
Staff recommends the Governing Body approve the Great Plains Development Inc. membership agreement in the amount of $4,350.00.

FISCAL NOTE:
If approved, this item is budgeted in the General Fund - Miscellaneous.

ATTACHMENTS:
GPDI presentation

GARDEN CITY

2024 Services Update







Great Plains Development, Inc.

Presented by: Bob Wetmore, Co- Director
Faye Trent, Co-Director
Great Plains Development, Inc.
100 Military Avenue, Suite 128
P.O. Box 1116
Dodge City, Kansas 67801-1116

Phone: 620-227-6406 | *Fax:* 620-225-6051 | E-mail: gpdi@gpdionline.com | Website: www.gpdionline.com

Great Plains Development, Inc.

100 Military Avenue • Suite 128
P.O. Box 1116
Dodge City, KS 67801-1116
620-227-6406 • *fax 620-225-6051*
ftrent@gpdionline.com • bwetmore@gpdionline.com

An EDA Economic Development District/Small business loans and municipal grants agency

. . . YOUR ECONOMIC DEVELOPMENT PARTNER FOR GARDEN CITY . . .

Great Plains Development, Inc. (GPDI) is proud to help you **create jobs** and **assist new and existing businesses**. As your Federal Economic Development District (EDD), we provide loan administration, municipal grant programs and small business services. **See following project list (and JOBS)** during the last year and a half.

Current loan applications. We continue working with prospects and borrowers in your area: Preparing loan applications, loan review services, closing documents and local loan servicing. **For 2023 and to date in 2024, we had fifteen loan inquiries, 11 applications and nine loan awards that qualified for state/local/regional loan funds. We work with Lona DuVall and Grant Linenberger with Economic Development with two loan applications underway. Along with Finney County Economic Development Corporation (our primary contact), we serve Downtown Vision, the Garden City Chamber of Commerce and the Garden City Area Economic Development fund (GCAID). We are currently servicing payments of the Garden City small business CDBG-Emergency Relief Loans (COVID) using city CDBG-ED RLF that we packaged: Two have been turned over to the city attorney. One (12 months delinquent) is attempting consecutive catch-up payments. We work with all delinquent loans weekly. The city CDBG-ED/RLF balance is $464,760.91 as 03/31/2023. We always consider CDBG-ED/RLF as a "first line" fund to partner with banks (banks come first). All CDBG-RLF loans require a public hearing and meet low-to-moderate income requirements. Loans involving construction require environmental approval, public bidding, and Davis-Bacon wage rates for construction The CITY CDBG-ED/RLF balance is $491,011.49 and COUNTY RLF is $356,848.21, as of 12/31/2023.**

Community Development Block Grants – Community Improvement (CDBG-CI). We assist cities and counties with CDBG applications and administration. Based on your needs we can help ***s-t-r-e-t-c-h*** your local dollars with CDBG funds. And don't forget **USDA Rural Development** as a partner. **Kansas Department of Commerce (KC) Community Development Block Grant Economic Development (CDBG/ED)**.

NetWork Kansas loan products: E-Community Kansas. NetWork Kansas, $50,000.00 cap, minimum 40% match to public business loan funds. **GrowKS**. Network Kansas, $50,000 to $100,000 (up to 200% match), $250,000 (up to 25% match), $1,000,000 (up to 10% match). Loan Fund Program available to Socially Economically Disadvantaged Individuals and SEDI owned businesses. **Kansas Community Investment Fund (KCIF)** NetWork Kansas, $250,000 cap, matches 15% of business loan funds. Can be not-for-profit and government. Targeted at community development. The **Kansas Healthy Food Initiative** (KHFI) with NetWork Kansas, no cap, is for food projects only, loan/partial loan-to-grant. 5% equity contribution. **Kansas Community Investment Fund (KCIF)** targets dentists, doctors, daycare, chiropractors and community centers.

GPDI Revolving Loan Funds. Three in-house revolving business loan funds.

What's new? We represent you at regular Topeka meetings of the Kansas Association of Certified Development Companies (KACDC) and Kansas Association of Regional Organizational Development Organizations (KARDO), meeting with our USDA, SBA, EDA and KDH&E and Kansas Department of Commerce partners. We are ALWAYS grateful for Lona and Grant's assistance, cooperation, and support. Please consider your volunteer membership this year. We continue to the county one of Western Kansas's most exciting places to grow business!

Bob Wetmore, Co-Director	Faye Trent, Co-Director	Susie Faulds, Loan Officer Assistant	Hannah Sparks, Loan/Grant	Paul Olsen, Field Service Representative

DEVELOPING DREAMS. BUILDING JOBS.

Garden City/FINNEY COUNTY PROJECTS

NOTES:

1. Project No - The last two numbers indicate the GPDI's fiscal year end date – therefore it is changed each October 1.
2. Business – Name of business or individual.
3. Location – City's name where project is located.
4. Type of Loan
   a. All packaged loans/grants are listed as to the type of loan (Example: SBA 7A, SBA 504, SBA Lowdoc, EDA/RLF, CDBG/RLF, IRP/RLF, RBEG/RLF) and kept in their respective file cabinets.
   b. Inactive Files – last three years are kept in black lateral file cabinet.
   c. Dead Files - those older than three years, contents are destroyed. (Example: File ending fiscal year 1997 would be destroyed after October 1, 2000)

WHEN A PROJECT NUMBER IS ISSUED BE SURE TO PUT THE PROJECT NUMBER FOR THAT CLIENT IN THE INQUIRY BOOK. (IF NOT LISTED IN INQUIRY BOOK MAKE SURE YOU DO LIST IT.) PULL INQUIRIY MEMOS AND IN FILE FOLDER.

PROJECT NO.	BUSINESS NAICS code	LOCATION	TYPE OF LOAN
FI-384-22	Manufacturing services	Garden City	TAX CREDIT RLF
FI-385-22	Restaurant/Beverage	Garden City	TAX CREDIT RLF
FI-386-22	Restaurant/Beverage	Garden City	CDBG-RLF
FI-387-22	Personal services	Garden City	GROWKS RLF
FI-388-22	Personal services	Garden City	GROWKS RLF
FI-389-22	Personal services	Garden City	GROWKS RLF
FI-390-22	Retail	Garden City	Cancelled by client
FI-391-22	Professional services	Garden City	GROWKS RLF
FI-392-23	Manufacturing services	Garden City	GPDI EDA RLF
FI-393-23	Healthcare services	Garden City	GROWKS RLF
FI-394-23	Restaurant/Beverage	Garden City	GROWKS RLF
FI-395-23	Food production	Garden City	GROWKS RLF
FI-396-23	Food production	Garden City	E-Community RLF
FI-397-23	Professional services	Garden City	E-Community RLF
FI-398-24	Event services	Garden City	E-Community RLF
FI-399-24	Retail	Garden City	E-Community RLF
FI-400-24	Healthcare services	Garden City	GROWKS RLF
FI-401-24	Healthcare services	Garden City	E-Community RLF
FI-402-24	Personal services	Garden City	GROW KS RLF
	May/July 2024 Inquiries:		
	Restaurant/Beverage		
	Retail		
	Professional services		

Great Plains Development, Inc.

General Membership 2024

Appointed by:	Name:
Barber County	Open
Barber County	Open*
Barton County	Trisha Schlessiger
Barton County	Sara Arnberger*
City of Great Bend	Craig Neeland (Vice-President)
Clark County	Howard Wideman
Clark County	Elaine Riley*
Comanche County	Randy Unruh
Comanche County	Open*
Edwards County	LaVerne Wetzel
Edwards County	Open*
Finney County	Duane Drees (Director)
Finney County	Martin Nusser*
City of Garden City	Dan Fankhauser (President)
Ford County	Open
Ford County	Joann Knight*
City of Dodge City	Gary Johnson (Sec./Treas.)
Grant County	Josh Sullivan (Director)
Grant County	Robert Dale*
Gray County	Mark Busch
Gray County	Open*
Greeley County	Kirby Kleymann
Greeley County	John Kennedy*
Hamilton County	Open
Hamilton County	Casey Finlay*
Haskell County	Randy Froelich
Haskell County	Open*
Hodgeman County	Open
Hodgeman County	Marsha Ewy (Director)*
Kearny County	Shannon McCormick
Kearny County	Ralph Goodnight*

Appointed by:	Name:
Kiowa County	Bert Lowery
Kiowa County	Open*
Lane County	Curtis Hanna
Lane County	Crystal Hoffman*
Meade County	Jerald Stinson
Meade County	Jamie Boese*
Morton County	Eric Witcher
Morton County	Vienna Lee (Director)*
Ness County	Open
Ness County	Renee Kerr (Director)*
Pawnee County	Bob Rein
Pawnee County	Alex (Lessard) Filbert*
Pratt County	Dwight Adams
Pratt County	Open*
City of Pratt	Jeanette Siemens (Director)
Rush County	Richard Luft
Rush County	Brad Penka*
Scott County	Jerry Buxton
Scott County	Katie Eisenhour*
Seward County	Open
Seward County	Eli Svaty*
City of Liberal	Open
Stafford County	Clayton Grimmett
Stafford County	Ryan Russell*
Stanton County	Martie Floyd
Stanton County	Karla Dimitt*
Stevens County	Tron Stegman
Stevens County	Open*
Wichita County	Open
Wichita County	Nikki Bjurstrom*

**At-large. Often the Economic Development Director*

Great Plains Development, Inc.

100 Military Avenue • Suite 128
P.O. Box 1116
Dodge City, KS 67801-1116
620-227-6406 • *fax 620-225-6051*
ftrent@gpdionline.com • bwetmore@gpdionline.com • nsimmons@gpdionline.com

GREAT PLAINS DEVELOPMENT, INC.
MEMBERSHIP AGREEMENT

BENEFITS TO CITY OF GARDEN CITY
As a member county, GPDI will:

- Keep the county and your appointed members aware of GPDI's services.
- Serve as an ex-officio member of your county or local economic development corp. board.
- Answer questions about limited federal and state legislative matters.
- Provide letters of support for projects within the county.
- Research potential project funding sources.
- Keep you informed of current regional economic development information.
- Provide CDBG/RLF, E-Community and StartUp Kansas administration when applicable.
- Include county/local plans in our 28-county Comprehensive Economic Development Strategy.
- Link your web site to our updated GPDI web site.
- Give priority assistance to local businesses as GPDI prepares loan applications for federal, state, local and GPDI programs. Preparation fees are paid by the business applicant. GPDI will also provide workshops and training when available.
- Prepare grant applications for federal, state and local funding sources, such as:
  --Kansas Department of Commerce
  --Kansas Department of Health & Environment
  --Kansas Department of Transportation
  --USDA Rural Development
  --US Economic Development Administration
  The fee for grant application preparation is ten percent of the grant administration allowed As a member of GPDI, the fee is reduced to 5% of the allowable administration. The fee is due before the grant is submitted.

Membership fee is 29-cents per capita based upon the latest Kansas Statistical Abstract county information or a minimum of $870.00, with a maximum of $8,700.00. Membership term is calendar year 2024. Payment of $4,350.00 is due upon receipt of statement. Finney County generously pays the remaing half of the total membership of $8,700.

ACCEPTED:

City of Garden City
P. O. Box 998
Garden City, KS 67846-0499

By: _____ Title: _____ Date: _____

Great Plains Development, Inc.

100 Military Avenue • Suite 128
P.O. Box 1116
Dodge City, KS 67801-1116
620-227-6406 • *fax 620-225-6051*
ftrent@gpdionline.com • bwetmore@gpdionline.com • nsimmons@gpdionline.com

An EDA Economic Development District/Small business loans and municipal grants agency

INVOICE SUBMITTED TO:

City of Garden City
P. O. Box 998
Garden City, KS 67846-0499

County Membership Dues for 2024 $ 4,350.00

Based upon twenty-nine cents per capita population (37,650) from latest Kansas Statistical Abstract data.
Finney County generously shares half of total $8,700 maximum request.
Minimum $870 – Maximum $8,700

Due upon receipt.

KANSAS COMMUNITY INVESTMENT FUND (KCIF)

The Kansas Community Investment Fund is designed to provide capital to non-profit and for-profit projects that impact community and economic health including healthy behaviors, access to care, education attainment, and civic and community engagement.

PROGRAM CRITERIA

There is other funding in the deal

The entity is generating revenue

The program fits one or more of the **IMPACT AREAS**

IMPACT AREAS

ACCESS TO CARE

Behavior Analysis
Dental Practice
Pharmacy

CIVIC ENGAGEMENT

Main Street Revitalization
Telecommunication Development

EDUCATION ATTAINMENT

Daycare
Early Learning Center

HEALTHY BEHAVIORS

Fitness Center
Physical Therapy

HOW FUNDING WORKS

KCIF matches up to 150% of public or private financing with a maximum loan amount of $100,000. KCIF can be up to 60% of the total project cost.

FIND OUT IF YOU'RE ELIGIBLE

CLICK HERE
to access the KCIF Eligibility Form

An independent licensee of the Blue Cross Blue Shield Association.



GROWKS LOAN FUND PROGRAM

Kansas Department of Commerce

A VARIETY OF MATCHING LOAN PROGRAMS TO SUPPORT KANSAS BUSINESSES

4% interest rate for one-year to five-year loans • 6% interest rate for six-year to ten-year loans

PROGRAM SNAPSHOTS

MINORITY/WOMEN-LED STARTER LOANS
Match: 200% match of the bank loan
Geography: Statewide
Loan Cap: $100,000

Example
Business receives a $50,000 bank loan or other private capital, the business could qualify for an up to $100,000 Minority/Women-Led Starter Loan

RURAL/URBAN DISTRESSED LOANS
Match: 150% match of the bank loan
Geography: Rural & distressed areas of urban centers
Loan Cap: $100,000

Example
Business receives a $50,000 bank loan or other private capital, the business could qualify for an up to $75,000 Rural/Urban Distressed Loan

MINORITY/WOMEN-LED GROWTH LOANS
Match: 25% match of the bank loan
Geography: Statewide
Loan Cap: $250,000

Example
Business receives a $400,000 bank loan or other private capital, the business could qualify for an up to $100,000 Minority/Women-Led Growth Loan

COMMUNITY ASSET LOANS
Match: 15% match of the bank loan
Geography: Statewide
Loan Cap: $250,000

Example
Business receives a $1M bank loan or other private capital, the business could qualify for an up to $150,000 Community Asset Loan

TARGET SECTOR LOANS
Match: 10% match of the bank loan
Geography: Statewide, specific industries eligible
Loan Cap: $1M

Example
Business receives a $5M bank loan or other private capital, the business could qualify for an up to $500,000 Target Sector Loan



GROWKS
LOAN FUND PROGRAM

Kansas Department of Commerce

MATCHING LOANS OF

$100,000+

TO COVER TYPICAL BUSINESS EXPENSES

GROWKS offers a variety of match amounts, and any private funds GROWKS matches must include funding from a financial institution (bank, CDFI, etc.)

GROWKS serves a variety of populations including women, minorities, economically disadvantaged, rural and urban distressed populations

USE FOR:

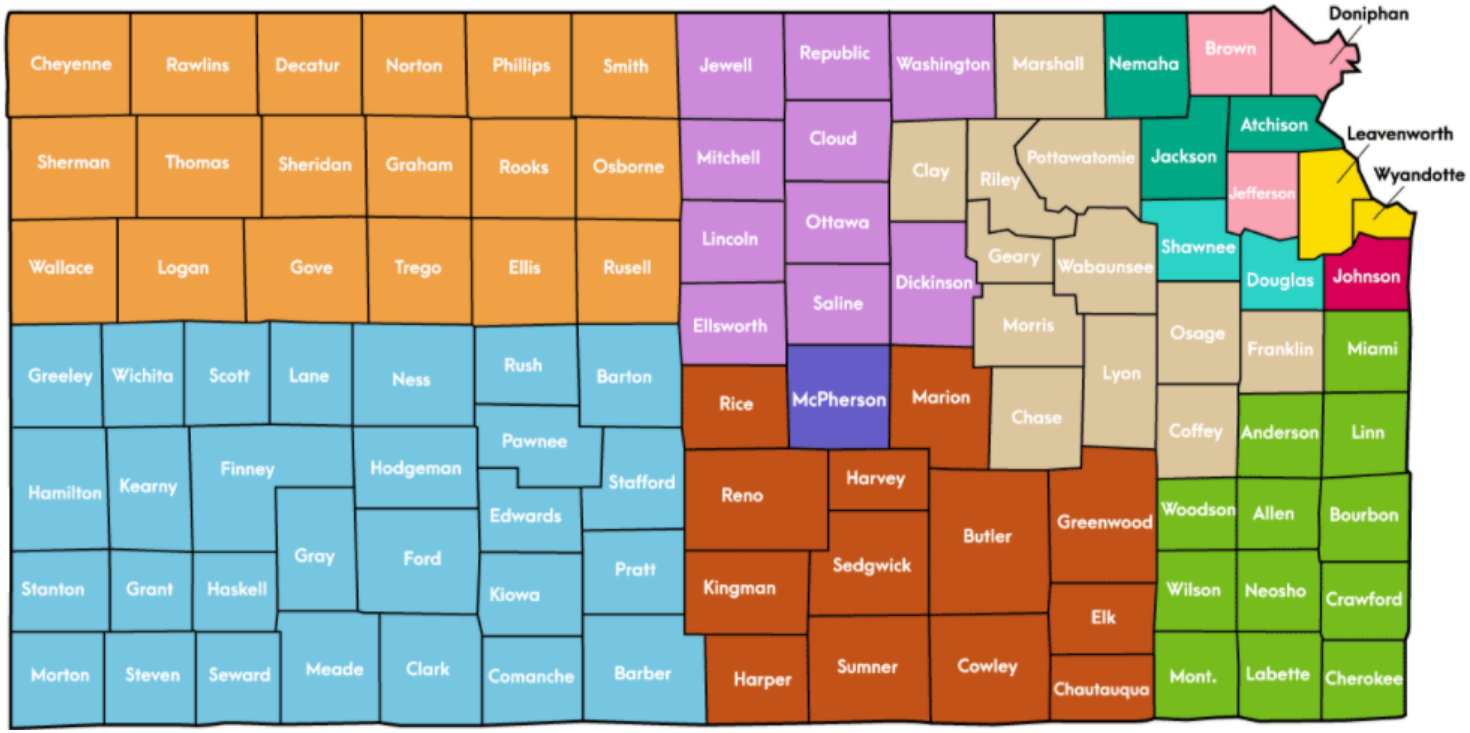
- Startup costs
- Working capital
- Franchise fees
- Acquisition of equipment
- Inventory
- Services used in the production, manufacturing, or delivery of a business's goods or services
- Services used in the purchase, construction, renovation, or tenant improvements of an eligible place of business that is not for passive real estate investment purposes

GROWKS Programs are funded by the U.S. Department of the Treasury's State Small Business Credit Initiative. The programs are overseen by the Kansas Department of Commerce and NetWork Kansas.
Eligibility criteria applies.

NetWork Kansas

For more information and program eligibility criteria:
Call: 877-521-8600 · Email: info@networkkansas.com · Visit: growks.com

KANSAS ASSOCIATION OF CERTIFIED DEVELOPMENT COMPANIES



MO-KAN Development, Inc.

224 Seventh St
St Joseph MO 64501
Joe Penning, Sr. Loan Officer
josephpenning@mo-kan.org
Ph 816-233-3144 FAX 816-233-8498

Wakarusa Valley Development, Inc.

4824 Quail Crest Place, Ste D
Troy Roberts, Executive Director
Lawrence KS 66049
Ph 785-749-7600 Fax 785-749-7601
troberts@wakarusavalley.org

Heartland Business Capital

8900 Indian Creek Pkwy, Ste 280
Overland Park KS 66210
Brett Larson, Executive Director
brett@hbcloans.com)
Chris Davenport, Business Dev. Officer
chris@hbcloans.com)
Ph 913-599-1717 Fax 913-599-6430

Pioneer Country Dev., Inc.

317 N Pomeroy Ave, PO Box 248
Hill City KS 67642-0248
Randal Hrabe, Executive Director
Ph 785-421-2151 Fax 785-451-3496
nwkpdc@ruraltel.net

Great Plains Development, Inc.

100 Military Ave, Ste 128, PO Box 1116
Dodge City KS 67801-1116
Bob Wetmore, Faye Trent Exec. Co-Directors
Ph 620-227-6406 Fax 620-225-6051
bwetmore@gpdionline.com
ftrent@gpdionline.com

Other Organizations

Frontier, Heartland, Mo-Kan

NCK Community Network Co.

109 N Mill St, PO Box 565
Beloit KS 67420-0565
Debra Peters, Business Finance Director
Ph 785-738-2210 Fax 785-738-2185
dpeters@nckcn.com

South Central Kansas Economic Dev. District, Inc. (SCKEDD)

9730 E 50th St N, Bel Aire KS 67226
Bethany Johnson, Commercial Lending Manager
Ph 316-440-3304 Fax 316-262-7062
bjohnson@sckedd.org

Multiple Organizations

Wakarusa, Frontier, Heartland, Mo-Kan

Frontier Financial Partners, Inc.

1512 W 6TH Ave., Ste E,
Emporia KS 66801
Wayne Symmonds, Pres. & CEO
Ph 620-342-7041 FAX 620-342-6907
symmonds@frontierfinancialpartners.com

McPherson County Small Business Development Association

PO Box 41
McPherson KS 67460-0041
David O'Dell, Executive Director
Ph 620-241-3927
david@cpa7.com

Multiple Organizations

Frontier, Heartland, SCKEDD, Wakarusa

rev. 02/2024

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: John Presisto, Planner
DATE: July 2, 2024
RE: DDF24-04 Downtown Development Fund Application - 207 N. Main Street

---

ISSUE:
The Governing Body is asked to consider and approve the distribution of Downtown Development Funds for 207 N. Main Street.

BACKGROUND:
John Chappel has applied to the Downtown Development Fund (DDF) for the interior remodel located at 207 N. Main Street. The proposed remodel will allow for a new food hall and a renovated second floor for additional seating and entertainment. A building permit was issued after completing the building review process on June 26, 2024.

Staff determined the eligible work includes demolition, professional fees, and general remodeling in order to accommodate this project. The total costs for the eligible work are estimated to be $125,615.00. Based on the project scope and design plans submitted, Staff concluded a score of twelve points. The project was awarded one point for addressing a fire issue within the building , eight points for allowing for improvements to an existing restaurant/bar, two points for 25% or less of project costs to be used for façade improvements, and another point awarded for potentially drawing in customers from the surrounding area. A score of twelve points calculates a potential reimbursement of 24% of the eligible project costs, or $30,147.60. All application materials, including the reimbursement score sheet, are attached.

This is the fourth Downtown Development Fund application of 2024. The remaining balance for the Downtown Development Fund is $125,871.00. Based on the potential reimbursement score determined by Staff, approving the DDF application will leave a remaining balance of $95,723.40. The proposed use conforms with the Garden City Comprehensive Plan, Downtown Plan, and the Zoning Regulations.

ALTERNATIVES:
1. The Governing Body may fund the award at $30,147.60.
2. The Governing Body may fund the award at a different amount.
3. The Governing Body may not fund the award of the Downtown Development Fund application.

RECOMMENDATION:
Staff recommends the Governing Body award the $30,147.60.

FISCAL NOTE:

The Downtown Development Fund has a current balance of $125,871.00. Based on the potential reimbursement score determined by Staff, approving the DDF application will leave a remaining balance of $95,723.40.

ATTACHMENTS:

DDF Application
Reimbursement Score Sheet and Cost Estimates
Vicinity Map
207 N Main Street Plans

APPLICATION

Project Address: 207 North Main Street, Garden City, KS 67846

Business Name: Flat Mountain Brewhouse

Applicant Information:

Name: John Chappel
Mailing Address: P.O. Box 1401, Garden City, KS 67846
Phone Number: 620-272-1816
Email: cascohomes54@hotmail.com

Type of Work: *(Select all that apply)*

- ☐ Environmental Remediation
- ☐ Façade Renovation
- ☒ Efficiency Upgrades
- ☒ Second-story Development
- ☒ Demolition Expenses
- ☒ Interior Remodel
- ☐ Historic preservation and restoration of designated historic buildings/landmarks
- ☒ Professional Fees (design, architecture, legal)

Projected Construction Schedule:

Start date: 4/1/24 / ___ to End date: 8/31/24 / ___

Project Cost Estimates:

Building Costs: $ 151,241.82 Professional Fees: $ 12,500

Description of Work and Improvements: *(Please be specific and provide all details.)*

Phase I: The plan is to convert Flat Mountain Brewhouse to a Food Hall with 4 permanent vendors and 1 pop-up vendor. The work includes removing a portion of the seating and buffet area to convert to five (5) food vendor businesses. In the back room, we will create dry goods storage for each of the vendors and convert the staff restroom into employee locker room to store their personal items. We will be removing the waiting station to allow for additional seating. For the conversion, there will be a remodel of the kitchen and equipment to create a shared prep kitchen.
Start Date: 4/1/2024 Completion Date: 6/1/2024

Phase II: Finish the upper floor to allow for additional seating, entertainment, space to rent, and an extension of the Food Hall. We will finish the men's and women's restrooms, create a 2nd bar on the upper level, create rent space for small parties in the open area and in the fireplace room. On the rooftop, we will move the gas line and the exit off the rooftop. We will also install a fire sprinkler system to the second floor.
Start Date 7/1/24 Completion Date: 9/1/2024

Additional Property Information: *(Select all that apply)*

- ☐ The property is listed on a Historic Registry or within a historical boundary.
- ☐ Have you, or do you plan to apply for another funding/tax incentive? *(please attach amounts, dates, and all information)*
  - ☐ Rural Housing Incentive District (RHID)
  - ☐ Neighborhood Revitalization Program (NRP)
  - ☐ Other: _____

Documents Required:

- ☒ Copy of the Deed
- ☒ Receipt of paid taxes
- ☒ Completed W9
- ☒ Construction bids
- ☒ Site and building plans
- ☒ Approved building permits
- ☒ Downtown Development Fund Agreement
- ☐ Any additional information required by Staff

All the information above must be provided. The application will not be reviewed by Staff or considered by the Governing Body until all the required information and documents are submitted.

APPLICANT SIGNATURE: John Chappel **DATE:** 9/22/24

6/19/24

CASCO HOMES, INC.
410 N. AIRLINKS DRIVE
GARDEN CITY, KS 67846
Phone # 620-276-4221 / Fax # 620-275-5515

Estimate

DATE
3/20/2024

NAME / ADDRESS
Flat Mountain Brewhouse 207 N. Main Garden City, KS 67846

DESCRIPTION	Materials	Labor	TOTAL
Flat Mountain Brewhouse Renovation			
Permit			250.00T
Build 5 Walls - 10 wide 8' tall			5,000.00T
Demo 2 walls - Demo			400.00T
Repair where demo			800.00T
Shelves for backroom lockers			2,330.00T
Shelves for bar			4,415.00T
Shelves for employee room			8,470.00T
Paint and labor			4,200.00T
HVAC			12,000.00T
Sheetrock tape and mud			6,800.00T
Exit off roof			4,000.00T
Finish work upstairs - labor and materials			8,000.00T
Plumbing - 2 bathrooms and bar			8,000.00T
Cooler upstairs			4,500.00T
Flooring - Remodel			6,500.00T
Tables and chairs			1,800.00T
Electrical - Remodel			8,000.00T
Trash removal			1,000.00T
Cabinets			3,100.00T
Bar top			2,000.00T
Plumbing bar fixtures			2,200.00T
Lighting for exterior - Facade Improvements			2,400.00T
Move gas line			1,200.00T
Kitchen remodel and equipment			10,000.00T
Finish rear elevation			12,000.00T
Sales Tax-Flat Mountain Brewery			11,876.82
Fire Sprinkler - 2nd Floor - Fire Safety			20,000
Thank you for your business. John Chappel, President		**TOTAL**	$151,241.82 ~~$131,241.82~~

Remodel: Demo 2 walls, Repair where demo, Shelves for backroom lockers, Shelves for bar, Shelves for employee room, Paint and labor, HVAC, Sheetrock tape and mud, Exit off roof, Finish work upstairs - labor and materials, Plumbing - 2 bathrooms and bar

Remodel: Cabinets, Bar top, Plumbing bar fixtures

Remodel: Kitchen remodel and equipment, Finish rear elevation

Total [redacted] Eligible: $125,615

This page is for administrative use only.

REIMBURSEMENT SCORE

Project Address: 207 N. Main

Applicant Name: John Chappel

Project Description: Restaurant Remodel for Food Hall

Eligibility Question:	Scoring Scale:		Points:
What percentage of the project costs will address a fire, safety, or accessibility issue in the building?	☐ None – 0 points ☐ 26-79% – 3 points	☑ 25% or less – 1 point ☐ 80%+ – 5 points	1
Has the location been vacant for more than a year? (The location has been without a tenant or unused.)	☑ No – 0 points	☐ Yes – 5 points	0
Is the building designated as a local, state, or national landmark?	☑ No – 0 points	☐ Yes – 5 points	0
Do resiliency upgrades (outlined in the Comprehensive Plan) make up at least 50% of the project costs?	☑ No – 0 points	☐ Yes – 5 points	0
Will the project allow for a new or improve an existing restaurant, bar, or retail business? (select the highest applicable score).	☐ No – 0 points ☐ Bar – 6 points	☐ Retail – 4 points ☑ Restaurant – 8 points	8
What percentage of the project costs will be used for façade improvements?	☐ None – 0 points ☐ 26-79% – 4 points	☑ 25% or less – 2 points ☐ 80%+ – 7 points	2
What percentage of project costs include eligible work on a second-story residential unit?	☑ None – 0 points ☐ 26-79% – 4 points	☐ 25% or less – 2 points ☐ 80%+ – 7 points	0
Does this project potentially draw customers in from the surrounding area?	☐ No – 0 points	☑ Yes – 1 point	1

Potential Reimbursement Amounts:

Total Points: 12 x 2 = 24 % Potential Reimbursement

Potential Reimbursement Amount: $ 30,147.60

Staff Name: John Presisto	**Staff Completion Date:** 6 / 19 / 24
Governing Body Consideration Date: 6 / 2 / 24	**Governing Body Approved Amount:** $_____
Project Completion Date: ____ / ____ / ____	**Reimbursement Date:** ____ / ____ / ____

The potential reimbursement amount aids the Governing Body in their decision and does not guarantee any funding. The Governing Body will determine the final value of all reimbursed funds.

STAFF SIGNATURE: _____ **DATE:** _____

General Zoning Lookup



June 26, 2024

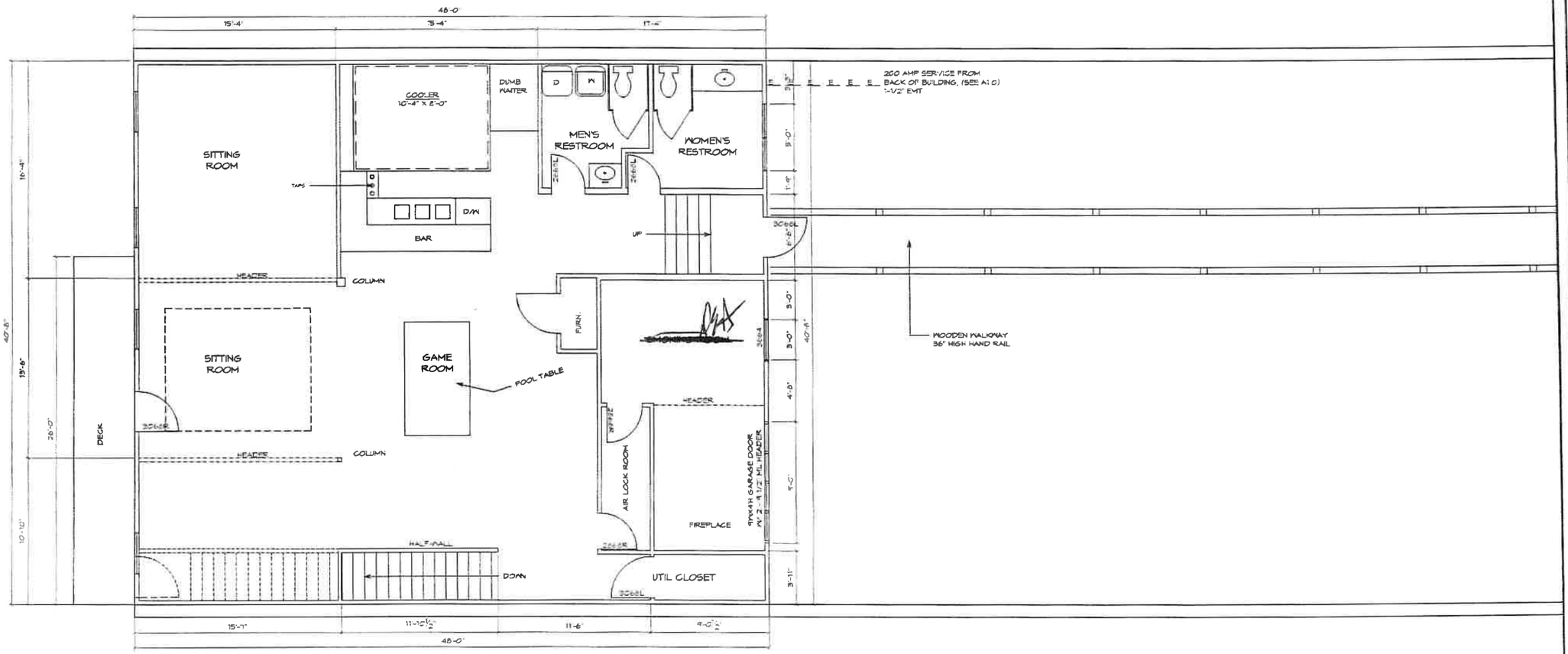
1:250

0 0 0.01

0 0.01 0.01

Finney County, Garden City

Finney County | Finney County, Garden City, FEMA | Finney Counyt, Garden City | Finney Cou



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DRAWN BY JP

DATE 2-17-2020

REVISIONS
2-6-2019
6-13-2019
12-12-2019

BREWERY PARTY ROOM
207-1/2 N. MAIN ST.
GARDEN CITY, KS 67846

DAN FANKHAUSER
ARCHITECT
150 E. FULTON ST. STE. 2, P.O. BOX 579
GARDEN CITY, KANSAS 67846
PH 620-276-9268

APPROVED BY: DAN FANKHAUSER

DATE

JOB NUMBER: 2017-19

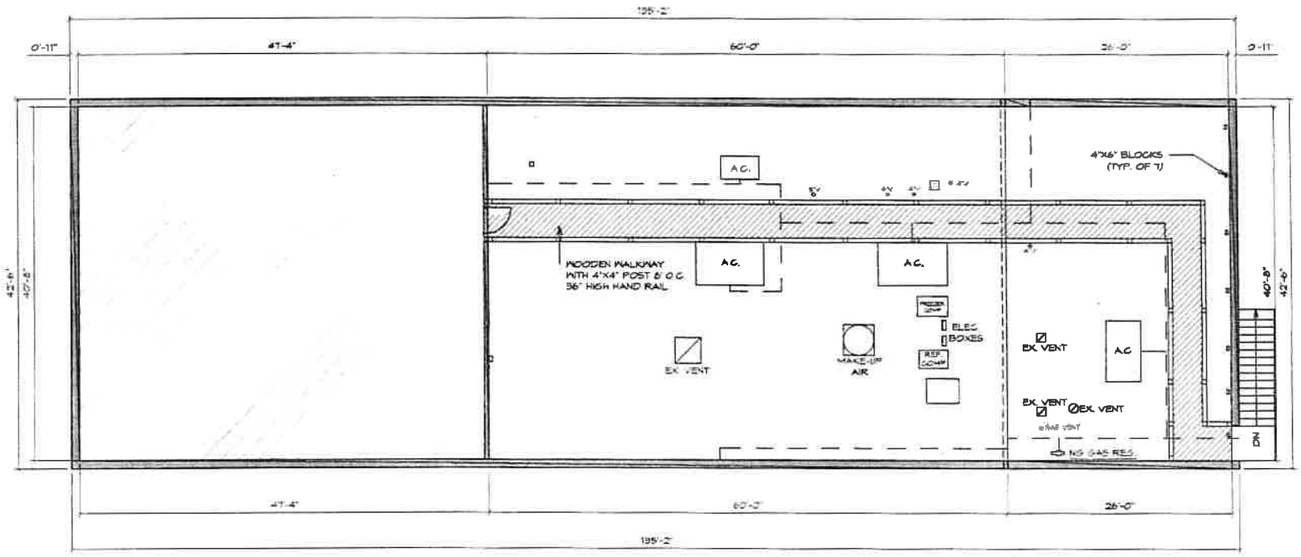
SHEET NUMBER: A1.4

DANIEL E. FANKHAUSER LICENSED 1816 KANSAS ARCHITECT 6-14-19

1/A1.4 FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NORTH

NOTES
ROOF ALL POSTS ADEQUATE RAILING WHERE NECESSARY



DANIEL E. FANKHAUSER
LICENSED
1816
KANSAS
ARCHITECT

1 / A1.5 ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH

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DRAWN BY: JMP
DATE: 2-12-2020
REVISIONS: 12-9-2019

BREWERY PARTY ROOM
207-1/2 N. MAIN ST
GARDEN CITY, KS 67846

DAN FANKHAUSER
ARCHITECT
1501 E. FULTON ST. STE. 2, P.O. BOX 570
GARDEN CITY, KANSAS 67846
PH: 620-276-9268

APPROVED BY: DAN FANKHAUSER
DATE:

JOB NUMBER: 2017-19
SHEET NUMBER: A1.5

CODE REGULATIONS UTILIZED TO DESIGN BUILDING:

2009 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL CODE COUNCIL ELECTRICAL CODE ADMINISTRATIVE PROVISIONS
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2008 NATIONAL ELECTRICAL CODE

LOCAL FIRE DEPT:

GARDEN CITY FIRE DEPT
302 N. 9TH ST
GARDEN CITY KS,
Ph: 620-276-1140

DOMESTIC WATER SUPPLY:

GARDEN CITY WATER SERVICES CENTER
106 S 11TH ST
GARDEN CITY, KS
PHI 620-276-1291

LOCAL BUILDING INSPECTION:

CITY OF GARDEN CITY INSPECTION DEPT.
301 N EIGTH STREET
GARDEN CITY, KANSAS
Ph: 620-276-1120

POWER SUPPLY:

CITY OF GARDEN CITY
301 N 8TH STREET
GARDEN CITY, KS
PH: 620-276-1100

NATURAL GAS SUPPLY:

BLACK HILLS ENERGY
1810 BUFFALO JONES AVE,
GARDEN CITY, KS 67846
PH:620-276-1100

ARCHITECT:

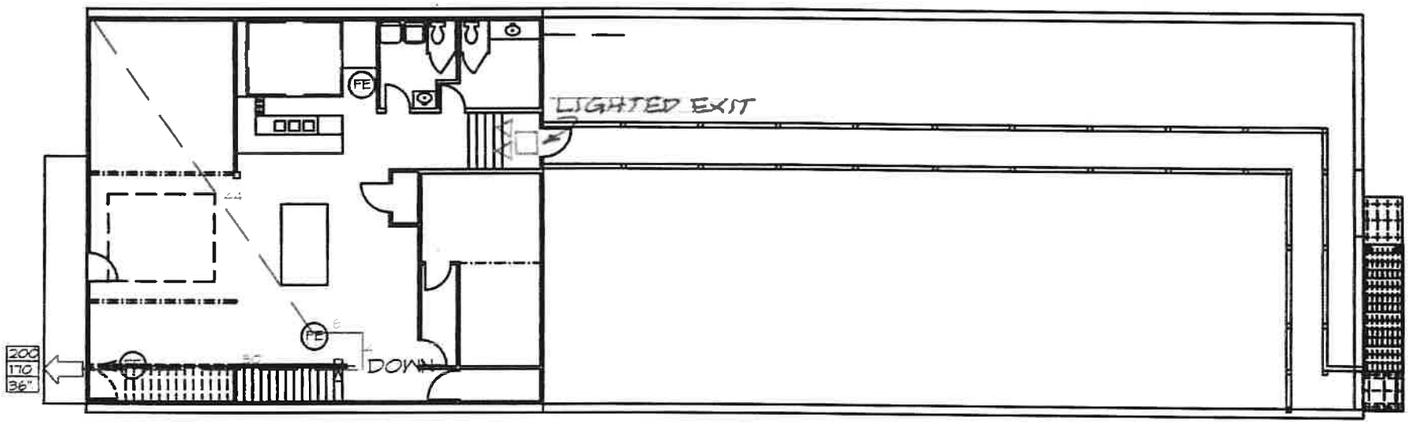
DAN FANKHAUSER
P.O BOX 519
1501 EAST FULTON, SUITE 2
GARDEN CITY, KANSAS 67846
Ph: 620-276-9248
Fax: 620-276-4194

FACILITY NAME:

PRIVATE PARTY ROOM

LEGAL DISCRIPTION:

ORIGINAL PLAT—304, 518, T24, R32W, BLOCK 23, Lot 15, & S 4.5" LOT 14 & N 16' 5" LOT 16



1 CF1 CODE FOOTPRINT
SCALE: 1/16" = 1' - 0"
0 4 8 16

NORTH

LEGEND

- EXIT
- EXIT SIGN
- FE — ABC #5 FIRE EXTINGUISHER
- 200 / 170 / 36" — TOTAL OCCUPANT CAPACITY / CAPACITY OF EXIT / WIDTH OF EXIT
- 50 — PATH OF TRAVEL DURING EGRESS & LENGTH OF PATH

CODE COMPLIANCE

REQUIREMENTS	
OCCUPANCY & GROUP TYPE: (SECTION 303.1 IBC)	A-2
CONSTRUCTION TYPE: (TABLE 601 IBC)	IIB (MASONARY WALLS, FRAME ROOF)
ALLOWABLE AREA (TABLE 503 IBC)	15,500 SQ.FT.
TOTAL AREA	1,950 SQ.FT.
OCCUPANT LOAD: (TABLE 1004.1.1 IBC)	60 PEOPLE
AUTOMATIC SPRINKLER SYSTEM REQUIRED? (SECTION 903)	FIRE AREA > 5000 SQ.FT?: NO OCCUPANT LOAD > 100?: NO THEREFORE: NO SPRINKLER SYSTEM IS REQ'D
NUMBER OF EXITS REQ'D (SECTION 1015 IBC)	1
NUMBER OF EXITS PROVIDED	1
MAXIMUM TRAVEL DISTANCE ALLOWED (1016.1 IBC)	100 FT
MAXIMUM DISTANCE PROVIDED	84 FT

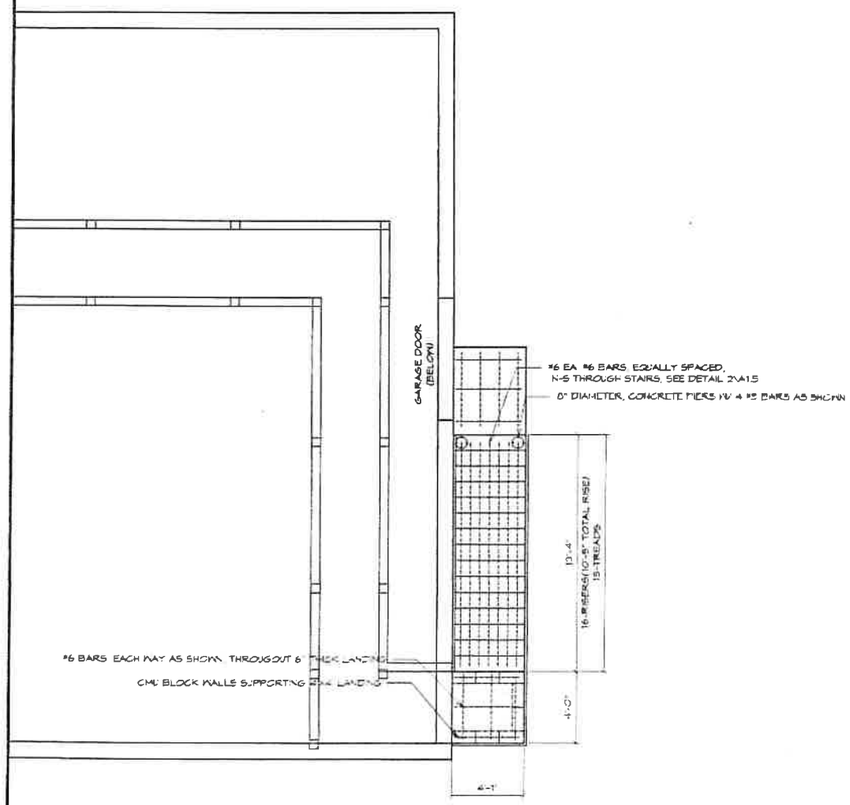
DRAWN BY: JMF
DATE: 2-17-2020
REVISIONS: 8-27-2018
8-17-2018

BREWERY PARTY ROOM
310 N. 9TH ST.
GARDEN CITY, KS 67846

DAN FANKHAUSER
ARCHITECT
1501 E. Fulton St., Ste. 2, P.O. Box 519
Garden City, Kansas 67846
Ph. 620-276-9248

APPROVED BY: DAN FANKHAUSER
DATE:

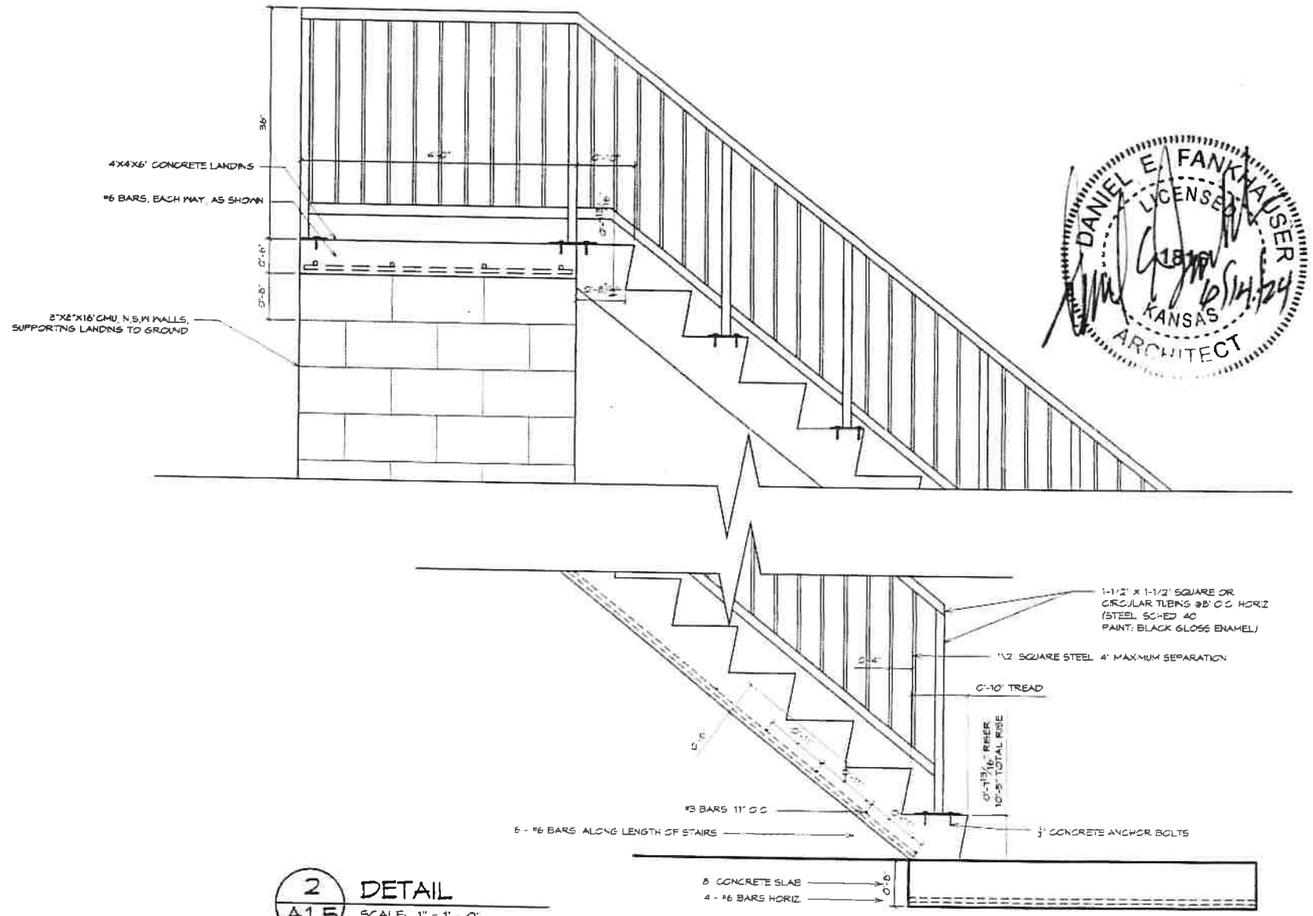
JOB NUMBER: 2017-19
SHEET NUMBER: CF1



1 / A1.5 **BACK STAIRWAY**

SCALE: 1/4" = 1' - 0"

NORTH



2 / A1.5 **DETAIL**

SCALE: 1" = 1' - 0"

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DRAWN BY: JP

DATE: 2-17-2020

REVISIONS: 12-07-18, 6-25-2018, 6-13-2018

BREWERY PARTY ROOM

207-1/2 N MAIN ST

GARDEN CITY, KS 67846

DAN FANKHAUSER
ARCHITECT
1501 E. FULTON ST. STE 2, P.O. BOX 579
GARDEN CITY, KANSAS 67846
PH 620-276-4248

DANIEL E. FANKHAUSER LICENSED KANSAS ARCHITECT 18109 6/14/19

APPROVED BY: DAN FANKHAUSER

DATE:

JOB NUMBER: 2017-19

SHEET NUMBER: A1.5

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Daunte Thompson, Planner
DATE: July 2, 2024
RE: DDF24-05 Downtown Development Fund Application - 312 N. Eighth Street

---

ISSUE:
The Governing Body is asked to consider and approve the distribution of Downtown Development Funds for 312 N. Eighth Street.

BACKGROUND:
TC Roper, LLC., has applied to the Downtown Development Fund (DDF) for the interior remodel located at 312 N. Eighth Street. The unit is currently vacant but will be remodeled to create new office space. A building permit was issued after completing the building review process on June 26, 2024.

Staff determined the eligible work includes demolition, professional fees, and general remodeling in order to accommodate this project. The total costs for the eligible work are estimated to be $175,280.00. Based on the project scope and design plans submitted, Staff concluded a score of eight points. The project was awarded five point for being vacant for more than one year, two points for allowing for 25% or less of project costs to be used for façade improvements, and another point awarded for potentially drawing in customers from the surrounding area. A score of eight points calculates a potential reimbursement of 16% of the eligible project costs, or $28,044.80. All application materials, including the reimbursement score sheet, are attached.

This is the fifth Downtown Development Fund application of 2024. The remaining balance for the Downtown Development Fund is $95,723.40. Based on the potential reimbursement score determined by Staff, approving the DDF application will leave a remaining balance of $67,678.60. The proposed use conforms with the Garden City Comprehensive Plan, Downtown Plan, and the Zoning Regulations.

ALTERNATIVES:
1. The Governing Body may fund the award at $28,044.80.
2. The Governing Body may fund the award at a different amount.
3. The Governing Body may not fund the award of the Downtown Development Fund application.

RECOMMENDATION:
Staff recommends the Governing Body award the $28,044.80.

FISCAL NOTE:

The Downtown Development Fund has a remaining balance of $95,723.40. Based on the potential reimbursement score determined by Staff, approving the DDF application will leave a remaining balance of $67,678.60.

ATTACHMENTS:

DDF24-05 APPLICATION
Reimbursement Score Sheet and Cost Estimates
Site Plan
Vicinity Map

APPLICATION

Project Address: 312 N. 8TH AND 124 W. GRANT AVENUE

Business Name: DOERING, GRISELL & CUNNINGHAM, P.A.; FIRST AMERICAN TITLE

Applicant Information:

Name: TC ROPER, LLC
Phone Number:620-260-0070
Mailing Address: 107 MAYFAIR COURT, GC, KS 67846
Email: jacobc@dgcpa.law

Type of Work: *(Select all that apply)*

- ☐ Environmental Remediation
- ☒ Façade Renovation
- ☐ Efficiency Upgrades
- ☐ Second-story Development
- ☒ Demolition Expenses
- ☒ Interior Remodel
- ☐ Historic preservation and restoration of designated historic buildings/landmarks
- ☒ Professional Fees (design, architecture, legal)

Projected Construction Schedule:

Start date: 06 / 12 / 24 to End date: 09 / 01 / 24

Project Cost Estimates:

Building Costs: $ 172,780 Professional Fees: $ 2,500

Description of Work and Improvements: *(Please be specific and provide all details.)*

Complete renovation and expansion of the available office space at the property commonly known and numbered address of 312 N. 8th Street. The approximately 3,100 square feet space, previously occupied by The Real Estate Shoppe and vacant for in excess of eighteen months, along with an additional 1,200 square feet office and reception space (to be converted into two offices), will collectively become the location of Doering, Grisell & Cunningham, P.A. (law firm, hereinafter "DGCPA"). The current location of DGCPA will be leased to First American Title. First American Title will undertake flooring replacement and wall painting. The remaining 600 square feet of office space will be renovated and offered for lease in early 2025. The specific details of the construction undertaking, including the repairs and painting of the exterior facade and addition of lighted signage are all more particularly described on Fercking Construction LLC bid that is attached hereto (Bidding Scope Form #294).

Additional Property Information: *(Select all that apply)*

- ☐ The property is listed on a Historic Registry or within a historical boundary.
- ☐ Have you, or do you plan to apply for another funding/tax incentive? *(please attach amounts, dates, and all information)*
  - ☐ Rural Housing Incentive District (RHID)
  - ☒ Neighborhood Revitalization Program (NRP)
  - ☐ Other: _____

We will apply for the NRP, however, we are waiting until we receive the appraisal being undertaken to determine prospective value post renovation.

Documents Required:

- ☒ Copy of the Deed
- ☒ Receipt of paid taxes
- ☒ Completed W9
- ☒ Construction bids
- ☒ Site and building plans
- ☐ Approved building permits
- ☐ Downtown Development Fund Agreement
- ☐ Any additional information required by Staff

All the information above must be provided. The application will not be reviewed by Staff or considered by the Governing Body until all the required information and documents are submitted.

APPLICANT SIGNATURE: _____ **DATE:** 6-12-24

This page is for administrative use only.

REIMBURSEMENT SCORE

Project Address: 312 N. 8th + 124 W. Grant Ave.

Applicant Name: TC Roper, LLC

Project Description: Renovation of office space

Eligibility Question:	Scoring Scale:	Points:
What percentage of the project costs will address a fire, safety, or accessibility issue in the building?	☒ None – 0 points ☐ 25% or less – 1 point ☐ 26-79% – 3 points ☐ 80%+ – 5 points	
Has the location been vacant for more than a year? (The location has been without a tenant or unused.)	☐ No – 0 points ☒ Yes – 5 points	5
Is the building designated as a local, state, or national landmark?	☒ No – 0 points ☐ Yes – 5 points	
Do resiliency upgrades (outlined in the Comprehensive Plan) make up at least 50% of the project costs?	☒ No – 0 points ☐ Yes – 5 points	
Will the project allow for a new or improve an existing restaurant, bar, or retail business? (select the highest applicable score).	☒ No – 0 points ☐ Retail – 4 points ☐ Bar – 6 points ☐ Restaurant – 8 points	
What percentage of the project costs will be used for façade improvements?	☐ None – 0 points ☒ 25% or less – 2 points ☐ 26-79% – 4 points ☐ 80%+ – 7 points	2
What percentage of project costs include eligible work on a second-story residential unit?	☒ None – 0 points ☐ 25% or less – 2 points ☐ 26-79% – 4 points ☐ 80%+ – 7 points	
Does this project potentially draw customers in from the surrounding area?	☐ No – 0 points ☒ Yes – 1 point	1

Potential Reimbursement Amounts:

Total Points: 8 x 2 = 16 % Potential Reimbursement

Potential Reimbursement Amount: $ 28,044.80

Staff Name: Daunte Thompson	**Staff Completion Date:** 6 / 19 / 24
Governing Body Consideration Date: ___ / ___ / ___	**Governing Body Approved Amount:** $_____
Project Completion Date: _____ / _____ / _____	**Reimbursement Date:** _____ / _____ / _____

The potential reimbursement amount aids the Governing Body in their decision and does not guarantee any funding. The Governing Body will determine the final value of all reimbursed funds.

STAFF SIGNATURE: _____ **DATE:** _____

BIDDING SCOPE FORM #294

Rod Fercking Construction, LLC
1500 Harvest Lane
Garden City, KS 67846
Cell 620-277-5161

6/11/2024

Project:
TC Roper. LLC c/o Jacob Cunningham
312 N. Eighth Street
Garden City, KS 67846

Scope: Creating (3) separate Office spaces.

Interior Remodel

Remodel existing Coldwell Banker Office into new Doering, Grisell & Cunningham Law Office.
Remodel existing Doering, Grisell & Cunningham Law Office into new 1st American Title Office.
Remodel empty existing Office space for new tenant.

Includes: Existing Coldwell Banker Office.

Demo.

Remove all existing cabinets and countertops.
Remove existing carpet and tile in all Offices, Lobby, and Entry and replace with new commercial carpet squares and porcelain tile.
Remove existing brick planter in Entry.
Remove existing wood shelves in Basement.

Interior Remodel

Frame and sheetrock (painted) new Conference Room with double glass doors and glass walls on South end.
Cut concrete floor and relocate floor receptacles for new Conference Room.
Install new wall electrical receptacles, ceiling lights, and HVAC in new Conference Room.
Install new Library cabinets and tops on South end of new Conference Room.
Construct North end of new Conference wall on Reception side with finished wood and new lighted Company Logo.
Install new Reception cabinets and quartz tops.

Demo.

Remove and fill in existing Lobby door with tongue and groove wood to match existing wall that connects to existing Office on North end.
Remove existing coffee bar and sink and cut in new access door by Marty's Office.

Interior Remodel

Construct a new sheetrock wall to separate Marty's existing Reception area and Office.

Move glass windows in existing Marty's Reception Room to move South and fill in.

Demo

Remove existing door in Judy's Office and trim opening.

Interior Remodel

Replace existing carpet and replace with new commercial carpet squares in Marty's Office, Judy's Office, and Reception Area.

Demo.

Remove existing cabinets and tops to accommodate a new refrigerator/freezer in existing Conference Room.

Interior Remodel

Relocate electrical for new appliances in existing Conference Room.

Install quartz tops in existing Conference Room.

Raise existing base cabinet in Work Area from 36" to 48" and install quartz top.

Patch and paint all existing walls.

Clean, re-stain, and varnish all existing oak doors, casing, and base.

Demo. / Interior

Includes: Existing Doering, Grisell & Cunningham Law Office.

Remove all existing floor covering and replace with new carpet and tile.

Patch and paint all walls.

Demo. / Interior

Includes: Empty existing Office Room.

Remove all existing floor covering and replace with new commercial carpet.

Patch and paint all walls.

Touch up existing oak trim and doors.

Facade Improvements

Includes: Existing exterior of Building.

Patch and paint existing exterior Dryvit.

Remove existing exterior signage and install new exterior signage for both 1st American Title and Doering, Grisell & Cunningham Law Office.

Includes: All work described above.

Labor.

Materials.

Debris removal.

Building Permit.

Sales tax. (existing commercial requires labor sales tax)

General Liability and Worker's Comp. Insurances.

Excludes:
Any other work to site.

Our best and final bid on this work is: $172,780.00
This offer will remain valid for 60 days from the bid date listed above.

DAN FANKHAUSER
ARCHITECT AIA

INVOICE

June 7, 2024

Invoice No: 5241

Doering,Grissell & Cunningham
8th & Grant Ave.
Garden City, KS 67846

Job: 2024-15
Rutter Cline Bldg

Professional Services Rendered- As Agreed	$ 2,500.00	Professional fees
Total Due	$ 2,500.00	

Thank You for Your Business

1101 E Kansas Plaza • P.O. Box 579 • Garden City, Kansas 67846
Office: 620-276-9248 • Fax: 620-276-4194 • Cellular: 620-272-4047
Email: dfank@gcnet.com



A1 Scale 3/16" = 1'-0"

FLOOR PLAN- GROUND LEVEL

THIS DRAWING AND ALL RELATED DOCUMENTS AND SPECIFICATIONS ARE PROTECTED BY COPYRIGHT INFRINGEMENT AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION BY OWNER

Design Team:

Architect:
Dan Fankhauser
1101 E. Kansas Plaza, P.O. Box 579
Garden City, Kansas 67846
P: 620-276-9248

Drafter:
Edgar Ortuno
Contact:
eortuno@ecquality.com
C: 6205604275

PROJECT:
RUTTER CLUB OFFICE BULDING, GARDEN CITY, KS

TOWN, STATE

DATE: 6/20/2024
PROJECT NO 19001

REVISION

DAN FANKHAUSER
ARCHITECT
1101 E. KANSAS PLAZA P.O. BOX 579
GARDEN CITY, KANSAS 67846
PH: 620-276-9248

MAIN LEVEL FLOORPLAN

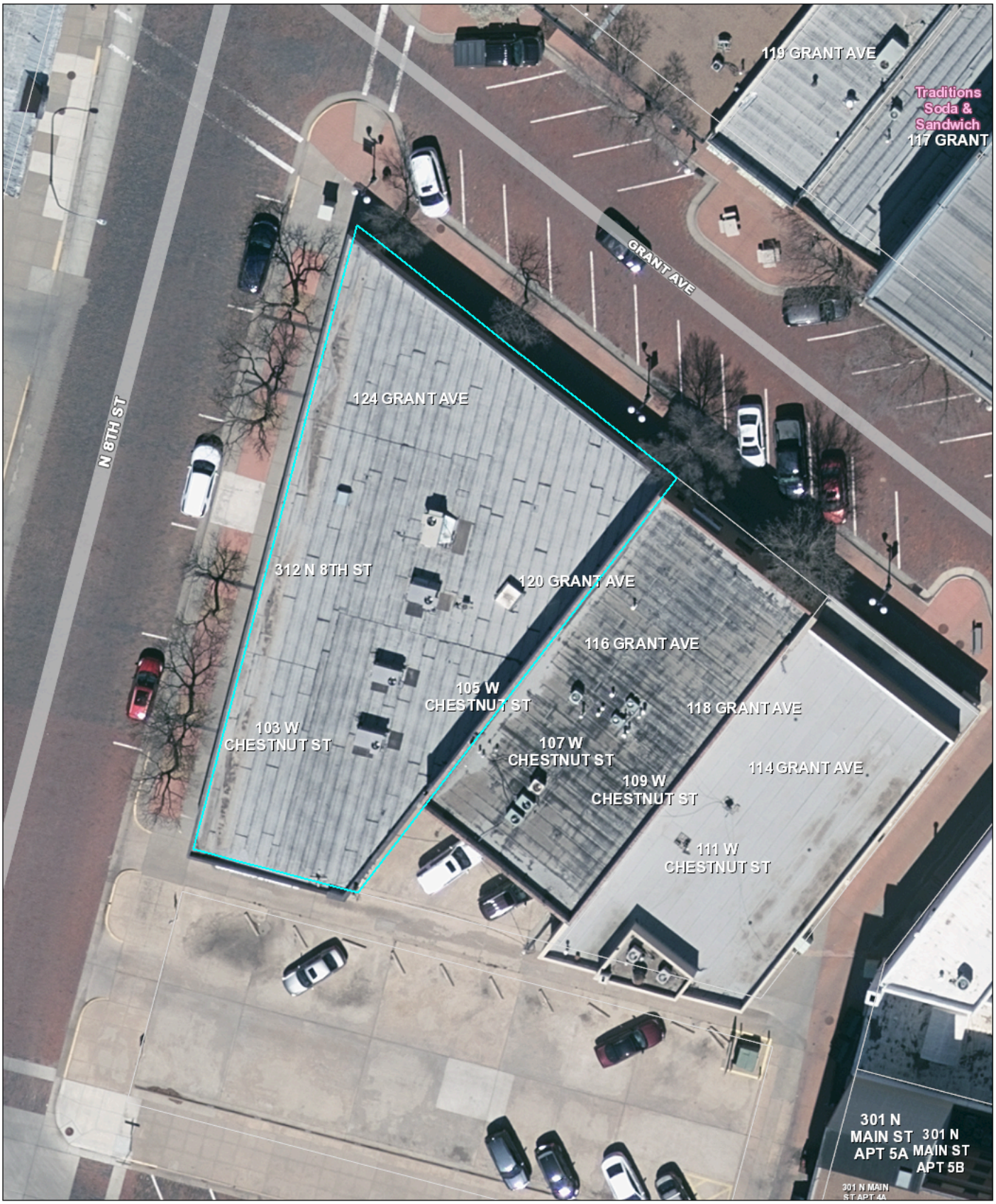
SCALE: As indicated

A101

DRAWN BY: Author

6/20/2024 8:23:18 AM

General Zoning Lookup



June 26, 2024

1:250

0 0 0.01 0.01 mi

0 0 0.01 0.02 km

Finney County, Garden City

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Fred Jones, Water Resource Manager
DATE: July 2, 2024
RE: Real Estate Purchase Agreement with James L. Keller, L.L.C.

ISSUE:

The Governing Body is asked to consider and approve the purchase of real property from James L. Keller, L.L.C. for $110,000.00.

BACKGROUND:

Since 2022, the Water Utility has been working to replace the Public Water Supply well located on Chestnut Street near the intersection with Fleming Street. The Kansas Water Appropriation Act and subsequent regulations, administered by the Division of Water Resources (DWR), limit the well's geographical relocation from its existing point of diversion. Staff identified a parcel in the 300 Block of Fleming Street, Lot One (1), Block One (1), of Keller Addition No. 1, as a potentially suitable site for the construction of a new well that would meet the requirements of the water rights regulators and the Kansas Department of Health and Environment (KDHE).

The Governing Body approved a Memorandum of Understanding with James L. Keller, L.L.C., at the February 21, 2023, meeting of the Governing Body to negotiate the purchase of the property for the purpose of constructing a public water supply well to be connected to the City system. The initial proposal was to purchase approximately one-third of the lot. However, as the design of the project proceeded in concert with the property negotiation, it became clear that additional property would be needed in order to satisfy the regulatory requirements of KDHE regarding the provision of adequate space to protect the water supply from contaminants. Professional Engineering Consultants (PEC) is finalizing the project design for the new well and DWR has issued the change in point of diversion for the water right.

The agreement presented to the Governing Body today is for the purchase of the lot located in the 300 block of Fleming Street, as described above, for $110,000.00. The full details of this agreement, along with the covenants and right of first refusal, are attached to this agenda item.

ALTERNATIVES:

1. The Governing Body may approve the purchase agreement, covenant, and right of first refusal, as presented, from James L. Keller, L.L.C. for $110,000.00

2. The Governing Body may not approve the purchase agreement and covenants from James L. Keller, L.L.C., as presented.

RECOMMENDATION:

Staff recommends approving the purchase agreement, covenant, and right of first refusal and authorizes the Mayor to sign the documents to purchase property from James L. Keller, L.L.C. for $110,000.00.

FISCAL NOTE:

If approved, this unbudgeted land acquisition will be added to the 2024 Revised Budget. The purchase will impact the Water and Wastewater Fund anticipated 2025 case balance of $3,490,129.00 by the amount of the purchase and associated closing costs as outlined in the agreements.

ATTACHMENTS:

Covenants 302 Fleming (ver01).doc
Keller.RE.Agreement.FinalJVC (MKR Edit 01_06-21-2024).docx
Keller Property Overview 07022024

EXHIBIT A

AGREEMENT, DECLARATION OF COVENANTS AND FIRST RIGHT OF REFUSAL

THIS AGREEMENT is executed on ____ _____ 2024 by James L. Keller, L.L.C., a Kansas limited liability company, Nancy J. Harness, an unmarried individual, the Estate of Charles M. Keller, deceased, Douglas A. Keller and Patricia M. Keller, husband and wife, and Eric T. Keller, an unmarried individual, collectively referred to as "Keller" and the City of Garden City, a Kansas municipal corporation, referred to as "City." Keller and City are together referred to as "Declarants".

ARTICLE I

Consideration and Declaration

The agreement is made in consideration of the premises and Keller's sale of real property, described below as the Burdened Land, to the City.

Declarants hereby impose the restrictions, covenants and conditions set forth in this instrument on the Burdened Land and declare that the Burdened Land shall be held, sold and conveyed subject to the same, all of which are for the purpose of enhancing and protecting the value of the Benefitted Land, as described below. The easements, covenants, restrictions and conditions herein shall inure to the benefit the owner of the Benefitted Land, shall run with title to the in Benefitted Land and the Burdened Land, and shall be binding on all parties having or acquiring any right, title, interest or possession of the Burdened Land or Benefitted Land or any part thereof, and such owners' successors and assigns.

ARTICLE II

Burdened and Benefitted Lands

City is the owner of record of the surface estate of real property in Finney County, Kansas, more particularly described as follows:

> A tract of land located in Lot One (1), Block One (1), Keller Addition No. 1, more particularly described as [insert dimensions of City's tract], referred to herein as the "Burdened Land."

Keller is the owner of record of the surface estate of land in Finney County, Kansas, more particularly described as follows:

> A tract of land located in Lot One (1), Block One (1), Keller Addition No. 1, more particularly described as [insert dimensions of Keller's tract], referred to herein as the "Benefitted Land."

ARTICLE II

Use Restrictions

With respect to the Burdened Land, for the benefit of the Benefitted Land, City covenants with Keller as follows:

1. City's use of the Property shall be limited to utilizing the same for the purposes of installing, maintaining, repairing, accessing and all other incidental uses related thereto, a water well for the purpose of supplying domestic water to residents and commercial users in the City of Garden City, Kansas.
2. City shall construct a solid fence along the North side of the Property to provide a clean and distinct boundary between Seller's commercial property to the North of the Property that is the subject of this Agreement. The installation, repair and maintenance of the fence shall be borne exclusively by City and completed prior to the date of _____.
3. City will not place a water tower or communications tower on the Property, allow overnight occupancy or camping on the Property or create a pet park on the Property.

ARTICLE II

First Right of Refusal

For the benefit of the owner(s) of the Benefitted Land ("Owner"), City grants to Owner a first right to purchase the Burdened Land as stated in this paragraph. If the Benefitted Land is owned by more than one person at the relevant time, the person holding the largest interest of record in the Benefitted Land shall be deemed the Owner for all purposes of this paragraph. If City makes an offer to sell or receives an offer to purchase an interest in the Burdened Land that is acceptable to City and bona fide, City shall be deemed to have offered to sell such interest to Owner for the same price and on the same terms as provided in the offer. City will notify Owner of the terms of the offer in writing. Owner will have until midnight of the fifteenth (15th) calendar day after the date the City gives Owner written notice of the offer to notify City in writing of Owner's acceptance of the offer. City and Owner will act diligently to close the sale of the offered interest within thirty (30) days after the date Owner notifies the City of its acceptance of the offer. If Owner does not timely accept the offer, it shall be deemed to have refused the offer. On the Owner's deemed refusal of the offer, the right of refusal shall expire with respect to

the offered interest; and, the sale in accordance with the offer may be completed. Within fifteen (15) days of the City's request, Owner will execute and deliver to City a written statement, duly acknowledged in recordable form, that documents the Owner's failure to timely accept the offer. Any material or substantive change in the terms or conditions of the offer shall constitute a new offer that shall be submitted to Owner. Any sale that fails to comply with this first right of refusal shall be void and of no force and effect, and shall be avoidable by Owner.

ARTICLE III
GENERAL TERMS

A. **Enforcement.** The preceding covenants may be enforced by any owner of the Benefitted Land or the Burdened Land.

B. **Re-plat or Subdivision.** If during the life of this agreement the Burdened Land or Benefitted Land is re-platted or subdivided, any party to this agreement or successor owner of such land may re-record this agreement or a certified copy thereof in the index of the subdivision caused by such re-plat or subdivision.

C. **Severability**. If any word, phrase, clause or part of these provisions, covenants or restrictions shall be deemed unenforceable or invalid by judgment or court order, such invalidity shall in no way affect any other provision, or part thereof, which shall remain in full force and effect. If any provision may reasonably be construed to give it effect, without being unenforceable or invalid, it shall be so construed to effectuate its purpose and intent.

D. **Amendment**. The covenants and restrictions of this Declaration may be amended by an instrument signed by all record owners of the Benefitted Land and the Burdened Land. All amendments shall be properly recorded in the office of the Finney County Register of Deeds.

E. **Zoning**. The covenants concerning use of land shall be subject to any local zoning rule or regulation that imposes use limitations that are more restrictive than stated in these covenants.

F. **Perpetuities**. If the statutory rule against perpetuities is applicable to this agreement, unless earlier terminated in accordance with other provisions of this agreement, any interest or right created under, or which may be created pursuant to, this agreement that has not vested prior to the earlier of the maximum time permitted by the uniform statutory rule against perpetuities as adopted in the state of Kansas or ninety (90) years shall terminate at that time.

SIGNED:

The City of Garden City, by:

EXHIBIT – DO NOT SIGN
_____, Mayor

James L. Keller, L.L.C., by:

EXHIBIT – DO NOT SIGN
_____, Manager

The Estate of Charles M. Keller, by:

EXHIBIT – DO NOT SIGN
_____, Administrator
Cynthia E. Keller

EXHIBIT – DO NOT SIGN
_____
Nancy J. Harness

EXHIBIT – DO NOT SIGN
_____
Eric T. Keller

EXHIBIT – DO NOT SIGN
_____
Douglas A. Keller

EXHIBIT – DO NOT SIGN
_____
Patricia M. Keller

ACKNOWLEDGMENTS

STATE OF KANSAS, COUNTY OF FINNEY, ss:

On the _____ of _____, 2024 this instrument was acknowledged before me by _____, as Mayor of the City of Garden City

_____
Notary Public

My appointment expires:

STATE OF KANSAS, COUNTY OF FINNEY, ss:

On the _____ of _____, 2024 this instrument was acknowledged before me by _____ as Manager of James L. Keller, L.L.C.

_____
Notary Public

My appointment expires:

STATE OF KANSAS, COUNTY OF FINNEY, ss:

On the _____ of _____, 2024 this instrument was acknowledged before me by Nancy J. Harness, an unmarried individual.

_____
Notary Public

My appointment expires:

STATE OF KANSAS, COUNTY OF FINNEY, ss:

On the _____ of _____, 2024 this instrument was acknowledged before me by Cynthia E. Keller as the administrator of the Estate of Charles M. Keller, deceased.

_____
Notary Public

My appointment expires:

STATE OF KANSAS, COUNTY OF FINNEY, ss:

On the _____ of _____, 2024 this instrument was acknowledged before me by Douglas A. Keller and Patricia M. Keller, husband and wife.

_____
Notary Public

My appointment expires:

STATE OF KANSAS, COUNTY OF FINNEY, ss:

On the _____ of _____, 2024 this instrument was acknowledged before me by Eric T. Keller, an unmarried individual.

_____
Notary Public

My appointment expires:

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (Agreement), made and entered into the _____ day of _____, 2024, by and between, the **CITY OF GARDEN CITY, KANSAS**, a Kansas municipal corporation (City) and **JAMES L. KELLER, L.L.C.** ("Seller").

RECITALS:

A. City is in need of moving a current water well for continued municipal use and believes the property owned by Seller is an ideal location.

B. Seller is the owner of real property in Finney County, Kansas, described as:

[insert the dimensions of the tract to be purchased by City] in Lot One (1), Block One (1), Keller Addition No. 1, (Property).

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

1. **PROPERTY.** City agrees to purchase and Seller agrees to sell the Property, as described above in Recital B, together with all easements and other rights and appurtenances.

2. **PURCHASE PRICE.** The purchase price is One Hundred and Ten Thousand Dollars ($110,000.00) (Purchase Price). The City agrees to pay the Purchase Price, in full, at closing using certified funds.

3. **CLOSING.**

a) The parties designate First American Title Company, 417 North Eighth Street, Garden City, Kansas (Title Company) as the escrow-closing agent.

b) This transaction will close (Closing) on or before July 1, 2024 (Closing Date). At Closing, Seller agrees to execute and deliver to the Title Company:

i. A Warranty Deed conveying the Property, subject only to matters of record shown in the Title Commitment to which the City did not object or to which the City waived its objection;

ii. The agreement imposing covenants and creating a first right of refusal more particularly described in paragraph 9 below; and,

iii. All other documents reasonably necessary to complete the Closing as required by the Title Company or the City; and

c) City will be entitled to possession of the Property immediately after Closing.

d) At Closing, City agrees to execute and deliver to the Title Company:

i. The agreement imposing covenants and creating a first right of refusal more particularly described in paragraph 9 below;

ii. Immediately available funds sufficient to satisfy its obligations under this Agreement; and

iii. All other documents necessary to complete the Closing as required by the Title Company.

e) City and Seller shall equally split and pay the title costs, including the Owner's Title Policy premium.

f) City and Seller shall equally split and pay the fees and costs of the closing agent, other than recording fees.

g) City shall pay all costs to record the Warranty Deed.

h) Seller shall pay all costs to record the Agreement, Declaration of Covenants and First Right of Refusal.

i) Seller shall pay all costs to record:

i. Releases of existing liens, if any;

ii. Documents needed to address all Title Company requirements; and

iii. All other documents needed to cure any title or survey objections.

j) At or before Closing, Seller will pay all taxes, assessments, utility, and other charges that accrue prior to and including the Closing Date, including all prior year's taxes that may be due. The City will be responsible for paying all taxes, assessments, utility, and other charges allocable to the Property from and after the Closing Date. The parties agree to use good faith in negotiating the pro-rations and allocations on the Closing statement.

4. **EVIDENCE OF TITLE**. Seller will provide City with a title insurance commitment (together with all exception documents) from the Title Company (Title Commitment) for an ALTA extended coverage form owner's policy committing to insure marketable fee simple title in the Property upon the recording of the Warranty Deed in the amount of the Purchase Price.

a) Seller agrees to satisfy the title requirements stated in Schedule B-1 of the Title Commitment.

b) If at the time the Title Commitment is issued, Nancy J. Harness, an unmarried individual, the Estate of Charles M. Keller, deceased, Douglas A. Keller and Patricia M. Keller, husband and wife, and Eric T. Keller, an unmarried individual, or any of them, hold record interests in the Property, Buyer will require the execution of the Warranty Deed by all other owners in addition to Seller.

c) If the City's review of the Title Commitment to the Property discloses exceptions that render the title unmarketable, City must notify Seller, in writing, of such defects within ten (10) days after receipt of the Title Commitment.

d) Seller agrees to use its best efforts to address any title defects.

e) Seller has a reasonable time, not to exceed twenty (20) days, after the City notifies Seller of title or survey objections to have the title defects removed or to obtain a commitment from the Title Company to insure against loss or damage that may be occasioned by the title defects. The time of Closing will be extended until the title defects are cured or the time to cure expires, whichever first occurs.

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

i. Extend the time to cure;

ii. Terminate this Agreement upon written notice to Seller;

iii. Waive the objections in writing, and proceed to Closing; or

iv. Elect to pursue such other legal or equitable remedies available to the City under applicable law.

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

5. **DEFAULT AND REMEDIES.** The terms of this Section will survive the Closing or termination of this Agreement. If Seller defaults and such default continues more than five (5) days after the City delivers written notice to Seller of such default, the City may:

a) Specifically enforce this Agreement; or

b) Terminate this Agreement by written notice to Seller.

If City defaults and such default continues more than five (5) days after Seller delivers written notice to the City of such default, Seller may:

a) Terminate this Agreement by written notice to City.

6. **NON-APPROPRIATION OF FUNDS.** In the event sufficient funds shall not be budgeted and appropriated by the City for payments required to be paid under paragraph 2 above, the City may terminate this Agreement at the end of the fiscal year in which funds were last budgeted and appropriated for payments, and the City shall have no further rights or obligations under this Agreement. The City shall notify Seller at least thirty (30) days prior to the expiration of the fiscal year then in effect, if funds are not going to be available during the ensuing term for the payments required by this Agreement by reason of non-appropriation of funds. Failure of the City to appropriate funds for continuation of this Agreement shall not constitute an element of default under this Agreement.

7. **REPRESENTATIONS AND WARRANTIES BY SELLER.** Seller represents and warrants to City:

a) Seller will have good and marketable title to the Property at Closing, subject only to easements, restrictions, and reservations of record and the undivided interests in the Property held by Nancy J. Harness, an unmarried individual, the Estate of Charles M. Keller, deceased, Douglas A. Keller and Patricia M. Keller, husband and wife, and Eric T. Keller, an unmarried individual, all of which must be conveyed to City at Closing.

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

c) There are no adverse or other parties in possession of the Property or any part thereof other than the undivided interests in the Property held by Nancy J. Harness, an unmarried individual, the Estate of Charles M. Keller, deceased, Douglas A. Keller and Patricia M. Keller, husband and wife, and Eric T. Keller, an unmarried individual, all of which must be conveyed to City at Closing.

d) Seller has not disposed of any Hazardous Substance at, on, or under the Property.

e) Seller complied with any and all applicable Environmental Laws.

f) Seller has not received oral or written notice of, nor does it have any reason to believe that there are any existing, pending, or threatened citations, claims, complaints, or violations, nor is there any basis for any claim, action, or proceeding due to a material violation of any Environmental Law; any Environmental Condition; or the presence of any Hazardous Material at, on, or under the Property.

8. **REPRESENTATIONS AND WARRANTIES BY CITY.** City represents and warrants to Seller:

a) The execution and delivery of this Agreement and each of the other documents and instruments contemplated herein and that the performance by City of all of the transactions contemplated by this Agreement have been duly authorized.

b) The warranties and representations set forth above will be true and correct in all material respects as of and at Closing.

9. **COVENANTS AND RIGHT OF REFUSAL.** At Closing, Seller, City will execute the instrument attached to this Agreement as Exhibit A and incorporated by reference, titled "Agreement, Declaration of Covenants and First Right of Refusal and deliver the same to the Title Company to be recorded immediately after the recording of the Warranty Deed(s) conveying the Property to City.

10. **CURB AND GUTTER.** When City constructs and installs the new municipal water well on the Property, City will replace the curb and gutter on the east side of Fleming Street, located west of the Seller's building at 302 Fleming.

11. **ADDITIONAL CONTINGENCIES.**

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

i. Seller holds good and marketable title to the Property as provided in this Agreement; and

ii. Seller's representations and warranties are true, complete, and correct in all material respects.

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

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

If to Seller:
JAMES L. KELLER, L.L.C.
302 Fleming Street
Garden City, Kansas 67846
Phone: (620) 272-7400 (Eric Keller)
Email: ekeller@ironrisk.com
Phone: (620) 272-1796 (Doug Keller)
Email: dkeller63@icloud.com

with copies to:
Michael K. Ramsey, Attorney
HOPE, MILLS, BOLIN, COLLINS & RAMSEY LLP
607 N. 7th Street
Garden City, Kansas 67846
Phone: (620) 276-3203
Email: mramsey@hmbcr.com

If to the City:
Matt Allen, City Manager
301 North Eighth Street
Garden City, Kansas 67846
Phone: (620) 276-1163
Email: matt.allen@gardencityks.us

with copies to:
Jennifer V. Cunningham, City Attorney
DOERING, GRISELL & CUNNINGHAM, P.A.
124 Grant Avenue
Garden City, Kansas 67846
Phone: (620) 275-8099
Email: jenniferc@dgcpa.law

b) Notice shall be deemed to have been given when emailed or personally delivered, one day after depositing the notice with a next day delivery service, or three (3) days after depositing the notice in the United States mail.

c) Promises and warranties made herein will survive the Closing.

d) Time is of the essence.

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

f) This Agreement may not be assigned without the written consent of either party.

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

h) There are no representations, warranties, inducements, promises, or agreements, oral or otherwise, between the parties pertaining to the subject matter hereof that are not

fully set out in this Agreement. This Agreement, together with the attachment hereto, constitutes the parties' full and final agreement and supersedes all prior written and oral negotiations, contracts, understandings, memoranda, letters of intent, and agreements that pertain to the subject matter hereof.

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

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

k) This Agreement will be construed and enforced in accordance with the laws of the state of Kansas

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

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

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

o) In the event, and as often as, either party to this Agreement seeks judicial interpretation, judicial enforcement, or other dispute resolution processes, the prevailing party to such action shall be reimbursed for all costs incurred, including reasonable attorneys' fees, court costs, and out of pocket costs.

IN WITNESS WHEREOF, the City and Seller have entered into this Agreement the day and year first above written.

IT IS SO AGREED.

CITY OF GARDEN CITY, KANSAS

_____ By:_____
DATE MANNY ORTIZ, Mayor

ATTEST:

_____
CELYN N. HURTADO, City Clerk

JAMES L. KELLER L.L.C.

_____ By:_____
DATE Its_____

Keller Property Overview



June 25, 2024

1:2,000

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

Finney County, Garden City

Finney Counyt, Garden City | Finney County, Garden City

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Jared Kuhlmann, Finance Director
DATE: July 2, 2024
RE: 2025 Budget-Proposed Draft for the Indication of Revenue Neutral Rate Intent.

ISSUE:
The Governing Body is asked to consider and approve a draft of the 2025 City Budget so that the Indication of Revenue Neutral Rate Intent can be authorized to be signed by the Mayor.

BACKGROUND:
At the June 4th City Commission Meeting, the staff completed the presentation of the 2025 City Manager's Proposed Budget. From this point, the City Commission begins its deliberation of the budget.

The City received the estimated valuation from the County Clerk, and the assessed valuation used for the budget preparation for the City is $294,764,265. This is an increase of approximately 5.66% over 2023. The Revenue Neutral Rate identified by the County is 36.033 mills. Accounting for the valuation from the County, the budget, as it has been presented to the Commission, would require a mill levy of 40.831, or an increase of 2.339 mills. To achieve a flat mill levy rate of 38.492, the budget would need to be adjusted by an additional $689,445. A one-mill reduction would require an adjustment of $984,209. To achieve the Revenue Neutral Rate of 36.033, the budget would need to be adjusted by $1,385,181.

Appropriate next steps would be to identify projects, programs or line items about which you, as individual Commissioners, have questions of staff or for which you have recommended amendments for the Commission's consideration. As the Commission considers, individually and collectively, the type of budget it wants for 2025, staff encourages you to articulate what you are weighing. For instance, are specific programs or line item expenses (whether "cuts" or "adds") of significant importance to you? Is a certain property tax dollar amount or mill levy (increase, decrease, no change) of significant importance to you? Of all the things you deem of "significant importance," which is "most important?" The tough question for the Commission is identifying ways to get there! This direction from the Commission enables staff to prepare the final budget so that it may accomplish the goals and focus of the Commission. In that regard, staff has identified some of the major discussion points on Expenses, Revenues, and Unbudgeted Considerations for the Commission to consider in its evaluation.

Expenses
The following assumptions are incorporated into the budget as presented and would be available to be adjusted at the Commission's direction. As in past years, we will use the colors green, yellow, and red as staff's indication of the level of risk associated with adapting each of the following

budget assumptions. Green indicates a staff-recommended option, yellow indicates caution, and red is ill-advised. Given the level of scrutiny that staff has put into adjusting the budget to this point, including reducing General Fund expenditures by approximately $2,000,000, there are limited options listed below that are identified as green for this year.

1. In all funds with personnel, the salary line items reflect a 4% salary pool. In conjunction with the recommendation provided by McGrath Human Resources Consulting Group and adopted by the Commission in October 2023, 3% of the increase is related to a pay plan adjustment on January 1st, 2025 to adjust for increases to the cost of living and to maintain competitiveness in our pay plan. The other 1% of the increase is related to the annual step increase that coincides with each employee's annual performance evaluation, occurring on the employee's anniversary date. This step increase represents an approximate 2% increase at the time of occurrence. A 1% decrease to the 2025 salary pool would represent a cost savings of approximately $258,800 between the General and Airport Funds. Red – based on the analysis of the pay plan in 2023 by McGrath, annual adjustments to the pay plan below 3% would likely be short of the Midwest CPI and other inflation indicators. Removing or reducing the salary pool would likely take the pay plan out of sync with the market, and be contradictory to the action taken by the Commission in October 2023. When the Commission was presented with the options for adjusting the City's pay plan in October 2023, the action taken was to align the City's pay plan to be competitive with market analysis with an understanding of the budgetary impact that would necessitate. With this understanding, staff has identified this recommendation as red, since an adjustment would likely take the plan out of alignment with the market. However, understanding the significant cost associated with this adjustment, staff felt it appropriate to identify the potential impact of an adjustment. Perhaps a more appropriate color rating for this suggestion would probably be a mixture of red and yellow or "Rellow".
2. The employer's budgeted contribution to health insurance per authorized position is $10,320 per year in 2024 and $10,560 per year in 2025. A removal of the increase in 2025 for the 320 budgeted positions in the General Fund and Airport Fund would yield approximately $76,800 in budget savings. Red – reflecting the desire to keep this benefit competitive with similar employers by proportionately sharing the increase in premiums between the employee and employer. A reduction in the employer share would correlate with an increased cost on the employee share of this benefit.
3. The employer's budgeted contribution to Workers' Compensation per authorized position for 2025 is $1,250. For the 320 budgeted positions in the General Fund and Airport Fund, this amounts to approximately $400,000 for 2025. Red – This budgeted figure was derived as an estimation of the necessary contribution to the fund based on projected 2025 premiums.
4. Downtown Vision's 2025 request of $138,300 is an increase of $4,300 over the 2024 funding. Yellow – Downtown Vision is primarily funded by the City of Garden City. They are historically a highly valued contributor to development, quality of life, cultural efforts, event planning, and preservation efforts. If a reduction in their funding request were considered, it would not be advised to take funding below 2024 levels if the City Commission desires the same level of service.
5. Finney County Economic Development's 2025 request of $305,000 is level with the 2024 funding. Yellow – The City of Garden City is the largest contributor to Finney County Economic Development Corporation and a significant partner in the efforts to expand residential, commercial, and industrial development and redevelopment. They have not submitted a

budget increase, and it would not be advised to take funding below 2024 levels if the City Commission desires the same level of service.

6. The Municipal Band's 2024 request of $23,000 is level with the 2023 funding. The Band anticipates a request for level funding in 2025 as well, and the budget for 2025 has been prepared anticipating a level request. Yellow – The City is the sole contributor to the costs of the Municipal Band. The band has not submitted a budget increase and a budget reduction would impact the service levels provided by the band.
7. Finney County Transit's 2025 request of $335,334 is an increase of $69,439 or 26.1% over the 2024 request. Red – This budget request is in accordance with the agreement between the City and FCCA to provide and operate four fixed routes in Garden City. This City's obligation is to pay 20% of equipment acquisition costs and 30% of annual operating expenses budgeted by FCCA. If the City decided to terminate the agreement, notice would need to be provided to FCCA 180 days before the termination of the agreement on December 31, 2024. Therefore, notice would need to be provided by July 4, 2024.
8. The following positions are being added in 2025:
    a. Fire: three Firefighter II and three Lieutenants for additional staff for the third fire station. Red – eliminating these positions would not generate savings to the bottom line of the general fund as they are funded with the 2017 County .30 Sales Tax for the purpose of "staffing up" the 3rd Fire Station.
9. The December 31, 2024, General Fund cash carryover to 2025 is at $3,650,000. This is an increase of $150,000 over 2023. Yellow – The City's Financial Management Policy recommends annually growing the General Fund's budgeted cash balance. Staff encourages the City Commission to comply with this practice. If it were considered for budgeted savings, staff would advise a $25,000 or $50,000 reduction instead of the full $150,000.
10. The budget currently incorporates $150,000 in 2025 to be transferred from the General Fund to the Capital Improvement Plan Fund to accomplish projects in 2024. It also incorporates utilizing the projected excess revenues from the .15 Sales Tax in 2025 to fund the Capital Improvement Plan Fund, in the amount of $400,000. Scenarios presented at the June 18, 2024, Commission Meeting provided information on the impact of removing this budgeted transfer. Green– If the Commission elected to delay the Capital Improvement Projects to accomplish a level mill levy, the removal of the $150,000 budgeted as a transfer from the General Fund in 2025, as well as utilizing the excess .15 Sales Tax reductions to go towards mill levy stabilization as a transfer to the General fund instead of the Capital Improvement Projects Fund could result in up to $550,000 in savings. Staff would suggest that if this course of action were utilized, that the Commission look at a reduction of the amount going to CIP rather than completely eliminating the funding for 2025, thus allowing progress towards the identified projects to continue. Therefore, the proper label for color coding on this item may more appropriately be a mixture of green and yellow, or "Gellow".
11. An increase of $750,000 has been budgeted in the General Fund for street rehabilitation projects identified by PEC. Green– The increase in budget is to begin to accomplish the street improvements identified in the study completed by PEC. A reduction to this budgeted amount would diminish the amount of improvement to be made in 2025 and prolong the amount of time it would take to accomplish the identified street improvements. Staff would suggest that if this course of action were utilized, that the Commission look at a reduction of the amount allocated for the street rehabilitation projects rather than completely removing this budgeted amount. The eight year improvement plan proposed by PEC would require between $2,000,000 and $2,500,000 each year to be accomplished, so the $750,000 budgeted is already a diminished amount towards the project. Therefore, the proper label for color

coding on this item would also be "Gellow".

12. The transfer from the General Fund to the Recreation Reserve of $50,000 to build up for future capital projects or interruption of revenues can be reduced or eliminated for 2025. Yellow – This transfer is in place to build up reserves to provide stability in the instance of interruptions of revenue or services, similar to what was experienced during COVID-19. Elimination or reduction of this transfer would reduce the available funds should such an event be experienced.
13. The General Fund "Social Funding" line accounts for the Art Grant and Community Grant funds. These grants are budgeted at $46,500 for 2025, the same amount as 2024. Yellow – If the Commission were to approve a reduction or removal of this line for 2025, these grants would either have a reduced eligible amount or be unavailable in 2025.
14. The City allocated $200,000 for Downtown Development grants in the 2024 budget. Thus far, $74,129 of those funds have been expensed to eligible grant recipients in 2025, leaving $125,871 in remaining funds. Yellow—Three applications have been submitted for the Downtown Development funds and are currently in the process of being reviewed and scored by staff. They are anticipated to be brought before the Commission in the coming weeks. Should the funds not be reduced or removed, it is anticipated that these three applications currently under review could qualify to utilize the full amount remaining of $125,871.

Revenues

The City's typical practice is to conservatively underestimate revenues and overestimate expenses. This has allowed the buildup of a cash balance, enabling the Commission to maintain a reasonably stable mill levy rate for the past ten years. If the Commission desired, they could adjust General Fund revenues to budget more closely to the pace of collections of 2024 through June rather than continue to underestimate those revenues conservatively.

1. City Sales Tax revenues for 2024 are up 3.06% above June 2023 collections. Increasing the 2024 projected revenues to target ½ of the increase experienced YTD, would result in revenues budgeted at $8,278,350 or $137,850 additional revenues in 2024. Red – Sales Tax collections can be volatile and are hard to accurately anticipate. The City has maintained the practice of conservatively estimating these revenues to mitigate the volatility of the revenue source negatively impacting the budget and to help build the Fund's cash balance year-over-year.
2. County Sales Tax revenues for 2024 are up 4.09% above June 2023 collections. Increasing the 2024 projected revenues to target ½ of the increase experienced YTD, would result in revenues budgeted at $5,020,000 or $70,000 additional revenues in 2024. Red - Sales Tax collections can be volatile and are hard to accurately anticipate. The City has maintained the practice of conservatively estimating these revenues to mitigate the volatility of the revenue source negatively impacting the budget and to help build the Fund's cash balance year-over-year.

Unbudgeted Considerations

These items are not currently incorporated into the City budget as presented. If the Commission elected to allocate budget funds for any item from this list, it would increase the budget deficit amount as presented.

1. The General Fund budget currently incorporates $30,000 for park improvements in 2025. Depending upon the Commission's desire to complete the park improvements presented at

the June 4th pre-meeting and the timeline for which to do so, this amount may be increased. Yellow – the budgeted amount is above the typical costs budgeted for normal park upkeep and would allow for some improvements to be made. If the Commission desired to accelerate the pace of such improvements, this budgeted amount could be increased. Any amount of increase will add to the budget deficit as presented.

2. The City Commission received a request to contribute $50,000 to the Career Showcases being conducted in the region. Yellow—This request is from an outside entity, and approval is at the Commission's discretion.
3. The City Commission received a request to contribute $100,000 to the Garden City Community College for the Workforce Trade School project. Yellow—This request is from an outside entity, and approval is at the Commission's discretion.
4. The breakdown of budget cuts presented by the General Fund departments was provided at the June 4, 2024 Commission Meeting. These cuts represented $1,975,745 in budget reductions. Yellow – Should the Commission determine to reinstate any of the items that have been removed from the budget by departments, these adjustments would add to the budget deficit as presented.

At this time, a decision must be made regarding the City's intent to exceed the Revenue Neutral Rate. The deadline to submit an indication to the County regarding the Revenue Neutral Rate is July 20, 2024. The City's requirement is to indicate whether or not the City intends to exceed the Revenue Neutral Rate. The City is also asked to include an anticipated mill levy rate which will be included in the publication sent to residents by the County. The final mill levy adopted by the City and published for the budget hearing can differ from the mill levy rate included in the publication. However, the City aims to estimate the anticipated mill levy rate accurately.

ALTERNATIVES:

1. Authorize the Mayor to sign the Indication of Revenue Neutral Rate Intent stating the City intends to exceed the Revenue Neutral Rate and identify a mill levy rate to be included on the publication sent to citizens.
2. Postpone the action regarding the Revenue Neutral Rate to the meeting on July 16, 2024 and make a decision at that meeting to comply with the the July 20, 2024 deadline.
3. Authorize the Mayor to sign the Indication of Revenue Neutral Rate Intent stating the City does not intend to exceed the Revenue Neutral Rate and indicate the Revenue Neutral Rate or some other rate lower than the Revenue Neutral Rate to be included on the publication sent to citizens.

RECOMMENDATION:

Staff recommends Alternative #1.

FISCAL NOTE:

A detailed analysis of the fiscal impact is provided in the background section of this item.

ATTACHMENTS:

Indication of Revenue Neutral Rate Intent - 38.492

OFFICE OF THE FINNEY COUNTY CLERK
311 N. Ninth Street • PO Box M
Garden City, KS 67846

FINNEY COUNTY KANSAS

INDICATION OF REVENUE NEUTRAL RATE INTENT
PURSUANT TO K.S.A. 79-2988

Entity/District Name: City of Garden City

Budget Year: 2025

Please indicate below your Revenue Neutral Rate intent for the budget year listed above.

☒ Yes, we intend to exceed the Revenue Neutral Rate and will certify a budget with taxes levied to the County Clerk on or before October 1.

Our proposed mill levy is: 38.492

USDs Only:

General Fund: _____
Other Funds: _____
Special Capital Outlay Fund: _____
Recreation Commission Fund: _____

Public Hearing information:
Hearing must be held between August 20 and September 20

Date: 09/03/2024 Time: 1:30 pm

Location: City Administrative Center
City Commission Chambers
301 N. 8th Street
Garden City, KS 67846

☐ No, we do not intend to exceed the Revenue Neutral Rate and will certify our budget to the County Clerk on or before August 25.

_____ 07/02/2024
Signature Date

_____
Title

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: July 2, 2024
RE: Executive Session - Attorney/Client

ISSUE:
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.

BACKGROUND:
None.

ALTERNATIVES:
None.

RECOMMENDATION:
None.

FISCAL NOTE:
None.

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: GC2024-30 Replat – Smith's Pit Second Addition

ISSUE:
The Governing Body is asked to consider and approve the Smith's Pit Second Addition replat.

BACKGROUND:

The City of Garden City is requesting to plat the Smith's Pit Second Addition. The property is generally located south of 1310 E. Fulton Street, Garden City, Kansas. The property is currently zoned "I-3" Heavy Industrial District and "C-2" General Commercial District. There are various commercial and industrial uses in addition to the large vacant lot. The City is requesting to plat the Smith's Pit Second Addition in order to clarify property lines. The Smith's Pit Second Addition contains +/- 17.6 acres.

The second submittal was presented for plat review on June 11, 2024, and met the requirements of the Zoning and Subdivision regulations.

ALTERNATIVES:
1. The Governing Body may approve the Smith's Pit Second Addition.
2. The Governing Body may not approve the Smith's Pit Second Addition.

RECOMMENDATION:
The Planning Commission recommended approval of the plat at the June 20, 2024 meeting. Staff recommends the Governing Body approve the plat.

FISCAL NOTE:
None.

ATTACHMENTS:
GC2024-30 Replat- Smith's Pit Second Addition
Vicinity Map
GC2024-30 - PC Minutes Excerpt

SMITH'S PIT SECOND ADDITION

A REPLAT OF THE FINAL PLAT OF SMITH'S PIT ADDITION & THE SOUTH 35 FEET OF THE NORTH 350 FEET OF THE EAST 167 FEET OF BLOCK 6 H.B. WALLS INDUSTRIAL DISTRICT & LOTS 1 THROUGH 5 & 9 THROUGH 11 & THE EAST HALF OF LOT 12 GEORGE SMITH SUBDIVISION

SITUATED IN THE SW 1/4 OF SECTION 17,
T24S, R32W, 6TH P.M. GARDEN CITY, FINNEY COUNTY, KANSAS

PLAT LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF SMITH'S PIT ADDITION, ALL OF LOTS 1 THROUGH 5, LOTS 9 THROUGH 11 AND THE EAST HALF OF LOT 12, GEORGE SMITH SUBDIVISION AND A PORTION OF BLOCK 6, H.B. WALLS INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 32 WEST OF THE SIXTH PRINCIPAL MERIDIAN. GARDEN CITY, FINNEY COUNTY, KANSAS.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE HALF OF LOT 12, GEORGE SMITH SUBDIVISION; THENCE, S 88° 11' 48" E, ALONG THE SOUTH LINE OF FULTON STREET, A DISTANCE OF 174.97 FEET TO THE NORTHEAST CORNER OF LOT 9, GEORGE SMITH SUBDIVISION; THENCE, S 01° 33' 28" W, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.09 FEET TO THE SOUTH LINE OF SAID LOT 9;

THENCE, S 88° 10' 08" E, ALONG THE SOUTH LINE OF LOTS 8, 7 AND 6 OF GEORGE SMITH SUBDIVISION, A DISTANCE OF 149.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE, N 01° 37' 33" E, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 150.16 FEET TO A POINT ON THE SOUTH LINE OF FULTON STREET;

THENCE, S 88° 11' 48" E, ALONG SAID SOUTH LINE, A DISTANCE OF 220.14 FEET;

THENCE, S 01° 36' 40" W FOR A DISTANCE OF 30.00 FEET;

THENCE, S 88° 11' 48" E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 163.30 FEET TO THE WEST LINE OF THE EAST 167 FEET OF BLOCK 6, H.B.WALLS INDUSTRIAL DISTRICT;

THENCE, S 01° 31' 27" W, ALONG SAID WEST LINE, A DISTANCE OF 315.11 FEET TO A POINT 35.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 350.00 FEET OF SAID BLOCK 6;

THENCE, S 88° 14' 07" E, ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 167.00 FEET TO A POINT ON THE WEST LINE OF ANDERSON STREET AND THE EAST LINE OF SMITH'S PIT ADDITION;

THENCE FOLLOWING THE EAST, SOUTH, AND WEST LINES OF SMITH'S PIT ADDITION THE FOLLOWING SEVEN COURSES;

1. THENCE, S 01° 31' 27" W, ALONG SAID WEST LINE, A DISTANCE OF 245.00 FEET;

2. THENCE, S 88° 11' 48" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

3. THENCE, S 01° 31' 27" W, ALONG SAID EAST LINE, A DISTANCE OF 453.76 FEET TO A POINT ON THE NORTH LINE OF THE A.T. & S.F. RAILROAD RIGHT OF WAY.

4. THENCE, N 75° 16' 06" W, ALONG SAID NORTH LINE, A DISTANCE OF 1136.94 FEET;

5. THENCE, N 01° 32' 52" E, A DISTANCE OF 286.87 FEET;

6. THENCE, S 88° 07' 11" E, A DISTANCE OF 181.60 FEET;

7. THENCE N 01° 29' 54" E A DISTANCE OF 502.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 808,693 SQUARE FEET, 18.565 ACRES MORE OR LESS.

PREPARED APRIL, 2024 BY MICHAEL LINDQUIST KANSAS LAND SURVEYOR #1439

BASIS OF BEARING:

NAD83 KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 32 WEST, BEARS S88°11'48"E

BOUNDARY CLOSURE

PERIMETER: 4377.53' AREA: 808693.43 SQ. FT.
ERROR CLOSURE: 0.01 COURSE: S82°30'36"W
ERROR NORTH: -0.001 EAST: -0.007
PRECISION 1: 437754.00

GENERAL NOTES

1. THIS SURVEY DOES NOT CERTIFY TO OWNERSHIP. PROPERTY SHOWN AS BEING TRANSFERRED TO TAKE PLACE VIA DEED INSTRUMENT SIMULTANEOUS WITH PLAT
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY. TITLE COMMITMENT NUMBER 50046120-1653054 DATED MARCH 11, 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
3. DISTANCES AND BEARINGS SHOWN ARE MEASURED OR CALCULATED FROM MEASUREMENTS UNLESS STATED OTHERWISE.

FIELDWORK COMPLETED 04-2024

PUBLIC UTILITY EASEMENT TERMS

ANY AND ALL PUBLIC UTILITY EASEMENTS DEDICATED HEREIN BY THE OWNER SHALL GRANT TO THE CITY OF GARDEN CITY, KANSAS, A KANSAS MUNICIPAL CORPORATION ("CITY"), ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO AT ALL TIMES ENTER, RE-ENTER, OCCUPY, AND USE THE REAL PROPERTY WITHIN ANY SUCH EASEMENT IN ORDER TO ACCESS, OPERATE, INSPECT, TEST, MAINTAIN, REPAIR, REPLACE, REMOVE, CONSTRUCT, ERECT, INSTALL, OR RECONSTRUCT ANY EXISTING OR FUTURE INFRASTRUCTURE OR EQUIPMENT RELATING TO ANY CITY OPERATED, FRANCHISED, OR OTHERWISE AUTHORIZED UTILITY OR UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC TRANSMISSION POWER POLES AND TOWERS, AND TELECOMMUNICATIONS LINES, TOGETHER WITH ANY APPURTENANCE OR ANCILLARY COMPONENT RELATED THERETO AND FOR ALL OTHER PURPOSES RELATED OR INCIDENTAL TO PROVIDING FOR THE TRANSMISSION OF ANY SUCH UTILITY OR UTILITIES, IN, UNDER, THROUGH, OVER, ACROSS, AND UPON ANY REAL PROPERTY WITHIN ANY SUCH EASEMENT. ANY SUCH EASEMENT SHALL INCLUDE ALL THE RIGHTS AND PRIVILEGES THEREIN NECESSARY FOR THE FULL ENJOYMENT THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS. ANY SUCH EASEMENT AND ANY COVENANT, CONDITION, AGREEMENT, AND PROVISION CONTAINED HEREIN SHALL RUN WITH THE LAND. OWNER ACKNOWLEDGES AND AGREES THAT ANY RIGHTS OR OBLIGATIONS CONFERRED OR IMPOSED UNTO CITY BY ANY SUCH EASEMENT MAY BE ASSIGNED BY CITY, IN WHOLE OR IN PART, WITHOUT OBTAINING THE PRIOR CONSENT OF OWNER, INCLUDING, BUT NOT LIMITED TO, AN ASSIGNMENT TO ANY LESSEE, FRANCHISEE, OR OTHER THIRD PARTY TO WHICH CITY HAS GRANTED THE RIGHT TO USE OR OCCUPY AN EASEMENT HELD BY CITY. OWNER AGREES THAT IT SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OVER OR ON ANY REAL PROPERTY WITHIN ANY SUCH EASEMENT AND THAT IT SHALL NOT OTHERWISE OBSTRUCT OR IMPEDE THE USE OF ANY SUCH EASEMENT BY CITY. THE TERM "STRUCTURE" SHALL MEAN ANYTHING CONSTRUCTED OR ERECTED, THE USE OF WHICH REQUIRES PERMANENT LOCATION ON THE GROUND OR REQUIRES ATTACHMENT TO SOMETHING HAVING A PERMANENT LOCATION ON THE GROUND. THE TERM "STRUCTURE" SHALL INCLUDE, BUT NOT BE LIMITED TO, A BERM, RAMP, AND RETAINING WALL. THE TERM "STRUCTURE" SHALL EXCLUDE FENCE, BUT ONLY ON THE CONDITION THAT ANY SUCH FENCE IS INSTALLED WITH A GATE, REMOVABLE FENCE SECTION, OR OTHER ACCESS FEATURE THAT: (1) IS LOCATED AT EACH END OF ANY SUCH EASEMENT; (2) HAS A WIDTH NO LESS THAN THE WIDTH OF THE EASEMENT; (3) CAN BE REMOVED FROM THE OUTSIDE OF THE FENCE WITHOUT HAVING TO CUT OR DAMAGE ANY FENCE MATERIAL; AND (4) ALLOWS THE EASEMENT TO BE ACCESSED WITHOUT CUTTING, DAMAGING, OR REMOVING ANY PART OF THE FENCE LOCATED OUTSIDE OF THE AREA COMPRISING THE EASEMENT. CITY SHALL RESTORE THE SURFACE OF ANY REAL PROPERTY WITHIN ANY SUCH EASEMENT TO THE SAME OR SUBSTANTIALLY THE SAME CONDITION IN THE EVENT THAT THE SURFACE OF ANY SUCH PROPERTY IS DISRUPTED OR DAMAGED BY ANY USE AUTHORIZED BY ANY SUCH EASEMENT. CITY SHALL REPAIR OR RESTORE ANY PERSONAL PROPERTY OF OWNER, INCLUDING, BUT NOT LIMITED TO, ANY FENCE, THAT IS LOCATED WITHIN THE AREA COMPRISING ANY SUCH EASEMENT TO THE SAME OR SUBSTANTIALLY THE SAME CONDITION IN THE EVENT THAT ANY SUCH PROPERTY IS RELOCATED OR DAMAGED BY ANY USE AUTHORIZED BY ANY SUCH EASEMENT. CITY SHALL HAVE THE RIGHT TO TEMPORARILY REMOVE OR RELOCATE ANY FENCE LOCATED WITHIN THE AREA COMPRISING ANY SUCH EASEMENT, PROVIDED THAT THE FENCE IS REPAIRED OR RESTORED PURSUANT TO THE IMMEDIATELY PRECEDING SENTENCE WITHIN A REASONABLE TIME FOLLOWING THE CONCLUSION OF WORK PURSUANT TO ANY SUCH EASEMENT. IT IS EXPRESLSLY UNDERSTOOD THAT OWNER, IN GRANTING THE USE HEREIN SPECIFIED, HAS DONE SO WITHOUT DIVESTING ITSELF OF THE USE AND ENJOYMENT OF THE REAL PROPERTY WITHIN ANY SUCH EASEMENT, SUBJECT ONLY TO THE RIGHTS AND OBLIGATIONS CONFERRED OR IMPOSED HEREIN.



VICINITY MAP
NOT TO SCALE

OWNERS' CONSENT AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE PROPRIETOR AND OWNER OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THE SAME DOES HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID PLAT. THE EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC FOR SUCH NOTED PUBLIC USES.

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ ATTEST: _____
MANUEL F. ORTIZ, MAYOR CELYN HURTADO
CITY OF GARDEN CITY CITY CLERK

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

MANUEL F. ORTIZ, MAYOR, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____
OSCAR A. GARCIA MARY A. GARCIA

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

OSCAR A. GARCIA & MARY A. GARCIA THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

OWNERS' CONSENT AND DEDICATIONS CONTINUED

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____
DANIEL ROMO

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

DANIEL ROMO, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____
DANIEL E. FRANKHAUSER VIVIAN F. FRANKHAUSER

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

DANIEL E. FRANKHAUSER & VIVIAN F. FRANKHAUSER, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SURVEY AND MONUMENTATION OF THE ABOVE DESCRIBED LAND DIVISION WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. DATE OF SURVEY: SEPTEMBER 28, 2023

_____
MICHAEL J. LINDQUIST LS NO.1439

OWNERS' CONSENT AND DEDICATIONS CONTINUED

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____ _____
JOHN R. WILLIAMS RACHEL R. WILLIAMS JEREMY B. WILLIAMS

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

JOHN R. WILLIAMS & RACHEL R. WILLIAMS & JEREMY B. WILLIAMS, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____
JOHN R. WILLIAMS OWNER GCAP LLC

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

JOHN R. WILLIAMS, OWNER GCAP LLC, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____
TERRY STOECKLEIN & KATHY STOECKLEIN

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

TERRY STOECKLEIN & KATHY STOECKLEIN, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

ACCEPTANCE

THESE RIGHTS-OF-WAYS AND EASEMENTS ACCEPTED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED THIS_____DAY OF_____, 2024. THE EASEMENTS AND RIGHT OF WAY SHOWN TO BE VACATED ARE HEREBY VACATED PURSUANT TO ORDINANCE NO._____ RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FINNEY COUNTY, KANSAS, IN BOOK _____ PAGE _____ ON_____, 2024.

_____
MAYOR

ATTEST:

_____
CITY CLERK

HOLCOMB – GARDEN CITY – FINNEY COUNTY AREA PLANNING COMMISSION

THE PARCEL PLAT DESCRIBED HEREIN HAS BEEN REVIEWED AND CONSIDERED THIS _____ DAY OF _____, 2024, AND THE SAME IS HEREBY APPROVED.

_____
PLANNING COMMISSION SECRETARY, TRENT MAXWELL

_____
PLANNING COMMISSION CHAIR, VICKI GERMANN

COUNTY SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY, THAT THIS PLAT WAS REVIEWED BY ME AND THAT IT IS IN COMPLIANCES WITH K.S.A. 58-2005 AND THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

_____
FINNEY COUNTY, KANSAS SURVEY REVIEWER

RECEIVED
City of Garden City, KS
Project Number: SPGC24-17
Received by: SR
Date: 03Jun2024
No. of Pages: 3(Plats)
2nd Submittal

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPGC24-17
Approved by: SR
Date: 11Jun2024
No. of Pages: 3(Plats)
2nd Submittal

M:\SUBS_PC\2024\Q2\Smith Pit Partial\Submittal\Smith03-24.dwg Plotted on Jun 05, 2024 - 1:42pm By MJLindquist

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
	FIELD WORK COMPLETED				

ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

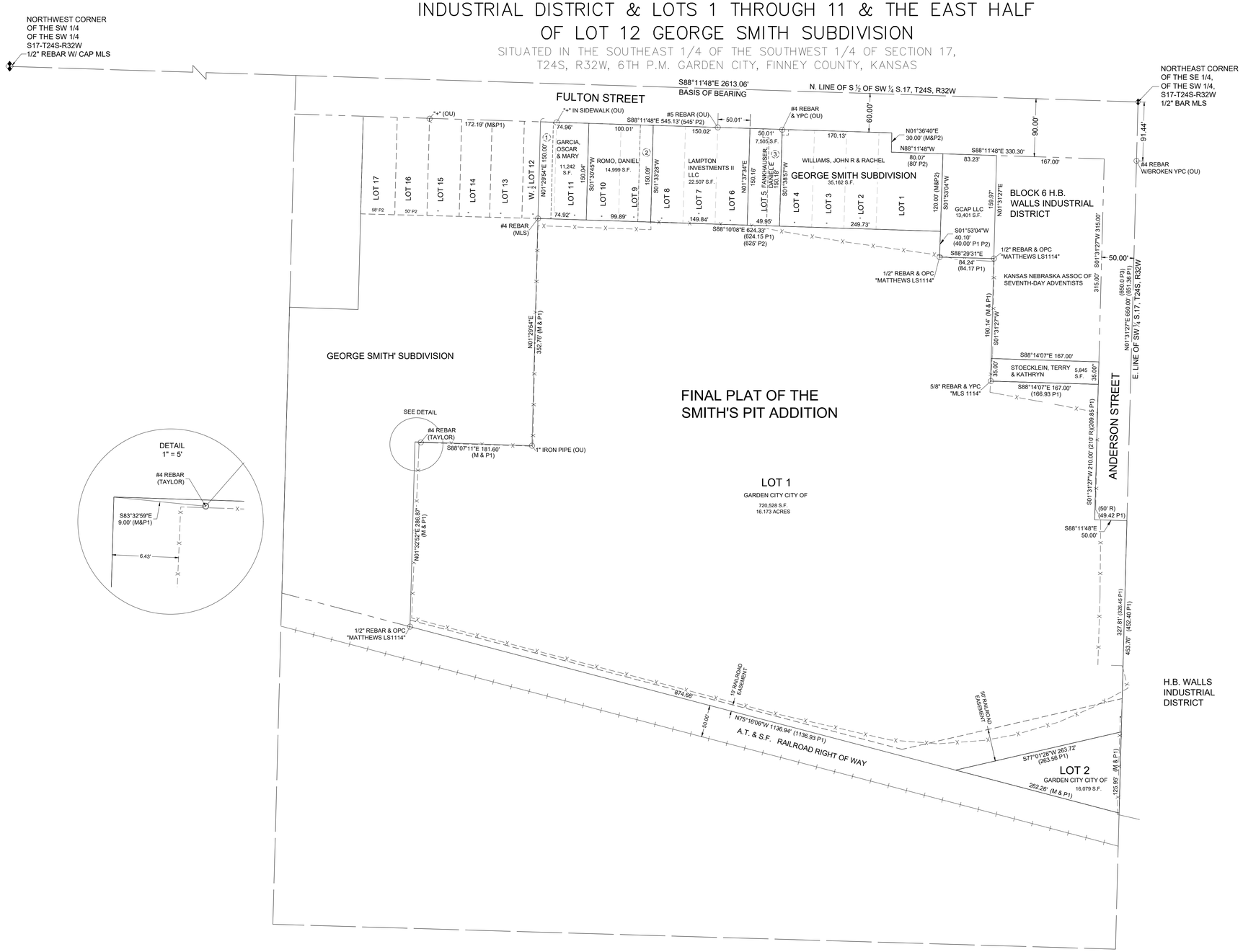
SHT. NO: 1 OF 3
SCALE: NTS
DWN. BY: MJL DATE: 03-14-2024
CHK. BY:
PROJ. MGR: MJL 03-14-2024
CLIENT APP:
JOB NO: 21-100-063-04

SUBDIVISION PLAT
GARDEN CITY, KS 67846
FINNEY COUNTY
STATE OF KANSAS

EXISTING CONDITIONS

SMITH'S PIT ADDITION & A PORTION OF BLOCK 6 H.B. WALLS INDUSTRIAL DISTRICT & LOTS 1 THROUGH 11 & THE EAST HALF OF LOT 12 GEORGE SMITH SUBDIVISION

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T24S, R32W, 6TH P.M. GARDEN CITY, FINNEY COUNTY, KANSAS



LEGEND

- SECTION LINE
- RIGHT OF WAY
- EXISTING FENCE
- ① STORM SEWER EASEMENT BOOK 354 PAGE 507
- ③ STORM SEWER EASEMENT BOOK 225 PAGE 142
- ② VEHICULAR INGRESS EGRESS & SIGN EASEMENT BOOK 294, PAGE 453
- ↕ = SECTION CORNER AS DESCRIBED
- ○ = MONUMENT FOUND AS DESCRIBED

YPC = YELLOW PLASTIC CAP
OPC = ORANGE PLASTIC CAP
(OU) = ORIGIN UNKNOWN
P1 = PLATTED DISTANCE SMITH'S PIT ADDITION
P2 = PLATTED DISTANCE GEORGE SMITH SUB.
P3 = PLATTED DISTANCE H.B. WALLS INDUSTRIAL DISTRICT
"GEORGE SMITH' SUBDIVISION" RESURVEY & PARTIAL SUBDIVISION BOOK 1, PAGE 55 FINNEY COUNTY KANSAS

ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHT. NO: 2 OF 3
SCALE: 1"=80'
DWN. BY: MJL DATE: 3-12-2024
CHK. BY:
PROJ. MGR: MJL 3-12-2024
CLIENT APP:

WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693

JOB NO: 22-100-063-04

SUBDIVISION PLAT

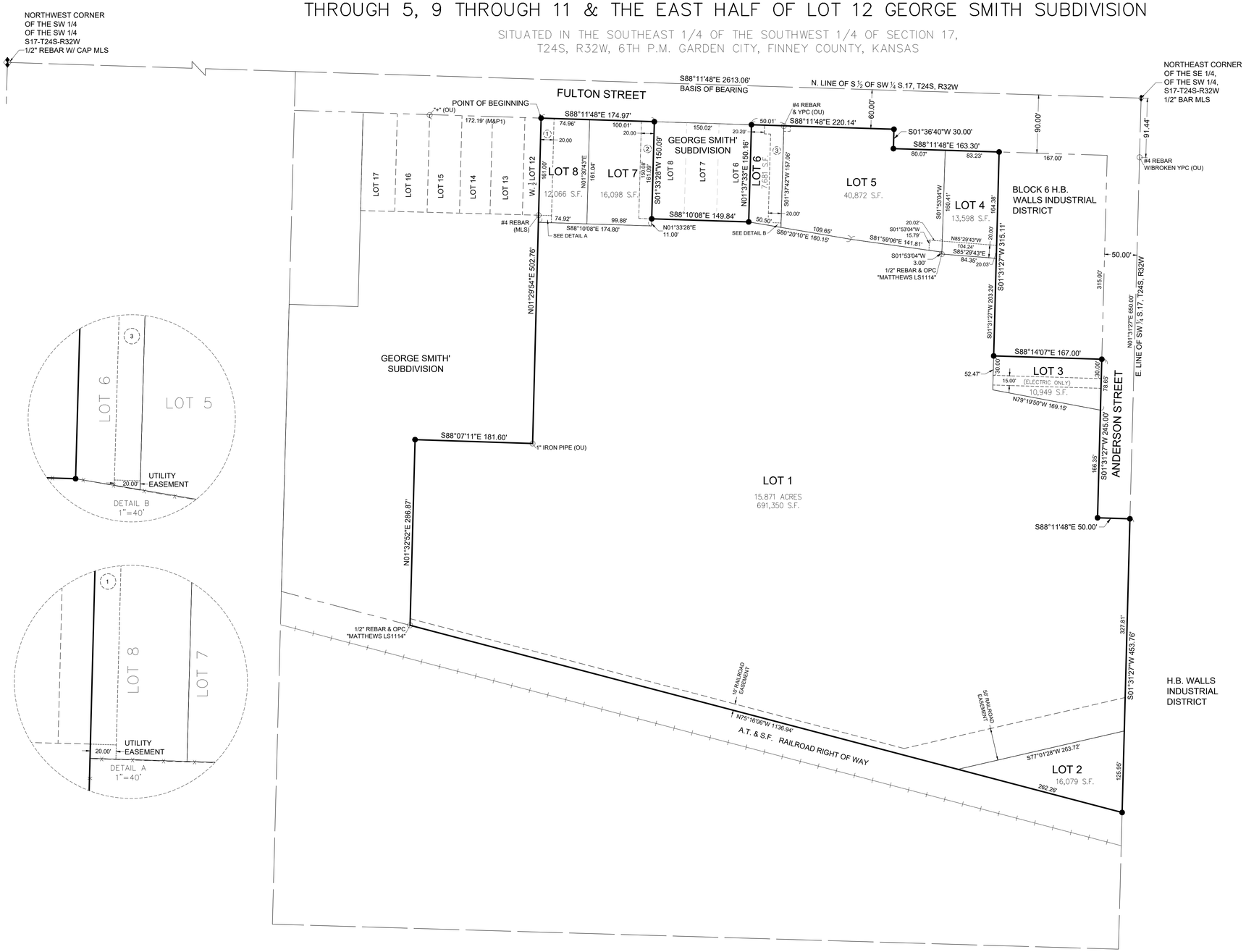
GARDEN CITY, KS 67846
FINNEY COUNTY
STATE OF KANSAS

M:\GIS_PC\2024\City\Garden City\Units 8\Refer\Ref\Smith\Plat\05-04.dwg, Plotted on Jun 03, 2024 - 2:30pm - By: MJLockwood

FINAL PLAT OF SMITH'S PIT SECOND ADDITION

A REPLAT OF THE FINAL PLAT OF SMITH'S PIT ADDITION & THE SOUTH 35 FEET OF THE NORTH 350 FEET OF THE EAST 167 FEET OF BLOCK 6 H.B. WALLS INDUSTRIAL DISTRICT & LOTS 1 THROUGH 5, 9 THROUGH 11 & THE EAST HALF OF LOT 12 GEORGE SMITH SUBDIVISION

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T24S, R32W, 6TH P.M. GARDEN CITY, FINNEY COUNTY, KANSAS



LEGEND

- SECTION LINE
- RIGHT OF WAY
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT (ELECTRIC ONLY)
- ① STORM SEWER EASEMENT BOOK 354 PAGE 507
- ③ STORM SEWER EASEMENT BOOK 225 PAGE 142
- ② VEHICULAR INGRESS EGRESS & SIGN EASEMENT BOOK 294, PAGE 453
- ↕ = SECTION CORNER AS DESCRIBED
- ○ = MONUMENT FOUND AS DESCRIBED
- ● = MONUMENT SET AS DESCRIBED

YPC = YELLOW PLASTIC CAP
OPC = ORANGE PLASTIC CAP
(OU) = ORIGIN UNKNOWN
P1 = PLATTED DISTANCE SMITH'S PIT ADDITION
P2 = PLATTED DISTANCE GEORGE SMITH SUB.
P3 = PLATTED DISTANCE H.B. WALLS INDUSTRIAL DISTRICT
"GEORGE SMITH' SUBDIVISION" RESURVEY & PARTIAL SUBDIVISION BOOK 1, PAGE 55 FINNEY COUNTY KANSAS

ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHT. NO: 3 OF 3
SCALE: 1"=80'
DWN. BY: MJL — DATE: 3-12-2024
CHK. BY:
PROJ. MGR: MJL — 3-12-2024
CLIENT APP.:

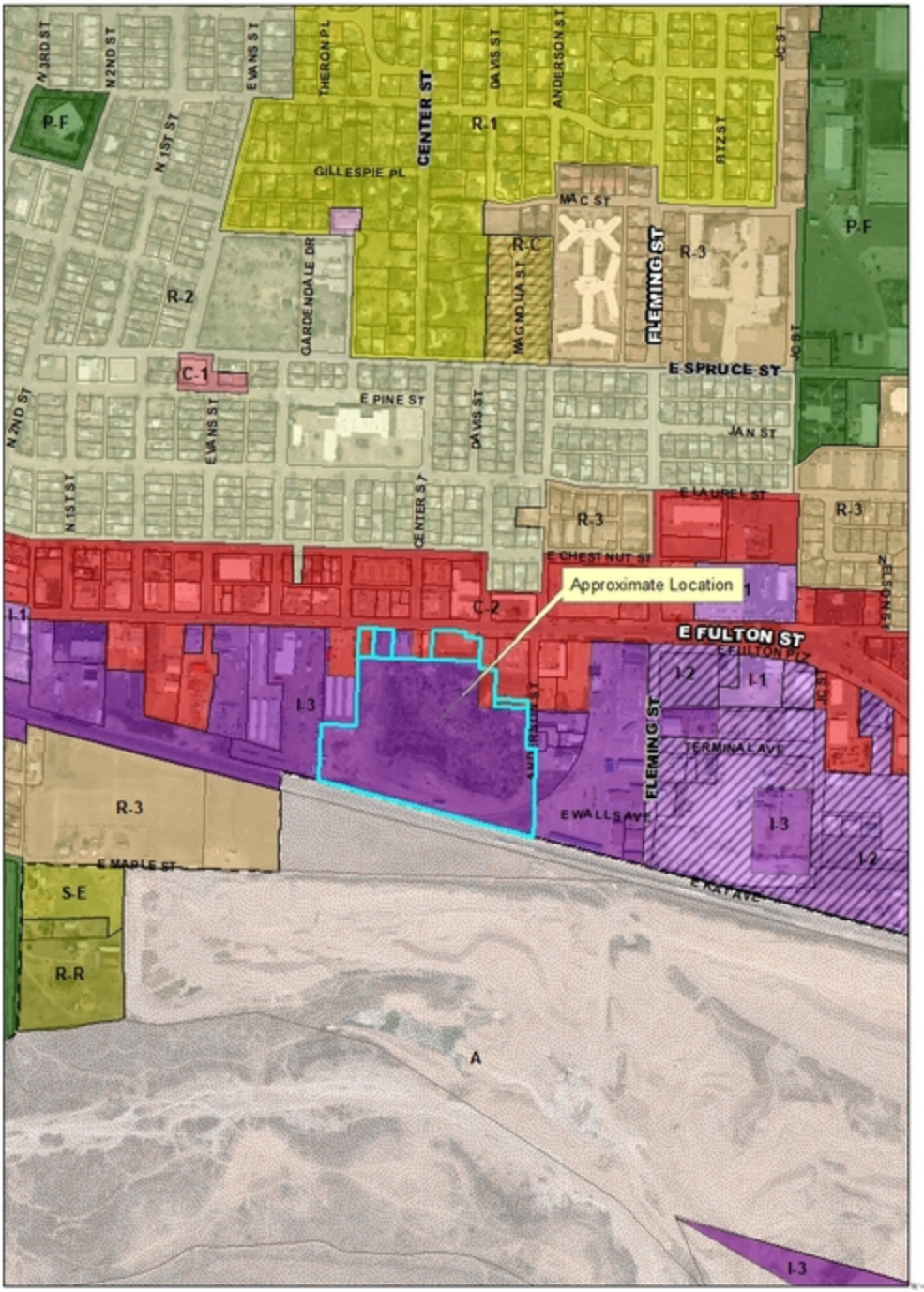
WILSON & COMPANY
990 South Broadway Suite 220
Denver, CO 80209
Phone: 303-297-2976
Fax: 303-297-2693

JOB NO: 22-100-063-04

SUBDIVISION PLAT

GARDEN CITY, KS 67846
FINNEY COUNTY
STATE OF KANSAS

M:\GDR_PC\2022\Civil\Garden City\Vista Rv\Revit\Revit\Sheets\Plat\05-03-24.dwg, Printed on: Jun 03, 2024 - 1:42pm By: MJLholland


N 3RD ST
N 2ND ST
EVANS ST
THERON PL
CENTER ST
DAVIS ST
ANDERSON ST
JC ST
P-F
N 1ST ST
GILLESPIE PL
R-1
MAC ST
FITZ ST
P-F
R-2
GARDENDALE DR
R-C
MAGNOLIA ST
FLEMING ST
R-3
C-1
E SPRUCE ST
E PINE ST
JAN ST
N 2ND ST
EVANS ST
DAVIS ST
N 1ST ST
CENTER ST
E LAUREL ST
R-3
R-3
E CHESTNUT ST
Approximate Location
C-2
NELSON ST
I-1
E FULTON ST
E FULTON BLVD
I-2
I-1
I-3
JC ST
TERMINAL AVE
FLEMING ST
E WALLS AVE
I-3
I-2
R-3
E MAPLE ST
E RAY AVE
S-E
R-R
A
I-3

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

June 20, 2024

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, June 20, 2024, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Germann called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Member Collins via Teams Meeting, Member Crist, Member Crocket, Member Michel, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. **APPROVAL OF MINUTES –** May 16, 2024

Member Anliker made a motion to approve the minutes from May 16, 2024. *Member Crockett* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

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

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

4. GENERAL STAFF REPORT AND UPDATE

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

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

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

6. NEW BUSINESS

Staff Charles- Asked the Board to move items 6 through 14 up first as they are not public hearing items and in the interest of time and giving everyone enough time for a public hearing.

MEMBER ANLIKER MADE A MOTION TO MOVE ITEMS 6 THROUGH 14 TO THE BEGINNING OF THE AGENDA. MEMBER RUPP SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

7. **GC2024-30** Replat-Smith's Pit Second Addition

Staff Thompson- Presented staff report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE SMITH'S PIT SECOND ADDITION REPLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

8. ADJOURN

MEMBER RUPP MADE A MOTION TO ADJOURN. MEMBER CROCKETT SECONDED THE MOTION

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

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Not Present	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

The meeting was adjourned at 10:15 A.M.

Trent Maxwell, Secretary
Aleecya Charles, Staff

Vicki Germann, Chairman
Sean Collins, Vice-Chairman

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Kori Longoria, Deputy City Clerk
DATE: July 2, 2024
RE: 2024 CMB License Renewal

ISSUE:
The Governing Body is asked to consider and approve a 2024 Cereal Malt Beverage temporary license.

BACKGROUND:
Attached is list of businesses applying for a 2024 Temporary Cereal Malt Beverage License. All the businesses on this list have completed the requirements necessary to obtain their license.

ALTERNATIVES:
1. The Governing Body may approve the temporary license as presented.
2. The Governing Body may deny the license.

RECOMMENDATION:
Staff recommends the Governing Body approve the licenses as presented.

FISCAL NOTE:
Fees for a Temporary Cereal Malt Beverage License is $50 per event.

ATTACHMENTS:
License Agenda

License Agenda

July 2, 2024

2024 Temporary CMB License

Tumbleweed Festival

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Courtney E. Prewitt, Chief of Police
DATE: July 2, 2024
RE: Public Safety Advisory Board May 2024 Minutes

ISSUE:
Presentation of the minutes from the Public Safety Advisory Board meeting held on May 21, 2024.

BACKGROUND:
Attached are the minutes from the Public Safety Advisory Board meeting held on May 21, 2024.

ALTERNATIVES:
None.

RECOMMENDATION:
None.

FISCAL NOTE:
None.

ATTACHMENTS:
PSAB 5.21.24.pdf

Public Safety Advisory Board

May 21, 2024

5:32 p.m. – 6:05 p.m.

Present: Donna Gerstner, Kris Smith, Sonja Taylor, Rita Shumate, Mellaina Johnson

Staff: Chief Prewitt, Captain Ochs, Erinn Reyes, Chief Irsik, Firefighter II Seijas, Erin Stillwagon

Absent: Atim Amy Longa, Carmen De La Torre, Amber Withington, Father Cameron Randle

Meeting: The meeting commenced at 5:32 p.m. Minutes from the meeting on April 16, 2024, were reviewed and approved.

I. Report From the Chief

FIRE DEPARTMENT

Firefighters assisted with College Scenario Day for GCCC Department of Public Safety students on April 18.

Personnel attended the Annual Heroes Breakfast at Plymell Elementary School on April 19.

A Stop The Bleed Instructor class was taught on April 22.

Members of the Recruiting Committee attended the BSIC Career Fair on April 24 and the KHMS Career Fair on May 10.

Command Staff and Officers attended G0191, Emergency Operation Center Operations, on April 25.

Firefighters attended Big Truck Day at Wiley Elementary on April 26.

Personnel participated in the DCF Health Fair on April 26, Safe Kids Day on April 27, and Kansas Kids Fitness Day on May 1.

BC McEntee, LT Freeman, and FI Crittenden attended a presentation about the Safe Haven Baby Box at GCCC on April 30.

Firefighters facilitated and participated in Searching and Forcing For A Cause at the GCCC burn tower on May 4-5.

Dodge City Fire Department traveled to Garden City on May 8-9 to train with GCFD personnel at the burn tower.

The Southwest Kansas Chiefs Roundtable was hosted at GCFD on May 8.

GCFD assisted Garden Rapids staff with preparing for opening day by power washing the pool. Additionally, TRT assisted at Garden Rapids with reattaching conduit on the slides, utilizing the opportunity to train on rappelling operations.

Fire Marshal Robertson attended Fire Inspector 2 class at Alabama Fire College May 12-18.

Personnel participated in the Connect2Care event at Stevens Park on May 20.

The unfilled positions at the Garden City Fire Department are as follows:
1 – Firefighter (Sales Tax) / 1 – Firefighter (Non-Sales Tax)

Chief Irsik provided an update on Station #3.

POLICE DEPARTMENT

GCPD personnel attended the GCCC Department of Public Safety awards ceremony on May 2, 2024.

The Cinco De Mayo parade and downtown festivities were held on May 4, 2024.

National Police Week was observed during the week of May 12-18, 2024, with May 15 designated as Peace Officers Memorial Day.

Florence Wilson Elementary School hosted a drive-thru breakfast for law enforcement on May 13, 2024.

Garden Valley Retirement Village hosted another "Brews with the Blue" to celebrate National Police Week on May 14, 2024.

Bernadine Sitts Intermediate Center held a donuts and juice drive-thru for first responders on May 16, 2024.

The 2024 Click It or Ticket campaign is scheduled for May 19 – June 2, 2024.

Officer Andrew Unruh recently completed his field training program and is operating as a solo officer.

Nicole Smith-Stearns began employment as an Evidence Technician on May 13, 2024.

Faith Waterbury began employment as a Communicator on May 20, 2024.

School Resource Officer Logan Mosburg tendered his resignation effective May 31, 2024.

Detective Waide Scott tendered his resignation effective June 2, 2024.

Master Patrol Officer Juan Barajas tendered his resignation effective June 8, 2024.

The unfilled positions at the Garden City Police Department are as follows:

10 – Patrol / 4 – Communicator

The number of GCPD personnel completing training are as follows:

1 – Patrol / 3 – Police Service Aide / 2 – Communicator

Chief Prewitt will provide an overview of the outdoor warning sirens/plans for future upgrades to the system.

Report From Board Members and Guests

Mellaina Johnson thanked Police and Fire personnel for attending Kenneth Henderson Middle School's career fair on May 10, 2024.

Donna Gerstner extended her appreciation to everyone who assisted with the Safe Kids Day on April 27, 2024. The event was a success with over 300 residents attending.

II. Adjournment

The June PSAB meeting will be held on June 18, 2024, at 5:30 p.m.

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Rachelle Powell, Director of Aviation
DATE: July 2, 2024
RE: Airport May 9, 2024, Minutes

ISSUE:
Presentation of the May 9, 2024, minutes from the Garden City Regional Airport Advisory Board.

BACKGROUND:
Attached is the Garden City Regional Airport Advisory Board minutes for May 9, 2024.

ALTERNATIVES:
None.

RECOMMENDATION:
None.

FISCAL NOTE:
None.

ATTACHMENTS:
May 9, 2024 Minutes.pdf

ADVISORY BOARD MINUTES
MAY 9, 2024

5:30 P.M. MEETING CALLED TO ORDER

MEMBERS PRESENT
Mike Richmeier, Carmen DeLaTorre, Blair Loving, and Tyler Deines

MEMBERS ABSENT
Aaron Anderson, Charlie Robinson and Jette DeSalvo

STAFF PRESENT
Rachelle Powell and Blair Rodriguez

ITEM 2 PUBLIC COMMENT

No public comment.

ITEM 3 APPROVAL OF MARCH 14, 2024, MINUTES

Carmen DeLaTorre made a motion to approve the March 14, 2024, Airport Advisory Board minutes. Tyler Deines seconded the motion. The motion passed unanimously.

ITEM 4 OLD BUSINESS

4.A. None

ITEM 5 NEW BUSINESS

5.A. Transportation Security Administration (TSA) Office Lease Review

The Airport Advisory Board was asked to review the Lease Agreement between the City of Garden City and the General Services Administration for the Transportation Security Administration (TSA) Office space at the Garden City Regional Airport.

The Transportation Security Administration (TSA) rents 681.59 square feet of office space in the terminal. The shell rental rate is $10 per square foot and an operating cost of $4.67 is applied to the space with an annual increment adjustment (base rate multiplied annual percent of change in

Cost of Living Index). The term of the lease begins on September 5, 2023 and continues for a period of 17 years, 15 years firm.

Airport Advisory Board reviewed above mentioned leases and had not questions or concerns.

ITEM 5 DIRECTOR'S REPORT

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

ITEM 6 MONTHLY REPORTS

Staff reviewed the monthly reports with the Airport Advisory Board.

ITEM 7 BOARD MEMBER COMMENTS

A. Charlie Robinson – Absent

B. Michael Richmeier – No comment.

C. Carmen De La Torre – No comment.

D. Jette DeSalvo – Absent

E. Tyler Deines – No comment.

F. Blair Loving – No comment.

G. Aaron Anderson – Absent

ITEM 7 ADJOURNMENT

Blair Loving made a motion to adjourn until June 13th, 2024. Tyler Deines seconded the motion. The motion passed unanimously.

GARDEN CITY
KANSAS

MEMORANDUM

TO: City Commission
THRU: Matthew C. Allen, City Manager
FROM: Trent Maxwell, Neighorhood & Development Services Director
DATE: July 2, 2024
RE: May 16, 2024, Holcomb-Garden City-Finney County Area Planning Commission Minutes.

ISSUE:
Presentation of the May 16, 2024, Holcomb-Garden City, Finney County Area Planning Commission Minutes.

BACKGROUND:
None.

ALTERNATIVES:
None.

RECOMMENDATION:
None.

FISCAL NOTE:
None.

ATTACHMENTS:
PC Minutes-May 16, 2024.pdf

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

May 16, 2024

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, May 16, 2024, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Germann called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Crist, Member Glass, Member Michel, Member Randall, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. APPROVAL OF MINUTES – April 18, 2024

Member Randall made a motion to approve the minutes from April 18, 2024. *Member Michel* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Not Present	Not Present	Not Present	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

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

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

4. GENERAL STAFF REPORT AND UPDATE

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

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

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**

6. NEW BUSINESS

FC2024-15: Palmberg Land Surveying Services has filed an application for consideration of the Thackery Acres First Addition parcel plat, generally located at the NE corner of of Sec14, Twn 25, Rng 34, (South of 4985 S Holcomb Lane) Finney County, KS, at the request of Prox Properties.

Staff Thompson- Presented staff report.

Chair Germann- The lots are individually five acres each?

Duane Palmberg, Palmberg Land Surveying- Yes.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE THACKERY ACRES FIRST ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

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

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Not Present	Not Present	Not Present	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

7. COMMISSION MEMBER REPORTS

Member Rupp- Requested a presentation regarding the County RHID process and asked Member Randall about his experience with his personal RHID request.

Member Randall-Shared his experience working through the RHID process with the County and KDOT staff thus far.

There was a general discussion between staff and the board members regarding the current RHID process and future RHID training.

ADJOURN

The meeting was adjourned at 9:27 A.M.

Trent Maxwell — Secretary
Aleecya Charles — Staff

Vicki Germann — Chairman
Sean Collins — Vice-Chairman