



Governing Body, City of Garden Plain
City Building, 507 N Main St
Wednesday, June 3, 2026 at 7:30 pm

1. Call to Order by Mayor Kevin Hammond
2. Approval of the June 3, 2026 Agenda
3. Citizen Comments: *This is the time for citizens to comment on items not on the agenda. Please keep comments brief and less than three minutes. No action is taken by the Governing Body on items requested or presented under citizen comment.*
4. Consent Agenda:
 - a. Approval of May 6, 2026 City Council Meeting Minutes
 - b. Department Reports
 - c. Municipal Court Report
 - d. Fireworks sales application – SizzBoom Fireworks
5. New Business:
 - a. Prairie Travelers – award presentation – Ruth Holliday
 - b. Public Hearing – Assessment Ordinance #799, Bond Sale Resolution #252 & Redemption notice
 - c. Bids – 295th/Harry Water Line extension & Agreement for full time inspection of job.
 - d. Resolution 251- Request to MAPC to enlarge our Urban Area of Influence
 - e. Ordinance 797 – Change Time of Regular Council Meetings
 - f. Ordinance 798 – Rezone Bentwood lots from R-1 to C-S
6. Old Business:
 - a. RK Black software to digitize records
7. Executive Session:
 - a. Personnel issues K.S.A. 75-4319(b)(1)
 - b. Attorney/Client privilege K.S.A. 75-4319(b)(2)-30 minutes – Morgan Koon
8. Pardon Attorney
9. Treasurer Report
10. Government Remarks
11. Adjournment

**NOTE: this agenda is subject to change without notice*



Governing Body, City of Garden Plain
City Building, 507 N Main St
May 6, 2026, at 7:30 pm

1. **Call to Order by Mayor Kevin Hammond: (7:30):**

Mayor Kevin Hammond called May 6, 2026, City Council meeting to order followed by the Pledge of Allegiance and moment of silence. Council members present were Jenny Zoglman, Amy Hunter, and Brent Randolph. Also present were Brian Helten – Utility Superintendent, Kelly McElroy – City Administrator, Savannah Shelite – Administrative Asst, Morgan Koon – City Attorney, Darren Haukap – Treasurer, Larry Kleeman – Ranson Financial, Kevin Cowan – Gilmore & Bell, and Terri Bugner.

2. **Approval of May 6, 2026, agenda:**

Brent Randolph made a motion to approve the May 6, 2026, agenda, 2nd by Amy Hunter. Vote: 3-0 motion carries.

3. **Citizen comments:** None

4. **Consent Agenda:**

- a. Approval of April 1, 2026, CC Meeting Minutes
- b. Department Reports
- c. Municipal Court Report
- d. Proclamation National City Clerks Week May 3-9
- e. Proclamation National Police Week May 10 – 16
- f. Proclamation National Public Works Weeks May 17-23
- g. Resolution 249 – Allow Alcohol Consumption at Vintage Market:

Brent Randolph made a motion to approve the consent agenda, 2nd by Amy Hunter. Vote: 3-0 motion carries.

5. **New Business:**

- a. **Public Hearing – Issuance of Taxable Industrial Revenue Bonds for Jeeps Baker Homes Project:** Mayor Hammond opened the public hearing 7:33 having no public comments the public hearing was closed at 7:34.
- b. **Resolution 250 – Authorizing Execution of elated Documents for Industrial Revenue Bonds:** *Brent Randolph made a motion to adopt Resolution 250, 2nd by Amy Hunter. Vote: 3-0 motion carries.*
- c. **Documents to issue General Obligation (G.O.) Bonds, Series 2026 Assessing Specials in Bentwood Addition:** *Brent Randolph made a motion to approve the Excerpt of Minutes of A Meeting of the Governing Body of The City of Garden Plain, Kansas Held on May 6, 2026, 2nd by Jenny Zoglman. Vote: 3-0 motion carries.*
- d. **Planning Commission-Requested Changes to the Metropolitan Area Planning Commission (MAPC) regarding the City of Garden Plain Urban Area of Influence:** Discussion ensued. *Amy Hunter made a motion to approve the map as presented by*

Planning Commission less ½ mile from 343rd Street West and send to County, 2nd by Brent Randolph. Vote: 3-0 motion carries.

- e. **Consider a Proposal from RK Black regarding Digitizing Public Records:** Discussion ensued, the Governing Body would like for staff to apply for the grant that is available and get some more information, then bring back next month.
- f. **American Tower – Offer to extend tower lease an additional 20 years:** Discussion ensued. The Governing Body requested that Morgan get in touch with American Tower and ask questions and negotiate.
- g. **Review Request for Proposals (RFPs) for the Bentwood Addition commercial Lots:** Discussion ensued. One proposal was received from Jeeps Baker Construction, the Governing Body requested staff to move forward to the next steps.

6. Executive Session (8:07 – 8:23):

- a. *Brent Randolph made a motion to enter into executive session for 15 minutes as per K.S.A. 75-4319(b)(2) matters of attorney/client privilege, 2nd by Jenny Zoglman. Vote: 3-0 motion carries. Council returned to session at 8:23 with no binding action taken.*

7. Pardon Attorney: 8:24

8. Governmental remarks: None

9. Adjournment (7:56): *Brent Randolph made a motion to adjourn, 2nd by Amy Hunter. Vote: 3-0 motion carries.*

Respectfully submitted by Kimberly McCormick, MMC – City Clerk

TO: Garden Plain City Council
FR: City Staff
RE: Department Reports and Project Updates

Background:

The following are updates on current projects and initiatives.

Development:

Renner Development: Foundation construction is underway on four of the five buildings (8 of the 10 duplex units). Staff is working with Mr. Renner to finalize monthly rents for the two and three bedroom units. They are contacting individuals on the waiting list to check their ongoing interest and begin the vetting process for qualifying individuals for the five Moderate Income Housing (MIH) units. If you know of anyone interested in being on the waiting list please have them contact City Hall.

Residential: Staff is actively working with several builders/developers on new housing initiatives. Some entail new subdivisions; some are smaller in-fill development opportunities. Jeeps Baker Construction is working to finalize floor plans for 10 new rental houses in Bentwood Addition.

Finance:

Sales Tax: May sales tax revenues were received last week from the Kansas Department of Revenue (KDOR). Monthly revenue totaled \$ \$41,579.19. The City's one percent portion of the total amount is \$18,026.93. For the City's one percent share this is a 35% increase (\$3,253.51) from the previous month. Year to date revenues are up 22% (\$18,138.08) compared to the same months in 2025.

It is normal for sales tax receipts to fluctuate month over month, as some entities report/pay monthly, some quarterly, some annually. Revenues are expected to continue to trend upward as the community adds new retail and sales tax revenue generating businesses.

Shout-out to City Clerk Ms. Kimberly McCormick for tracking this important metric in our community!

City of Garden Plain City's 1% Sales Tax Revenues 2025-2026



Police:

- Officer Hinzman has completed field training and is running calls and patrols on his own.
- Officer Dickinson is nearing the end of his field training and should be on his own by next week.

Public Works:

Parks:

- Mowing continues. Thankful for the rain.
- Planted grass at City Park around new trees.
- Installed sunshades for dugouts at City Park. Third base dugout sunshade is too big so we have a new one coming.

Stormwater:

- Installed new culverts and started ditch work in 1100 block of north Sedgwick.

Water:

- Replaced meter setter at 502 Pretty Flowers and 16825 NE 50th
- Repaired meter setter at 503 Biermann
- We found a problem at chlorine building and it was repaired. Due to this we flushed fire hydrants due to low chlorine. This did not require a boil order as we were still within compliance limits, we just did not like how low the chlorine got.
- Completed KDHE required monthly bacteriological sampling.
- Completed KDHE required nitrate sampling.
- Reapplied for funding through the Kansas Water Office for funding for a ground water storage tank.

WWTP:

- Pump and mixer preventative maintenance for 2026 has been completed at the WWTP
- Completed KDHE required monthly sampling
- Reapplied through KDHE for funding for wastewater lagoons

Streets:

- Swept Biermann and Doyle Streets

Natural Gas:

- Responded to gas leak at 605 Doyle and 318 Northern. Black Hills has completed the repair at 605 Doyle. There is a leak in the yard line at 318 Northern; the homeowner is in the process of getting that repaired.

Miscellaneous:

- Put down sod at 822 and 826 N. Main. The sod was put down due to seeding not being successful after the sidewalk was completed.
- Turned off School Zone Lights for the summer.
- Prep for Vintage Market on June 6

Staff Kudos:

- Congratulations to Public Works Superintendent Brian Helten for completing supervisory training via Wichita State University, Barton School of Business.

Summer Help:

- Summer help (two employees this year) started May 18th and much of the regular summer maintenance such as mowing and edging have begun. We are pleased to note we are able to hire less seasonal help and have less full-time Public Works staff than in years past due to the expertise and experience of the current staff. This provides cost saving measures for our community, while providing improved public services with less full and part time staff members in the public works department than in years past.

Upcoming Meetings & Events:

Planning Commission: The Planning Commission/Board of Zoning Appeals is scheduled to meet on Thursday, June 11, 2026 at 6 PM in the Council Chambers, 507 N. Main St., to conduct a public hearing regarding a request for a Special Use Permit (SUP) for a new digital sign at the senior center. The item will then be forwarded to the City Council for final approval.

City Council: The City Council will meet in regular session on Wednesday, July 1, 2026 at 7:30 PM in the Council Chambers, 507 N. Main St. (Note: start time may be subject to change to 6 PM).

Annual Garage Sale Weekend: The annual city wide garage sale weekend is scheduled for Thursday, June 4th through Saturday June 6th. If you would like your location registered on the annual garage sale map, please contact City Hall by Monday June 1, 5:00 PM.

6th Annual Vintage Market: The 6th Annual Vintage Market is scheduled for Saturday, June 6 on the 400, 500, and 600 blocks of Main Street. We have a great slate of vendors this year, many new ones and some favorites returning. This year a mobile 9 hole mini golf course has been added for additional free, family-friendly fun.

4th of July: The Garden Plain Chamber of Commerce is working hard to plan and host another great 4th of July holiday weekend. Be sure to save the date for the grand opening of the new Aquatic Center – weather and construction permitting it is tentatively scheduled for that day with some fun surprises in store. Ribbon cutting will take place at 12:45 PM on the north side of the pool house.

Recommended Action: The City Council is asked to:

1. Receive and file

Attachments:

None

TO: Garden Plain City Council
FR: Morgan Koon, City Attorney
RE: Municipal Court Report

Background:

Court was scheduled for Tuesday, May 19, 2026 at 6 PM. There were no cases on the docket, so Court was cancelled.

Court will reconvene on Tuesday, June 16, 2026 at 6 PM. There are several cases tentatively scheduled for the docket.

Recommended Action: The City Council is asked to:

1. Receive and file

Attachments:

None



Permit CK# 1932 \$2000.00

APPLICATION FOR RETAIL SALE OF FIREWORKS

Fireworks permit application fee \$2,000.00

Applicant's Name: Kally Lewis Date: 5/6/2026

Business or Organization Name: Sizz Boom Fireworks / GP Middle school football club

Applicant's Address: 24245 W. 55th St. S

City: Viola State: KS Zip Code: 67149

Home Phone #: _____ Business Phone #: _____ Cell Phone #: 620-779-1101

State of Kansas Tax ID #: 81-4413306

Liability Insurance Company: Admiral Insurance Company Policy #: CA 000003209-35-1194
(Comprehensive General Liability and Product Liability with a combined single limit of \$1,000,000)

Location of Fireworks Stand: 230 Section Line Road

Storage Location of Fireworks: in tent

Approval of City Council

_____ Date

Approval of Police Chief

_____ Date

Approval of City Clerk

_____ Date

- The retail sale of fireworks shall be permitted between the hours of 10:00 a.m. and 10:00 p.m. on the days of June 27th through July 3rd and 10:00 a.m. to 8:00 p.m. on July 4th each year by persons or organizations holding a valid permit issued by the City of Garden Plain, Kansas.
- Applications must be received no later than 10 business days prior to the date sales are to commence.
- A permit will not be issued prior to June 1. A permit will not be issued until all inspections are done and a copy of the insurance policies are given to the City Clerk
- Fireworks may be discharged between the hours of 10:00 a.m. and 10:00 p.m. on June 27th through July 3rd and 10:00 a.m. to 11:00 p.m. July 4th. Fireworks may only be discharged on property owned by the user, or owned by a member of the user's family or in such public area as may be designated by the Garden Plain City Council.



(Published in the *Times-Sentinel* on June 11, 2026)

ORDINANCE NO. [799]

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF GARDEN PLAIN, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NO. 212 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

WHEREAS, the governing body of the City of Garden Plain, Kansas (the “City”) has previously authorized certain internal improvements (the “Improvements”) to be constructed pursuant to K.S.A. 12-6a01 *et seq.* (the “Act”); and

WHEREAS, the governing body has conducted a public hearing in accordance with the Act and desires to levy assessments on certain property benefited by the construction of the Improvements.

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

Section 1. Levy of Assessments. For the purpose of paying the costs of the following described Improvements:

Project No. 1 – Bentwood Addition - Street, Water, and Sanitary Sewer Improvements

Resolution No. 212

Construct paving, water distribution, sanitary sewer system, and natural gas system improvements

there are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by the City Attorney) against the property described on *Exhibit A* attached hereto.

Section 2. Payment of Assessments. The amounts so levied and assessed in *Section 1* hereof shall be due and payable from and after the date of publication of this Ordinance. Such amounts may be paid in whole or in part by July 10, 2026.

Section 3. Notification. The City Clerk shall notify the owners of the properties described in *Exhibit A* attached hereto (insofar as known to the City Clerk) of the amounts of their respective assessments. The notice shall also state that unless such assessments are paid by July 10, 2026, bonds will be issued therefor, and the amount of such assessment will be collected in installments with interest.

Section 4. Certification. Any amount of special assessments not paid within the time prescribed in *Section 2* hereof shall be certified by the City Clerk to the Clerk of Sedgwick County, Kansas, in the same manner and at the same time as other taxes are certified and will be collected in 20

annual installments, together with interest on such amounts at a rate not exceeding the maximum rate therefor as prescribed by the Act. Interest on the assessed amount remaining unpaid between the effective date of this Ordinance and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Section 5. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval and publication of the Ordinance or a summary thereof once in the official City newspaper.

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PASSED by the governing body of the City on June 3, 2026 and **APPROVED** by the Mayor.

(SEAL)

Mayor

ATTEST:

City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original Ordinance; that the Ordinance was passed on June 3, 2026; that the record of the final vote on its passage is found on page ____ of journal ____; and that the Ordinance or a summary thereof was published in the ***Times-Sentinel*** on June ___, 2026.

DATED: June 3, 2026.

City Clerk

EXHIBIT A-1

BENTWOOD ADDITION IMPROVEMENTS

Legal Description (Bentwood Addition)	Street, Sanitary Sewer and Water
Re-plat Lot 1	\$28,697.49
Re-plat Lot 2	28,697.49
Re-plat Lot 3	28,697.49
Re-plat Lot 4	28,697.49
Re-plat Lot 5	28,697.49
Re-plat Lot 6	28,697.49
Re-plat Lot 7	28,697.49
Re-plat Lot 8	28,697.49
Re-plat Lot 9	28,697.49
Re-plat Lot 10	28,697.49
Re-plat Lot 11	28,697.49
Re-plat Lot 12	28,697.49
Re-plat Lot 13	28,697.49
Re-plat Lot 14	28,697.49
Re-plat Lot 15	28,697.49
Re-plat Lot 16	28,697.49
Re-plat Lot 17	28,697.49
Re-plat Lot 18	28,697.49
Re-plat Lot 19	28,697.49
Re-plat Lot 20	28,697.49
Re-plat Lot 21	28,697.49
Re-plat Lot 22	28,697.49
Re-plat Lot 23	28,697.49
Re-plat Lot 24	28,697.49
Re-plat Lot 25	28,697.49
Re-plat Lot 26	28,697.49
Re-plat Lot 27	28,697.49
Re-plat Lot 28	28,697.49
Re-plat Lot 29	28,697.49
Re-plat Lot 30	28,697.49
Re-plat Lot 31	28,697.49
Re-plat Lot 32	28,697.49
Re-plat Lot 33	28,697.49
Block A, Lot 1	28,697.49
Block A, Lot 2	28,697.49
Block A, Lot 3	28,697.49

Block A, Lot 4	28,697.49
Block A, Lot 5	28,697.49
Block A, Lot 6	28,697.49
Block A, Lot 7	28,697.49
Block H, Lot 1	28,697.49
Block H, Lot 14	28,697.49
Block K, Lot 1	28,697.49

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RESOLUTION NO. [252]

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 2026A, OF THE CITY OF GARDEN PLAIN, KANSAS.

WHEREAS, the City of Garden Plain, Kansas (the “Issuer”), has previously authorized certain improvements described as follows (the “Improvements”):

<u>Project Description</u>	<u>Res. No.</u>	<u>Authority (K.S.A.)</u>	<u>Amount</u>
Street, water, and sanitary sewer improvements	212	12-6a01 <i>et seq.</i>	\$1,300,000

; and

WHEREAS, the Issuer desires to issue its general obligation bonds in order to permanently finance the costs of such Improvements and to retire the following temporary notes of the Issuer, which were issued to temporarily finance a portion of the costs of the Improvements (the “Refunded Notes”):

<u>Series</u>	<u>Dated Date</u>	<u>Maturity Date</u>	<u>Outstanding Amount</u>	<u>Redemption Date</u>
2023A	April 21, 2023	October 1, 2026	\$1,305,000	September 1, 2026

; and

WHEREAS, the Issuer proposes to issue its general obligation bonds to pay costs of the Improvements and to retire the Refunded Notes; and

WHEREAS, the Governing Body of the Issuer (the “Governing Body”) has selected the firm of Ranson Financial Group, LLC, Wichita, Kansas (the “Financial Advisor”), as financial advisor for one or more series of general obligation bonds of the Issuer to be issued in order to provide funds to permanently finance the Improvements and to retire the Refunded Notes; and

WHEREAS, the Issuer desires to authorize the Financial Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Financial Advisor and Gilmore & Bell, P.C., Wichita, Kansas, the Issuer’s bond counsel (“Bond Counsel”), in conjunction with the Clerk, to proceed with the preparation and distribution of a preliminary official statement and notice of bond sale and to authorize the distribution thereof and all other preliminary action necessary to sell said general obligation bonds.

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

Section 1. There is hereby authorized to be offered for sale the Issuer’s General Obligation Bonds, Series 2026A (the “Bonds”) described in the Notice of Bond Sale, which is hereby approved in

substantially the form presented to the Governing Body this date (the "Notice of Bond Sale"). All proposals for the purchase of the Bonds shall be delivered to the Governing Body at its meeting to be held on the sale date referenced in the Notice of Bond Sale, at which meeting the Governing Body shall review such bids and award the sale of the Bonds or reject all proposals.

Section 2. The Mayor and Clerk, in conjunction with the Financial Advisor and Bond Counsel, are hereby authorized to cause to be prepared a Preliminary Official Statement relating to the Bonds (the "Preliminary Official Statement"), and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the sale of the Bonds.

Section 3. The Clerk, in conjunction with the Financial Advisor and Bond Counsel, is hereby authorized and directed to give notice of said bond sale by publishing a Notice of Intent to Seek Private Placement before the date of the bond sale in a newspaper of general circulation in Sedgwick County, Kansas, and the ***Kansas Register*** and by distributing copies of the Notice of Bond Sale and Preliminary Official Statement to prospective purchasers of the Bonds. Proposals for the purchase of the Bonds shall be submitted upon the terms and conditions set forth in the Notice of Bond Sale, and awarded or rejected in the manner set forth in the Notice of Bond Sale.

Section 4. For the purpose of enabling the purchaser of the Bonds (the "Purchaser") to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Mayor and Clerk are hereby authorized: (a) to approve the form of the Preliminary Official Statement and to execute the "Certificate Deeming Preliminary Official Statement Final" in substantially the form attached hereto as ***Exhibit A*** as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, Clerk and the other officers and representatives of the Issuer, the Financial Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to: (a) carry out the sale of the Bonds; and (b) make provision for payment and/or redemption of the Refunded Notes from proceeds of the Bonds, including giving notice of the redemption of the Refunded Notes.

The transactions described in this Resolution may be conducted, and documents related to the Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 7. This Resolution shall be in full force and effect from and after its adoption by the Governing Body.

ADOPTED by the Governing Body on June 3, 2026.

(SEAL)

Mayor

ATTEST:

Clerk

RESOLUTION NO. 251

A JOINT RESOLUTION REQUESTING AN ENLARGEMENT OF THE CITY OF GARDEN PLAIN, SEDGWICK COUNTY, KANSAS URBAN AREA OF INFLUENCE BOUNDARIES

WHEREAS, the Board of County Commissioners ("Board") is authorized by K.S.A. 12-741 et seq. to adopt zoning regulations for the unincorporated area of Sedgwick County, Kansas, upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission ("MAPC"); and,

WHEREAS, upon the recommendation of the MAPC the Board has adopted by Resolution a standard code entitled the "Wichita-Sedgwick County Unified Zoning Code," (the UZC). Article 1 – General Provisions, Section G. speaks to the establishment of Urban Areas of Influence (UAOI) for specific communities within Sedgwick County; and,

WHEREAS, the City of Garden Plain has an established UAOI, which serves as a critical mechanism for managing the transition between urban and rural land uses; and
WHEREAS, the City of Garden Plain's UAOI was last discussed in 2020 by County Planning staff and the MAPC and was not amended; and

WHEREAS, the Garden Plain community is experiencing growth and is nearly completely out of platted lots for development and developers are actively seeking additional property near the City for new residential development, to the north, east, south and west; and
WHEREAS, the City's 2040 Comprehensive Plan, the City Council Strategic Plan, Housing Assessments, and Housing Strategic Plan are all in agreement that the community wishes to grow in a strategic and controlled manner; and

WHEREAS, the City Council held a discussion at their regular March 3, 2026 meeting and received extensive community and citizen feedback requesting the Council expand the current UAOI; and

WHEREAS, the City Council referred the matter to the Garden Plain Planning Commission/Board of Zoning Appeals that held a public hearing on the matter at their April 9, 2026 regular meeting, unanimously voting to recommend expansion of the UAOI area to the City Council; and

WHEREAS, on May 2, 2026, the City Council received the recommendation of the Planning Commission/Board of Zoning Appeals at their regular meeting, endorsed it, to expand the UAOI north to 21st Street; east to 247th Street; south to 39th Street, and west to one half mile between 327th and 343rd Streets, and directed staff to compose a letter to the County with such a recommendation and request for review.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY AND PLANNING COMMISSION/BOARD OF ZONING APPEALS FOR THE CITY OF GARDEN PLAIN, KANSAS:

Makes a formal request to the MAPC and Board of Board of County Commissioners to enlarge the City of Garden Plain's Urban Area of Influence boundaries.

ADOPTED by the Governing Body of the City of Garden Plain, Kansas on June 3, 2026.

ADOPTED by the Garden Plain Planning Commission/Board of Zoning Appeals on June 11, 2026.

Kevin Hammond, Mayor

Keith Hansen, Chair
Planning Commission/Board of
Zoning Appeals

ATTEST:

Kimberly McCormick, City Clerk

(First published on www.gardenplain.com on _____, 2026)

ORDINANCE NO 797

AN ORDINANCE PERTAINING TO THE TIME AND PLACE OF THE
REGULAR MONTHLY MEETING OF THE CITY COUNCIL OF GARDEN
PLAIN, KANSAS.

Section 1. Section 1-203 of the Code of the city of Garden Plain is hereby amended to read as follows:

- (a) The City council of the city of Garden Plain, Kansas shall hold its regular City Council meeting on the first Wednesday of each month at 6:00 p.m. in the Council Chamber located at 507 N Main St, Garden Plain, Kansas. In the event the first Wednesday of the month falls on a legal holiday, then the regular City council meeting will be held the following Wednesday at 6:00 p.m. in the Council Chamber located at 507 N Main St, Garden Plain, Kansas. Said meeting may be adjourned from time to time and in addition the council may meet at such other times as may be allowed by law.
- (b) Special meetings may be called by the mayor at any time upon written request of no fewer than three members of the council. The request shall state the matters to be discussed at such special meeting, and no other matters may be considered at such meeting.
- (c) Regular or special meetings of the governing body may be adjourned for the completion of its business at such subsequent time and place as the governing body shall determine in its motion to adjourn.

Section 2. Ordinance No. 787 is hereby repealed. All other ordinances or parts of other ordinances in conflict herewith are repealed.

Section 3. This Ordinance shall take effect and be in force from and after its publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Garden Plain, Kansas on this 3rd day of June, 2026.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk

TO: Garden Plain Planning Commission/Board of Zoning Appeals
FR: Morgan Koon, City Attorney
RE: Consider the Recommendation of the Planning Commission/Board of Zoning Appeals to Approve a Zoning Amendment (rezoning) for seven lots owned by the Garden Plain Land Bank in Bentwood Addition

Background:

Attached for your consideration is an application for a zoning amendment (ZA), also known as a rezoning, for Lots 1-7, Block A, in Bentwood Addition. The lots are located on the west side of 295th Street, north of Garnett Street, south of Northern Street. A map showing the location and zoning of surrounding properties is included in the attachments from the Planning Commission agenda report and attachments.

During a Request for Proposals (RFP) process for commercial development of the properties, it was discovered that the original rezoning of the lots, from R-1, Single-Family Dwelling District to Commercial in 2020 was never completed, and the lots remained R-1. To correct this, the applicant requested the lots be rezoned C-S, Commercial Highway Service District. A more detailed background report is included in the Planning Commission agenda report attached following this memo.

At the May 14, 2026, Planning Commission/Board of Zoning Appeals meeting, a Public Hearing was conducted. No one spoke at the public hearing. The Commission unanimously voted to approve the zoning amendment and forward the same to the City Council for ratification. By Statute, there is a 14-day protest or waiting period prior to the City Council considering the application. That period expired on May 28, and no questions, comments, or objections were received.

Recommended Action: The City Council is asked to consider the following items, as separate motions:

- A. Receive the recommendation of Garden Plain Planning Commission/Board of Zoning Appeals to approve the Zoning District Amendment from the current R-1 (Single-Family Dwelling District) to C-S, Commercial Highway Service District.
- B. Consider an Ordinance to amend the Zoning District from R-1 (Single-Family Dwelling District) to C-S, Commercial Highway Service District.

Attachments:

- A. May 14, 2026, Planning Commission Agenda Packet Report and Attachments.
- B. Ordinance 798 amending the zoning district from R-1 (Single-Family Dwelling District) to C-S, Commercial Highway Service District.

ORDINANCE NO. 798

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP INCORPORATED BY
REFERENCE IN ARTICLE VI, SECTION 2, OF THE ZONING ORDINANCES OF THE CITY OF
GARDEN PLAIN, KANSAS.**

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

SECTION 1. The Official Zoning Map as incorporated by reference in Article VI –
Districts and Boundaries, Section 2 – Zoning District Map, of the Zoning Ordinances of the
City of Garden Plain, Kansas, is hereby amended by transferring the zoning classification
from Garden Plain R-1 (Single-Family Dwelling District) to City of Garden Plain C-S
(Commercial Highway Service District) for the real estate as described below, to-wit:

*Lots 1 through 7 inclusive, Block A, Bentwood Addition to Garden Plain, Sedgwick County,
Kansas, and the vacated street adjacent on the East side.*

SECTION 2. This Ordinance shall take effect and be in force from and after its
publication on the City's website, as the official newspaper of the City.

PASSED AND ADOPTED this 3rd day of June, 2026.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk