



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

1. Call to Order by Mayor Kevin Hammond
2. Approval of the May 6, 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 April 1, 2026 City Council 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 – Allowing Alcohol Consumption at Vintage Market
5. New Business:
 - a. Public Hearing – Issuance of Taxable Industrial Revenue Bonds for Jeeps Baker Homes Project in Bentwood Addition
 - b. Resolution 250 – Authorizing Execution of Related Documents for Industrial Revenue Bonds (IRBs)
 - c. Documents to issue General Obligations (G.O.) Bonds, Series 2026 Assessing Specials in Bentwood Addition
 - d. Planning Commission – Requested Changes to the Metropolitan Area Planning Commission (MAPC) regarding the City of Garden Plain Urban Area of Influence
 - e. Consider a Proposal from RK Black regarding Digitizing Public Records
 - f. American Tower – Offer to Extend Tower Lease an Additional 20 years
 - g. Review Request for Proposals (RFPs) for Bentwood Addition Commercial Lots
6. Executive Session: If needed
 - a. Personnel issues K.S.A. 75-4319(b)(1)
 - b. Attorney/Client privilege K.S.A. 75-4319(b)(2)
7. Pardon Attorney
8. Government Remarks
9. Adjournment

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



Governing Body, City of Garden Plain
City Building, 507 N Main St
April 1, 2026, at 7:30 pm

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

Mayor Kevin Hammond called April 1, 2026, City Council meeting to order followed by the Pledge of Allegiance and moment of silence. Council members present were Jenny Zoglman, Tracy Thul, Amy Hunter, Brent Randolph, and Jessica Lyman. Also present were Tylor Struckman – Utilities Director, Kelly McElroy – City Administrator, Savannah Shelite – Administrative Asst, Morgan Koon – City Attorney, Bryan Crownover – Chief of Police, Clayton Hubbel – BFR, LLC and many citizens.

2. **Approval of March 4, 2026, agenda:**

Brent Randolph made a motion to approve the April 1, 2026, agenda, 2nd by Jessica Lyman. Vote: 5-0 motion carries.

3. **Citizen comments:** Daryl Bugner, 29310 W 29th N, Andale – Keep in mind what risks extra traffic will entail if we have a large scale construction project north of town, and the safety of our children with all the extra people in town.

Adam May, 847 W 263rd St. W, wanted a copy of the comprehensive plan. He urged the council to be sure to follow the guidelines of the comprehensive plan when looking at potential new development.

4. **Consent Agenda:**

- a. Approval of March 4, 2026, CC Meeting Minutes
- b. Approval of March 26,, 2026, Special CC Meeting minutes
- c. 2026 Arbor Day Proclamation
- d. Department reports
- e. Mayoral appointments – Planning Commission:

Brent Randolph made a motion to approve the consent agenda, 2nd by Amy Hunter. Vote: 5-0 motion carries.

5. **New Business:**

- a. **Letter of Opposition to the Sedgwick county Commission Regarding Proposed Data Center:** *Tracy Thul made a motion that the city of Garden Plain draft a letter of opposition to be submitted to the County Commissioners opposing the construction of a data center in the Garden Plain area., 2nd by Jenny Zoglman. Vote: 5-0 motion carries. Council member also stated “I am disheartened in how people have handled their communication towards this council, the mayor, and our city employees.” Other council members had comments in how disappointed they were in some of the actions being made by the public.*
- b. **FY 2025 Annual Audit Review – Clayton Hubbell, BFR, LLC:** Clayton went over the Audit, gave the auditors opinion and explained a few other items.

- c. **2026 Street repair quotes:** Tylor presented the quote for this years street repair. Discussion ensued. *Tracy Thul made a motion to accept the quote for this years street repairs, 2nd by Jenny Zoglman. Vote: 5-0 motion carries*

6. Executive Session (7:55 – 8:10):

- 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 Tracy Thul. Vote: 5-0 motion carries. Council returned to session at 8:10 with no binding action taken.*

7. Municipal Court Report:

None

8. Pardon Attorney: 8:10

- 9. Treasurer Report:** Darren was absent. The clerk stated that she was working hard to get the financials up to date after her absence.

- 10. Governmental remarks:** Tylor said that he received a quote for lighted stop signs for the intersection of 295th and Harry. These were requested by PD, hoping that they would help mitigate future accidents at this location. They are \$4,200 for two. *Brent Randolph made a motion to purchase the stop signs, 2nd by Jessica Lyman. Vote: 5-0 motion carries.*

- 11. Adjournment (7:56):** *Brent Randolph made a motion to adjourn, 2nd by Tracy Thul. Vote: 5-0 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 Multi-Family Development: Mass grading of the project site and pad sites for the duplexes will be completed in the next few weeks. The developer is still accepting names for the waiting list. Please contact City Hall if you or someone you know would like to be added to the list. Individuals will need to provide their name(s), a good contact phone number, and a preference on either a two or three bedroom unit.

Kansas Housing Resources Corporation (KHRC) released the 2026 Moderate Income Housing (MIH) guidelines. In exchange for the grant money, the developer agreed to reserve five of the 10 housing units for individuals or families that meet the MIH standards. The other five units can be leased to anyone, regardless of income level, at the owner’s discretion. The 2026 MIH guidelines are:

	# in HH:	1	2	3	4	5	6	7	8
Wichita, HMFA (Includes Butler, Harvey, Sedgwick Counties)	60	40560	46320	52140	57900	62580	67200	71820	76440
	150	101400	115800	130350	144750	156450	168000	179550	191100

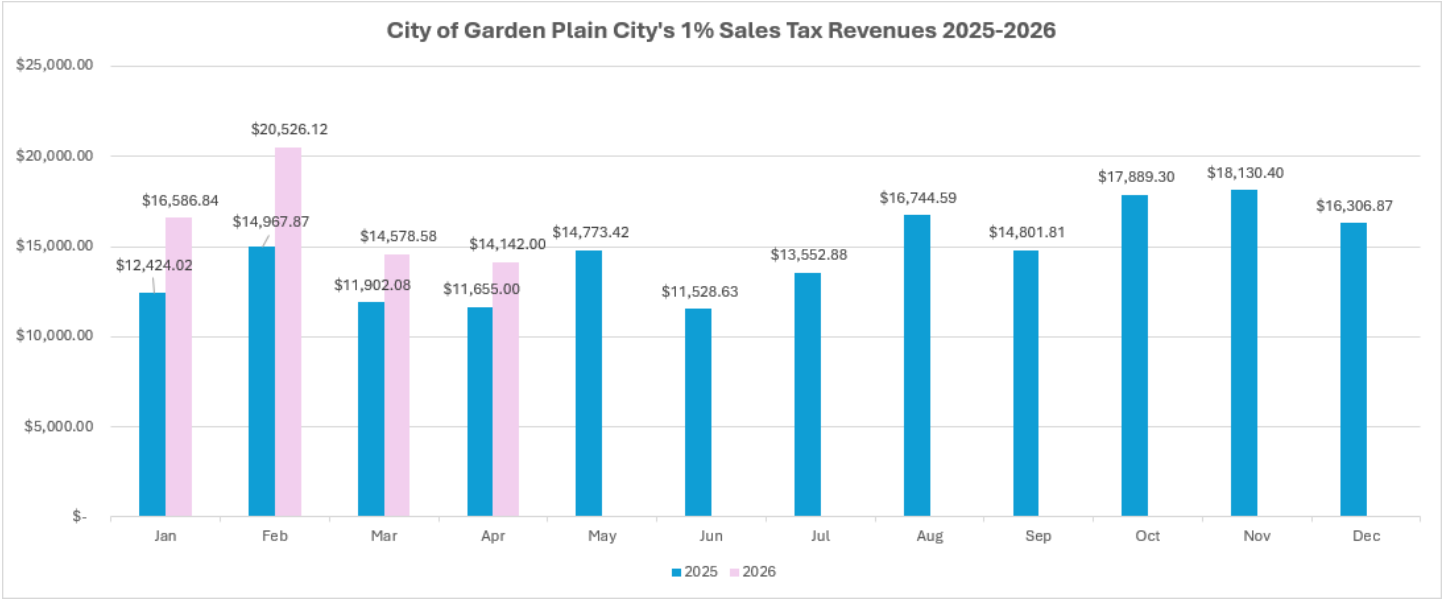
As an example, a household of 4 can make up to \$144,750 annually and qualify for the MIH reserved units. The five MIH units are for a period of five years, and then may be leased to anyone within any income bracket that the owner chooses.

Finance:

Sales Tax: April sales tax revenues were received last week from the Kansas Department of Revenue (KDOR). Monthly revenue totaled \$34,014.95. The City’s one percent portion of the total amount is \$14,142. For the City’s one percent share this is a 3% decrease (-\$436.58) decrease from the previous month. Year to date revenues are up 23%(\$14,884.57) 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!



SRF applications:

On Thursday, April 30, City staff and Ms. Beth Warren of Kansas Municipal Utilities (KMU) submitted two pre-applications to the state revolving loan fund (SRF) to fund one water and one wastewater project.

The water project submission is for the design and construction of the new 300,000 groundwater storage tank in the amount of \$1,800,000. You may recall the City submitted a grant request for the project to the Kansas Water Office, which would have funded 100% of the project. It is a very competitive grant, and unfortunately, we were not awarded the funds. We plan to reapply when the grant opens again in June/July of 2026. Should the City be awarded the grant, we can withdraw from the loan application process.

The wastewater project submission is for the design and construction of new lagoons to transition away from the City’s current wastewater treatment plant. The loan request is for \$6,100,000. The City previously applied and was awarded funding for this project from the SRF, with \$2 million in loan forgiveness. Unfortunately, the City was unable to secure property for the final design and construction of the lagoons, and now must reapply. There is no guarantee that the project will be funded again, or that loan forgiveness will be available. As a reminder, we are under a voluntary compliance order with KDHE to make the transitions to the lagoons by a specific date; otherwise, the funds will be required to upgrade the plant and utilize additional chemical treatment processes. This is estimated to cost more than the lagoon design and construction, and will have ongoing additional annual costs for materials, supplies, equipment, and manpower/staffing and training needs.

Staff continues to evaluate opportunities for alternative funding for these projects, such as grants and foundations, in order to help offset the costs of the potential loan payments for the utility funds.

Police:

Welcome New GPPD Officers: In April 2026 the GPPD team welcomed one new full-time officer, Kamen Hinzman, and one new part time officer, Kaleb Dickinson!

Officer Kamen Hinzman is GPPD's newest full-time officer. He comes to us from Sedgwick County Emergency Communications where he worked as a dispatcher. Prior to Sedgwick County, Kamen worked as an officer with the Winfield Police Department and at the Sedgwick County Jail as a jailer. Mr. Hinzman honorably served our country as a Specialist in the Army National Guard from 2016-2023. Officer Hinzman received his full-time law enforcement certification from the Kansas Law Enforcement Training Center (KLETC) in July of 2021.

Officer Kaleb Dickinson's is GPPD's newest part-time officer. He comes to us from the Goddard Police Department. In addition to the City of Goddard, Kaleb's law enforcement experience includes serving the Gladstone, MO Police Department as an officer; the Jackson County, MO Sheriff's Office as a Deputy; and the Buchanan County, MO Sheriff's office as a Deputy. Officer Dickinson is a certified officer.

With the addition of these new officers, we are pleased to report that the GP Police Department is fully staffed! Current staff:

- Full Time Officers:
 - Chief Bryan Crownover
 - Officer Kamen Hinzman

- Part Time Officers:
 - Kaleb Dickinson
 - Chris Freund
 - Derrick Gross

DEA Drug Take Back Day Event: On April 25, 2026 the Garden Plain Police Department hosted our first ever DEA Drug Take Back Day Event. Individuals were able to drop off unused and expired medications at the Police Department to be safely disposed of. These events help keep drugs off the street, from being misused, and helps prevent accidental poisonings. It also keeps medications from being flushed away in toilets, which affects our water and wastewater systems. The event was a success and we will plan to host it again in the future. We had 14 people drop off items. It filled the box and we had a second one filled as well. Everyone who dropped off meds thanked us for having the program.

Motorized Vehicle Reminder: As we approach warmer spring/summer weather – friendly reminder- there are NO (and yes that literally means no, none, uh-uh) motorized vehicles allowed on City sidewalks, paths or trails. We love that our citizens are outside and active, and want everyone to be able to do so safely. As the end of school approaches, please make sure that kiddos understand that this applies to e-scooters, golf cars, UTVs, ATVs, electric bikes, etc. If you have questions please call City Hall at 316-531-2321.

Public Works:

City Hall:

- New gas stove and dishwasher installed at City Hall. Plumbing, Electrical and installation were performed by Midwest Buildings LLC. The appliances were purchased on a clearance sale in Nov. 2023 at a greatly discounted price. They will be utilized for many public events on Main Street.

Summer Help:

- Summer help (two employees this year) is expected to start around May 18th. 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.

Streets:

- Slurry Sealing on B Ave from Main to 295th, on C Ave from the valley gutter to 295th, and on Sedgwick St. from Mary to 15th was completed in the last few weeks.
- Installed new 30 mph signs on southbound Section Line at B Ave, C Ave, Santa Fe, and Blue Bells.
- Installed new Dip and High Water signs on Ave B and Ave C.
- Reinstalled Consumption Area sign on Ave C after theft (Sign was recovered in ditch on Harry next to Fisher Lumber).
- Installed new flashing stop signs at 295th and Harry on April 29th. Several accidents have occurred at that intersection over the past few months, as well as multiple close-call or misses.

Water:

- Repaired water leaks at 503 Avenue B and 502 Pretty Flowers
- Installed new service at 36881 W. Harry
- New services will be going in at 16825 NE 50th. This will be two new water services.
- The Outpost at Cheney Lake will be connected to our public water supply as a commercial customer in the next month or so, via a KDHE requirement for them to be connected to a public water supply system.

Parks:

- Planted two new Pin Oak trees at City Park for Arbor Day. GPE 1st grade students helped with the planting.
- Shade structures for dugouts at City Park ball diamond have been installed. Fabric will be here in 8 to 10 business days from April 28th.
- New dugout benches have been ordered and should arrive on Friday, May 1. Will be installed week of May 4th.
- Gutters have been installed on all City Park buildings and pavilions to help with water runoff and ongoing/future concrete pad damage.
- Mowing season has started, please be sure to watch for crews in the Right-of-Ways, especially along major thoroughfares and intersections in the community.

Wastewater/Collections:

- Manhole inspection and lid rehab has begun. We are documenting the brick manholes so we can put them at the top of the priority list for rehabilitation.

WWTP:

- JCI/OTC installed new bearing on the wastewater treatment plant (WWTP) aerator.
- Pump and mixer preventative maintenance was started on the pumps and mixers at the WWTP by JCI/OTC.
- Sludge contractor hauled 28,000 gallons of sludge
- Sprayed weeds at WWTP

Natural Gas:

- Black Hills Energy installed a new gas service at 302 Northern.

Prairie Sunset Trail:

- Sprayed poison ivy on the prairie sunset trail from 295th to 231st.

Upcoming Meetings & Events:

Planning Commission: The Planning Commission/Board of Zoning Appeals is scheduled to meet on Thursday, May 14, 2026 at 6 PM in the Council Chambers, 507 N. Main St., to conduct a public hearing regarding changes to seven parcels of property located along 295th in Bentwood Addition.

Annual City Wide Clean Up: The annual city wide clean up is scheduled for Saturday, May 30. Please have all items at the curb on Friday evening, as pick up could begin as early as 6 AM.

City Council: The City Council will meet in regular session on Wednesday, June 3, 2026 at 7:30 PM in the Council Chambers, 507 N. Main St.

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. Vendor registration is open. Reminder – for local business there is no fee to register but you MUST complete a registration form to ensure we have reserved space for you. Please stop in at City Hall for a form or contact Savannah Shelite at savannah.shelite@gardenplain.com.

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 held on April 21, 2026, at 6:00 pm. Three cases were on the docket.

One was a code violation from January 2026. I had given the defendant three months to make sure the issue complained about was resolved. This is the second code violation on this defendant. Because the issue seems to be resolved, I dismissed the case, but informed defendant that there is no future leniency and if we receive another complaint for the same code violation, I will be requesting a \$250.00 fine plus court costs.

The second case was for an expired driver's license and failure to yield. Defendant hired an attorney and working with the attorney, I was able to determine defendant had a valid driver's license. I dismissed that count and defendant pled guilty to the failure to yield. Defendant was issued the standard \$60.00 fine and \$100.00 court costs.

The third case was for leaving the scene of an accident causing \$1,000.00 or more in property damage. Defendant pled no contest to this charge and was fined \$500.00 with \$100.00 in court costs.

There are no outstanding cases.

Recommended Action: The City Council is asked to:

1. Receive and file

Attachments:

None

City of
Garden Plain
PROCLAMATION

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community, and

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations, and

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Kevin Hammond, Mayor of the City of Garden Plain, Kansas, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Kimberly McCormick, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 6th day of May, 2026

Kevin Hammond, Mayor

Attest: _____
Kimberly McCormick, City Clerk



City of
Garden Plain
PROCLAMATION

WHEREAS: National Police Week offers honor, remembrance, and peer support, while allowing law enforcement, survivors, and citizens to gather and pay homage to those who gave their lives in the line of duty; and

WHEREAS: National Police Week in America was created to honor and recognize the sacrifice and contributions made by police and Law Enforcement Officers in communities both large and small; and

WHEREAS: President John F. Kennedy signed a proclamation that designated May 15 as Peace Officers Memorial Day and the week in which that date falls as National Police Week; and

WHEREAS: police engage with and serve the public in the most varied and wide-ranging manner, and their efforts do not go unnoticed; and

WHEREAS: now, more than ever, our community appreciates and encourages the community involvement facilitated by our police officers to both serve and instill mutual trust, camaraderie, and positive relationships amongst the Garden Plain community; and

NOW, THEREFORE, I, Kevin Hammond, Mayor of the City of Garden Plain, do hereby proclaim May 14-20, 2026, as NATIONAL POLICE WEEK and May 15 as PEACE OFFICERS MEMORIAL DAY in the City of Garden Plain and urge all citizens to join the City in the recognition of the service, sacrifices, and efforts of the Garden Plain Police Department and our partners at the Sedgwick County Sheriff's Department to ensure our community is a safe place to live, work, grow, and play.

DATED this 6th day of May 2026.

Kevin Hammond, Mayor

Attest: _____
Kimberly McCormick, City Clerk



City of
Garden Plain

PROCLAMATION

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of Garden Plain and our utility customers; and,

WHEREAS, these infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Garden Plain to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

NOW BE IT RESOLVED, I, Mayor Kevin Hammon, do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies and pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Kevin Hammond, Mayor

Attest: _____
Kimberly McCormick, City Clerk



RESOLUTION 249

A RESOLUTION TEMPORARILY EXEMPTING A CERTAIN PORTION OF THE PUBLIC STREETS FROM THE PROHIBITIONS ON POSSESSION AND CONSUMPTION OF ALCOHOLIC LIQUOR OR CEREAL MALT BEVERAGE ON PUBLIC PROPERTY IN THE CITY OF GARDEN PLAIN, KANSAS.

WHEREAS, K.S.A. 41-719(a)(1) generally prohibits consumption of alcoholic liquor on public streets, alleys, roads, or highways; and

WHEREAS, K.S.A. 41-719(a)(2) allows alcoholic liquor to be consumed at a special event held on public streets, alleys, roads, sidewalks, or highways when a temporary permit has been issued pursuant to K.S.A. 41-1201 or 41-2703; and

WHEREAS, the Governing Body of the City of Garden Plain desires to issue a permit for the consumption of alcoholic liquor pursuant to K.S.A. 41-121 and at the City of Garden Plain Vintage Market event between the hours of 9:00 am to 3:00 pm on June 6, 2026; and

WHEREAS, the Governing Body of the city of Garden Plain desires to approve, by resolution, the consumption of alcoholic liquor on public streets, alleys, roads, sidewalks or highways pursuant to K.S.A. 41-719(a)(3)

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

Section 1: Pursuant to the request by The Garden Plain Vintage Market for a special event and permit, which includes consumption and possession of alcoholic liquor held at the location depicted in **Exhibit A** between the hours of 9:00 am and 3:00 pm on June 6, 2026, is hereby approved.

Section 2: Pursuant to K.S.A. 41-719(a)(2), the blocked area on public streets, alleys, roads or sidewalks at the location depicted in **Exhibit A** is hereby exempted from the requirements of K.S.A. 41-719(a)(1) from 9:00 am to 3:00 pm on June 6, 2026. During such time, persons who may legally consume alcoholic liquor may do so within the boundaries of such public property for the limited time as prescribed. The blocked area on the public streets, alleys, and roads at the location depicted in **Exhibit A** will be closed to vehicle traffic from 9:00 am to 3:00 pm on June 6, 2026.

Section 3: Temporary permits may be issued either individually or on behalf of any groups or organizations associated with the event, subject to all applicable state statute and City ordinances.

Section 4: The boundaries of the special event depicted in **Exhibit A** shall be clearly marked by signs and barriers identifying the area in which alcoholic liquor may be possessed or consumed at such special event. No drinking will be allowed in vehicles. Any licensed seller of alcohol shall ensure that no one under the age of 21 is served alcoholic liquor. Attendees shall comply with all alcohol laws of the City and State.

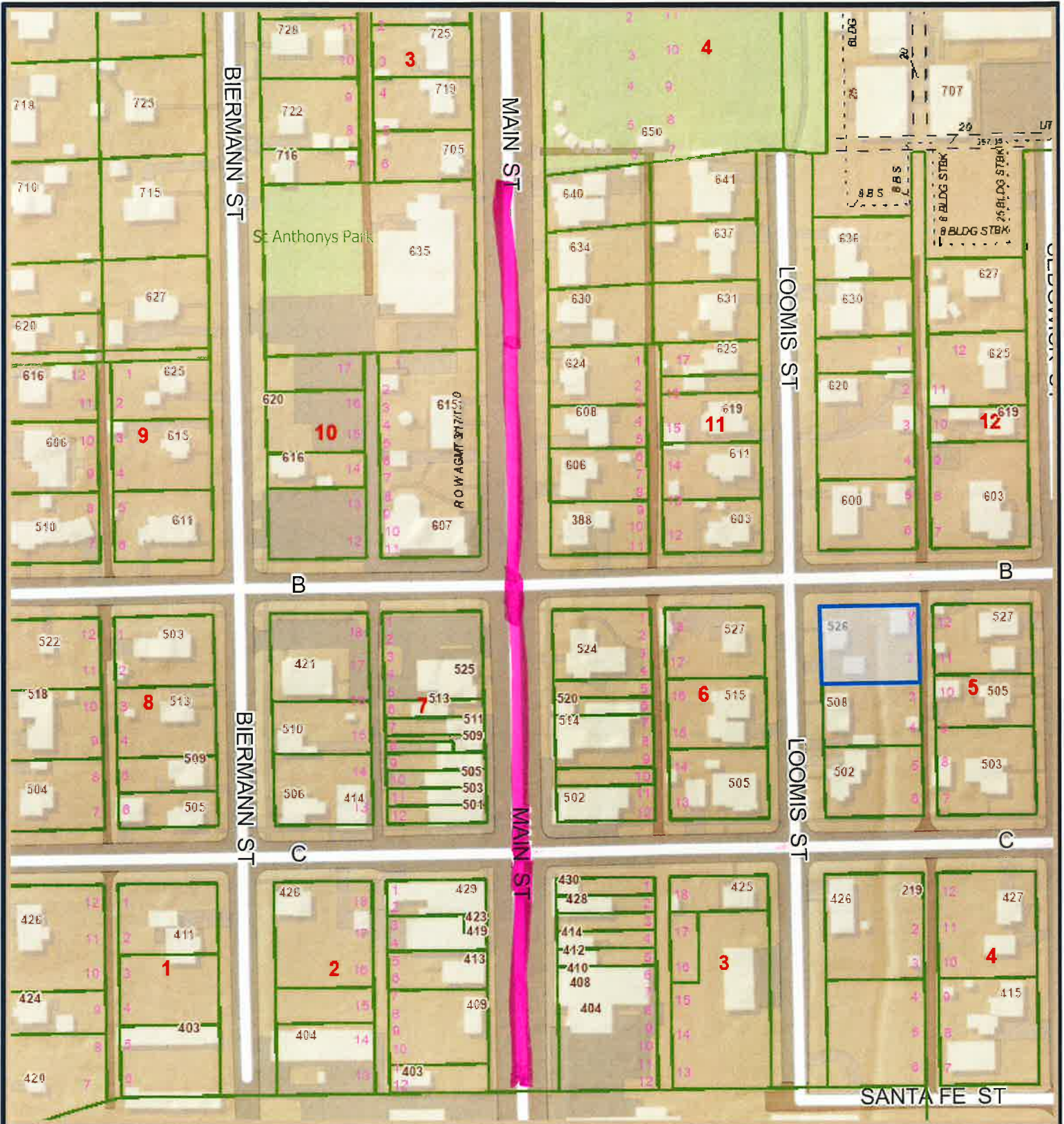
Section 5: This Resolution shall take effect immediately upon its approval of the Governing Body of the City of Garden Plain, Kansas.

ADOPTED: By the Governing body this 6th day of May 2026.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk



It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

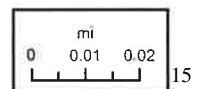
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My Map

Sedgwick County, Kansas



1:2,257



(Published on the City website, www.gardenplain.com/residents/ordinancesandresolutions/
on April 24, 2026)

**NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS**

Public notice is hereby given that the City Council of the City of Garden Plain, Kansas (the “City”), will conduct a public hearing on May 6, 2026 at 7:30 p.m., or as soon thereafter as may be heard at City Hall, 505 N. Main St, Garden Plain, Kansas, in regard to the issuance by the City of its Taxable Industrial Revenue Bonds (Jeeps Baker Homes Project), in an approximate principal amount of \$3,500,000 (the “Bonds”) and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the City under authority of K.S.A. 12-1740 *et seq.*, as amended, to pay the costs of the acquisition, construction, furnishing and equipping of 10 residential rental housing units, to be located in the Bentwood Addition to the City, southwest of the intersection of U.S. 54 Highway and 295th Street. The City further intends to lease such facility to Jeeps Baker Construction, LLC, a Kansas limited liability company (the “Tenant”), or its assigns. The governing body of the City will not pass an ordinance authorizing the issuance of such revenue bonds until said public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12-1744e, that the City intends to issue the Bonds and lease the facility to the Tenant as set out above.

A copy of this Notice, together with a copy of the inducement resolution of the City to be considered for adoption on May 6, 2026, indicating the intent of the governing body of the City to issue such Bonds and a report analyzing the costs and benefits of such property tax exemption are on file in the office of the Clerk, or will be as soon as completed, and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: April 24, 2026

CITY OF GARDEN PLAIN, KANSAS

Kimberly McCormick, Clerk

AFFIDAVIT OF MAILING AND PUBLICATION

I, the undersigned, of lawful age, upon oath or affirmation, hereby declare under the penalties of perjury:

1. I am the duly appointed and acting City Clerk of the City of Garden Plain, Kansas, and I was the duly appointed and acting Clerk at all times referred to in this affidavit.

2. On April 24, 2026, I mailed a letter and attached Notice of the Public Hearing and Issuance of Taxable Industrial Revenue Bonds addressed as follows:

Board of Education
Unified School District No. 267
Sedgwick County, Kansas (Renwick)
600 W. Rush
Andale, KS 67001

Board of County Commissioners
Sedgwick County, Kansas
100 N. Broadway,
Wichita, KS 67202

County Clerk
Sedgwick County, Kansas
100 N. Broadway, Suite 620
Wichita, KS 67202

The foregoing items were mailed by first-class mail with adequate postage. Each envelope was endorsed with the return address of my office. Copies of the letter and notice mailed are attached to this affidavit.

3. Neither package was returned undelivered.

4. The Notice of Public Hearing mailed as stated above was published on the City website, www.gardenplain.com/residents/ordinancesandresolutions/, the official City newspaper, on April 24, 2026, which date was at least seven days prior to the date the public hearing was held. A true copy of the affidavit of publication of the Notice of Hearing is attached to this affidavit.

Kimberly McCormick, City Clerk

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

Subscribed and sworn or affirmed before me this ____ day of May, 2026.

[SEAL]

Notary Public

My Appointment Expires: _____

Typed or Printed Name of Notary Public

RESOLUTION NO. 250

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GARDEN PLAIN, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, FURNISHING AND EQUIPPING OF A MULTIFAMILY RESIDENTIAL RENTAL FACILITY TO BE LOCATED IN THE CITY; AUTHORIZING EXECUTION OF RELATED DOCUMENTS.

WHEREAS, the City of Garden Plain, Kansas (the “Issuer”) desires to promote, stimulate and develop the general economic welfare and prosperity of the City, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the “Act”), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in a principal amount of approximately \$3,500,000 be authorized and issued, in one or more series, to provide funds to pay the costs of the acquisition, construction, furnishing and equipping of 10 residential rental housing units, to be located in the Bentwood Addition, southwest of the intersection of U.S. 54 Highway and 295th Street (the “Project”), and to be leased by the Issuer to Jeeps Baker Construction, LLC, a Kansas limited liability company, or another legal entity to be formed by the principals thereof (the “Tenant”); and

WHEREAS, in accordance with the Act, a public hearing was held by the governing body of the Issuer on May 6, 2026, after notice thereof was duly provided, and the Issuer has caused to be prepared an analysis of the costs and benefits of the property tax exemption referenced herein.

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

Section 1. **Public Purpose.** The governing body of the Issuer (the “Governing Body”) hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds.** The Issuer is hereby authorized to proceed with the acquisition, construction, furnishing and equipping of the Project and to issue its revenue bonds, in one or more series, in an approximate principal amount of \$3,500,000 (the “Bonds”) to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds.** The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Trust Indenture or Bond Agreement, Guaranty Agreement, if any, Site Lease, Project Lease or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the “Purchaser”), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of Gilmore &

Bell, P.C. (“Bond Counsel”) in form acceptable to the Issuer, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the Issuer and the Issuer’s attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals; and (g) the satisfactory negotiation of an agreement with the Tenant relating to the payment or exemption of all or a portion of property taxes assessed against the Project after issuance of the Bonds.

Section 4. **Property Tax Exemption and Payment in Lieu of Taxes.** The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Twenty-Fourth*, the Project, to the extent purchased or constructed with the proceeds of the Bonds, should be exempt from payment of ad valorem property taxes for ten years commencing with the year following the year in which the Bonds are issued, provided proper application is made therefor; and further provided that no exemption may be granted from the ad valorem property tax levied: (a) by a school district pursuant to the provisions of K.S.A. 72-53,113, and amendments thereto; and (b) for the uses restricted pursuant to the provisions of K.S.A. 79-201a, *Second* and *Twenty-Fourth*. In making such determination the governing body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Tenant is responsible for preparing such application and providing the same to the Issuer for its review and submission to the State Board of Tax Appeals. The Issuer reserves the right to negotiate a payment in lieu of taxes so exempted, to be made by the Tenant, with such annual payments in lieu of taxes to begin in the sixth year after Bonds are issued, and to be in the amount of 50% of the *ad valorem* tax otherwise payable in respect of the property financed with the Bonds.

Section 5. **Sales Tax Exemption.** The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq.* (the “Sales Tax Act”), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with acquisition, construction, furnishing and equipping of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefore. In the event that the Bonds are not issued, for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the State Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate granted hereunder.

Section 6. **Reliance by Tenant; Limited Liability of Issuer.** It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of the Bonds. Proceeds of Bonds may be used to reimburse the Tenant for Project expenditures made prior to the date this Resolution is adopted. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section 7. **Further Action.** The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the Issuer, including the Issuer’s attorney and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act; and (c) cooperate with the Tenant to establish the *ad valorem* property tax exemption for the Project, as described herein.

Section 8. **Effective Date.** This Resolution shall become effective upon adoption by the Governing Body and shall remain in effect until December 31, 2027, unless extended by affirmative vote of a majority of the Governing Body.

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ADOPTED by the Governing Body of the City of Garden Plain, Kansas on May 6, 2026.

[SEAL]

Mayor

Attest:

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the Governing Body on May 6, 2026, as the same appears of record in my office.

DATED: May 6, 2026.

Clerk

CEDBR-FISCAL IMPACT MODEL - FIRM DATA SHEET

COMPANY INFORMATION

VERSION OF ANALYSIS **V2.2**

Company name or project name	Jeeps Baker
Contact name	Audra Baker
Contact telephone number	
Contact e-mail address	jeepsbakerhomes@gmail.com
Company NAICS Code - <i>Please select a NAICS code from the list provided. Model parameters are set based on the NAICS selected.</i>	531000 Real estate
Substitution Override	100.00%
Year of application	2026

SITE LOCATION

Street Address	
City	Garden Plain
County	Sedgwick
School District	267 Renwick
Special District	Select

If incentives are being requested for more than one physical location, and these locations are in different taxing jurisdictions, then a separate firm data sheet must be filled out for each location. If the property is located in a special taxing district or industrial zone, please contact CEDBR.

REAL PROPERTY CONSTRUCTION AND IMPROVEMENTS - *If construction is expected to significantly exceed 12-months allocate expenditures to multiple expansions.*

Expansion:	#1	#2	#3	#4	#5	
Year of expansion	2026	2027	2028	2029		Building: Annualized appreciation / depreciation rate:
<i>Market value of firm's initial NEW OR ADDITIONAL investment in:</i>						
Land						Automated Assumption (On/Off)
Building and improvements	\$700,000	\$1,050,000	\$1,050,000	\$700,000		
Furniture, fixtures and equipment (including machinery)						
Initial construction or expansion:						
Cost of construction at the firm's new or expanded facility	\$700,000	\$1,050,000	\$1,050,000	\$700,000	\$0	
Share of materials	50%	50%	50%	50%	0%	Off
Share of salaries	50%	50%	50%	50%	0%	Off
<i>Amount of taxable construction materials purchased in:</i>						
City	\$350,000	\$525,000	\$525,000	\$350,000	\$0	On
County (should include city amount)	\$350,000	\$525,000	\$525,000	\$350,000	\$0	On
State (should include city and county amounts)	\$350,000	\$525,000	\$525,000	\$350,000	\$0	On
<i>Amount of taxable furniture, fixtures and equipment purchased in:</i>						
City	\$0	\$0	\$0	\$0	\$0	On
County (should include city amount)	\$0	\$0	\$0	\$0	\$0	On
State (should include city and county amounts)	\$0	\$0	\$0	\$0	\$0	On

OPERATIONS

First Year of Full Operations As a Result of This Project 2026

New or additional :	Sales	Purchases
Year 1	\$48,000	\$2,352
Year 2	\$120,000	\$5,880
Year 3	\$192,000	\$9,408
Year 4	\$240,000	\$11,760
Year 5	\$247,200	\$12,113
Year 6	\$254,616	\$12,476
Year 7	\$262,254	\$12,850
Year 8	\$270,122	\$13,236
Year 9	\$278,226	\$13,633
Year 10	\$286,573	\$14,042
Year 11	\$295,170	\$14,463
Year 12	\$304,025	\$14,897
Year 13	\$313,146	\$15,344
Year 14	\$322,540	\$15,804
Year 15	\$332,216	\$16,279
Year 16	\$342,183	\$16,767
Year 17	\$352,448	\$17,270
Year 18	\$363,022	\$17,788
Year 19	\$373,912	\$18,322
Year 20	\$385,130	\$18,871
Automated Assumption (On/Off)	On	On
<i>Percent of these sales subject to sales taxes in the:</i>	<i>Sales</i>	<i>Purchases</i>
City	0.0%	100.0%
County	0.0%	100.0%
State	0.0%	100.0%
Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed:		10.0%

120000
192000
240000

EMPLOYMENT

Number of NEW employees to be hired each year as a result of this project	Kansas Total (Net new each year)	#Out-of-State	#Out-of-county (From KS)	Remote Worker (out-of-state)	Weighted AVG Annual Salary	Weighted AVG Bonus & Overtime
Year 1	2	0	0	0	\$48,000	\$0
Year 2		0	0	0	\$49,440	\$0
Year 3		0	0	0	\$50,923	\$0
Year 4		0	0	0	\$52,451	\$0
Year 5		0	0	0	\$54,024	\$0
Year 6		0	0	0	\$55,645	\$0
Year 7		0	0	0	\$57,315	\$0
Year 8		0	0	0	\$59,034	\$0
Year 9		0	0	0	\$60,805	\$0
Year 10		0	0	0	\$62,629	\$0
Year 11		0	0	0	\$64,508	\$0
Year 12		0	0	0	\$66,443	\$0
Year 13		0	0	0	\$68,437	\$0
Year 14		0	0	0	\$70,490	\$0
Year 15		0	0	0	\$72,604	\$0
Year 16		0	0	0	\$74,782	\$0
Year 17		0	0	0	\$77,026	\$0
Year 18		0	0	0	\$79,337	\$0
Year 19		0	0	0	\$81,717	\$0
Year 20		0	0	0	\$84,168	\$0
Automated Assumption (On/Off)		On	On		On	On
Notes	FTE: 40-hours=1; 20-hours=0.5	The assumption will be based on county specific labor slack and historic migration trends.		Only include workers related to this project.	Include future raises (Nominal values)	Include future increases (Nominal values)

VISITORS - Include customers, vendors and company employees from other locations in the count of visitors

Number of ADDITIONAL visitors expected as a result of this project	Out-of-county	In county
Year 1	0	-
Year 2	0	-
Year 3	0	-
Year 4	0	-
Year 5	0	-
Year 6	0	-
Year 7	0	-
Year 8	0	-
Year 9	0	-
Year 10	0	-
Year 11	0	-
Year 12	0	-
Year 13	0	-
Year 14	0	-
Year 15	0	-
Year 16	0	-
Year 17	0	-
Year 18	0	-
Year 19	0	-
Year 20	0	-

	Out-of-county	In county
Number of days	0.0	0.0
Number of nights	0.0	0.0

Percent of visitors traveling:

on business	0%
for leisure	0%

Percentage of visitor's expenditures spent in:

	Out-of-county	In county
the same city	0%	0%
the same county	0%	0%
in Kansas	0%	0%

Net fiscal impact:

PAYMENT BY THE COMPANY TO TAXING JURISDICTIONS - Such as payments in lieu of taxes

Firm payments to the:	City	County	State	School District
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				
Year 6				
Year 7				
Year 8				
Year 9				
Year 10				
Year 11				
Year 12				
Year 13				
Year 14				
Year 15				
Year 16				
Year 17				
Year 18				
Year 19				
Year 20				

CEDBR-FISCAL IMPACT MODEL - INCENTIVE INFORMATION

CONTACT INFORMATION FOR CEDBR REGARDING INCENTIVE AMOUNTS

Contact name	
Contact telephone number	
Contact e-mail address	

SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS

	Yes/No	% funded by IRB
EXPANSION #1	yes	100.0%
EXPANSION #2	yes	100.0%
EXPANSION #3	yes	100.0%
EXPANSION #4	yes	100.0%
EXPANSION #5	no	0.0%

SALES TAX EXEMPTION FOR OPERATIONS

Value of sales tax exemption for OPERATIONS:	City	County	State
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			
Year 11			
Year 12			
Year 13			
Year 14			
Year 15			
Year 16			
Year 17			
Year 18			
Year 19			
Year 20			

PROPERTY TAX ABATEMENT

Property tax abatement - Real property land and buildings	
Number of Years	10
Percentage	100% (Yr 1-5)/50% (Yr 6-10)
Property tax abatement - Machinery and equipment	
Number of Years	0
Percentage	0.0%

FORGIVABLE LOANS - Cash value			
Forgivable loans (cash value):	CITY	COUNTY	STATE
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			
Year 11			
Year 12			
Year 13			
Year 14			
Year 15			
Year 16			
Year 17			
Year 18			
Year 19			
Year 20			
INFRASTRUCTURE IMPROVEMENTS - Cash value			
	CITY	COUNTY	STATE
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			
Year 11			
Year 12			
Year 13			
Year 14			
Year 15			
Year 16			
Year 17			
Year 18			
Year 19			
Year 20			

OTHER INCENTIVES - Cash value				
	CITY	COUNTY	STATE	
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				
Year 6				
Year 7				
Year 8				
Year 9				
Year 10				
Year 11				
Year 12				
Year 13				
Year 14				
Year 15				
Year 16				
Year 17				
Year 18				
Year 19				
Year 20				
STATE PROGRAMS - Cash value				
	HPIP	PEAK	TRAINING	OTHER
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				
Year 6				
Year 7				
Year 8				
Year 9				
Year 10				
Year 11				
Year 12				
Year 13				
Year 14				
Year 15				
Year 16				
Year 17				
Year 18				
Year 19				
Year 20				

CEDBR-FISCAL IMPACT MODEL - RESULTS



1845 Fairmount St.
Wichita, Kansas 67260-0121
(316) 978-3225

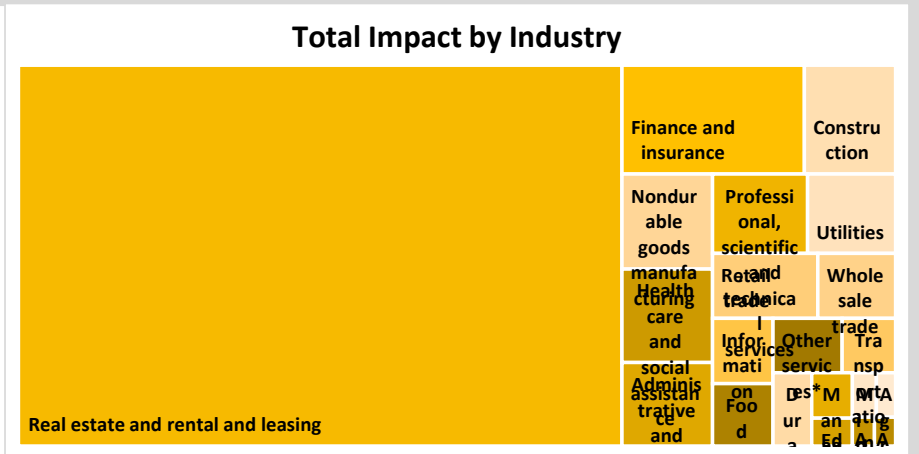
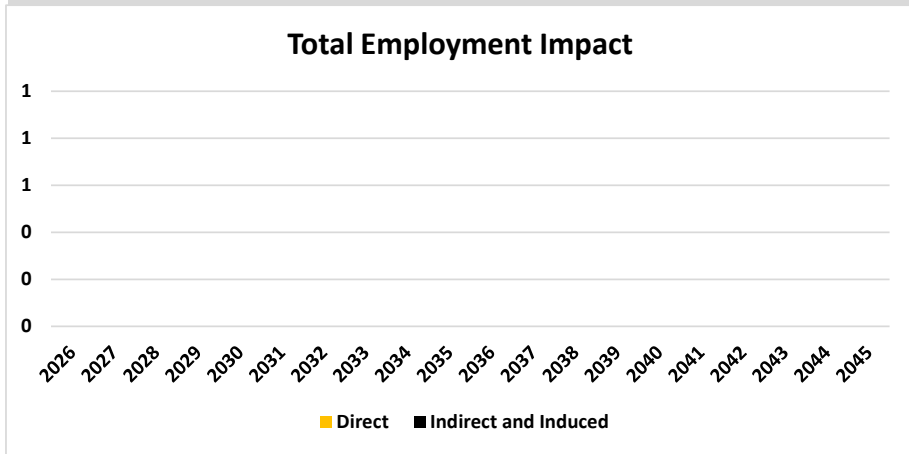
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TIME OF ANALYSIS 3:24 PM



FIRM IMPACT VERSION OF ANALYSIS **V2.2**

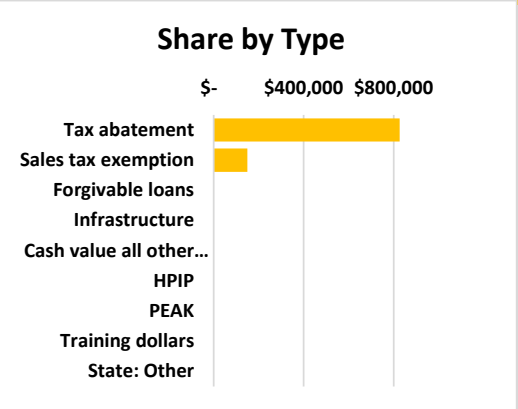
FIRM SUMMARY		
Company Name	Jeeps Baker	
	10-year period	20-year period
Number of new jobs	2	2
Amount of payroll	\$1,100,532	\$2,579,556
Amount of capital investment	\$3,500,000	\$3,500,000
Land	\$0	\$0
Buildings	\$3,500,000	\$3,500,000
Machinery and Equipment	\$0	\$0
Substitution percentage	100.0%	OVERRIDE
Firm NAICS code 531000 Real estate		

IMPACT SUMMARY			
	Construction	Firm	
	Total	10-year period	20-year period
Jobs			
Direct	29	-	0
Total	52	-	0
Payroll earnings			
Direct	\$1,750,000	\$0	\$-
Total	\$2,870,525	\$0	\$-
Multiplier			
Jobs	1.81	1.51	
Earnings	1.64	2.00	

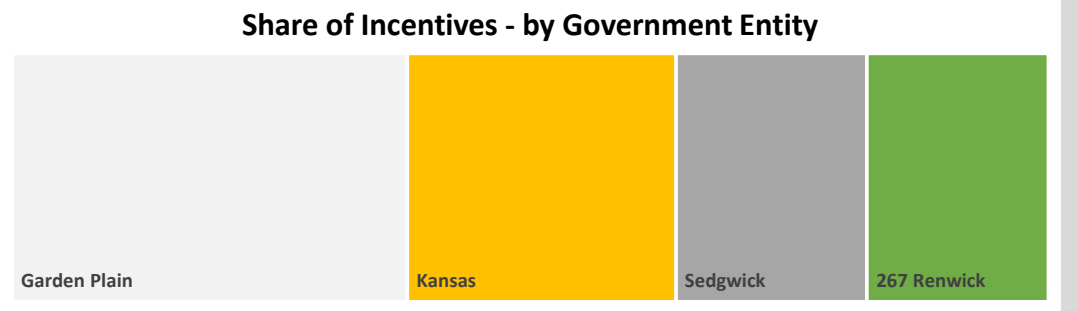


FISCAL IMPACT

INCENTIVE SUMMARY					
	City	County	State	School District	Special District
	Garden Plain	Sedgwick	Kansas	267 Renwick	Select
Tax abatement	\$ 353,031	\$ 174,752	\$ 127,925	\$ 170,871	\$ -
Sales tax exemption	\$ 19,280	\$ 5,383	\$ 125,125		
Forgivable loans	\$ -	\$ -	\$ -		
Infrastructure	\$ -	\$ -	\$ -		
Cash value all other incentives	\$ -	\$ -	\$ -		
HPIP			\$ -		
PEAK			\$ -		
Training dollars			\$ -		
State: Other			\$ -		
Total	\$ 372,312	\$ 180,134	\$ 253,050	\$ 170,871	\$ -



TAX ABATEMENT PARAMETERS	
<i>Real Property</i>	
Number of years	10
Percentage	100% (Yr 1-5)/50% (Yr 6-10)
<i>Personal Property</i>	
Number of years	0
Percentage	0.0%



	City		County		State	
	Garden Plain		Sedgwick		Kansas	
	10-year period	20-year period	10-year period	20-year period	10-year period	20-year period
Present value of net benefits	\$95,049	\$401,349	\$49,393	\$201,137	\$190,908	\$299,283
<i>Rate of Return on Investment</i>						
Net public benefits	\$95,049	\$401,349	\$49,393	\$201,137	\$190,908	\$299,283
Public costs	\$316,551	\$316,551	\$152,758	\$152,758	\$230,224	\$232,897
ROI	30.0%	126.8%	32.3%	131.7%	82.9%	128.5%
<i>Benefit-Cost Ratio</i>						
Public benefits	\$411,600	\$717,900	\$202,150	\$353,895	\$421,132	\$532,180
Public costs	\$316,551	\$316,551	\$152,758	\$152,758	\$230,224	\$232,897
Benefit-Cost Ratio	1.30	2.27	1.32	2.32	1.83	2.29

A 10-year period accounts for a business or economic cycle. Estimates beyond that period of time include increased risk and decreased accuracy due to market volatility and changes in public policy.

A benefit-cost ratio over 1 equates to public benefits being greater than public costs during the period.

	School District		Special District	
	267 Renwick		Select	
	10-year period	20-year period	10-year period	20-year period
Present value of net benefits	\$160	\$108,622	\$0	\$ -
<i>Rate of Return on Investment</i>				
Net public benefits	\$160	\$108,622	\$0	\$0
Public costs	\$145,163	\$148,471	\$0	\$0
ROI	0.1%	73.2%	NA	NA
<i>Benefit-Cost Ratio</i>				
Public benefits	\$145,323	\$257,093	\$0	\$0
Public costs	\$145,163	\$148,471	\$0	\$0
Benefit-Cost Ratio	1.00	1.73	NA	NA

In the preparation of this report, the Center for Economic Development and Business Research assumed that all information and data provided by the applicant or others is accurate and reliable. CEDBR did not take extraordinary steps to verify or audit such information, but relied on such information and data as provided for purposes of the project.

This analysis requires CEDBR to make predictive forecasts, estimates and/or projections (hereinafter collectively referred to as “FORWARD-LOOKING STATEMENTS”). These FORWARD-LOOKING STATEMENTS are based on information and data provided by others and involve risks, uncertainties and assumptions that are difficult to predict. The FORWARD-LOOKING STATEMENTS should not be considered as guarantees or assurances that a certain level of performance will be achieved or that certain events will occur. While CEDBR believes that all FORWARD-LOOKING STATEMENTS it provides are reasonable based on the information and data available at the time of writing, actual outcomes and results are dependent on a variety of factors and may differ materially from what is expressed or forecast. CEDBR does not assume any responsibility for any and all decisions made or actions taken based upon the FORWARD-LOOKING STATEMENTS provided by CEDBR.

CEDBR-FISCAL IMPACT MODEL - RESULTS



1845 Fairmount St.
Wichita, Kansas 67260-0121
(316) 978-3225

DATE OF ANALYSIS 3/31/2026
TIME OF ANALYSIS 3:24 PM

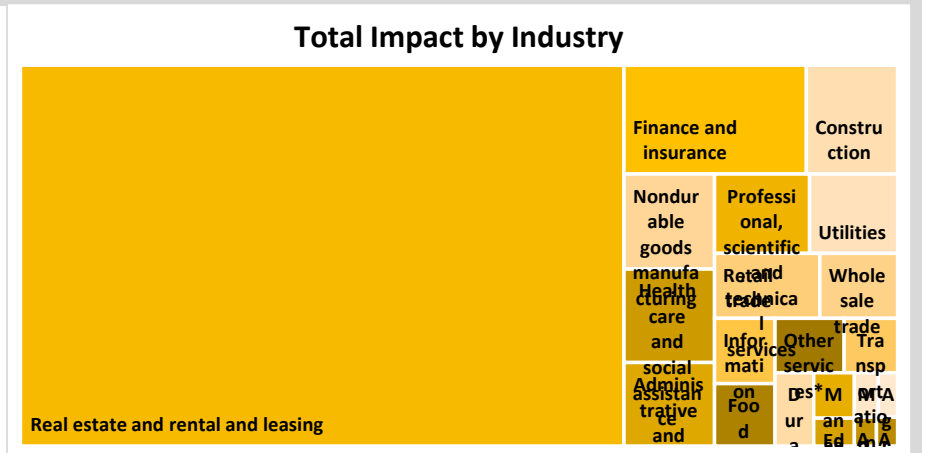
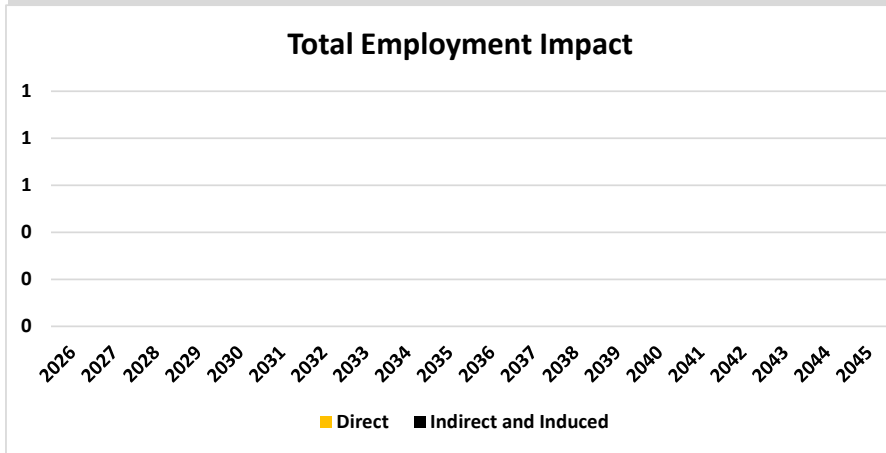


FIRM IMPACT

VERSION OF ANALYSIS V2.2

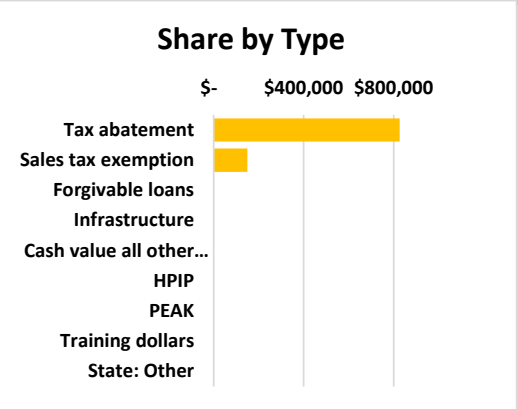
FIRM SUMMARY		
Company Name	Jeeps Baker	
	10-year period	20-year period
Number of new jobs	2	2
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Land	\$0	\$0
Buildings	\$3,500,000	\$3,500,000
Machinery and Equipment	\$0	\$0
Substitution percentage	100.0%	OVERRIDDEN
Firm NAICS code 531000 Real estate		

IMPACT SUMMARY			
	Construction	Firm	
	Total	10-year period	20-year period
Jobs			
Direct	29	-	0
Total	52	-	0
Payroll earnings			
Direct	\$1,750,000	\$0	\$-
Total	\$2,870,525	\$0	\$-
Multiplier			
Jobs	1.81	1.51	
Earnings	1.64	2.00	

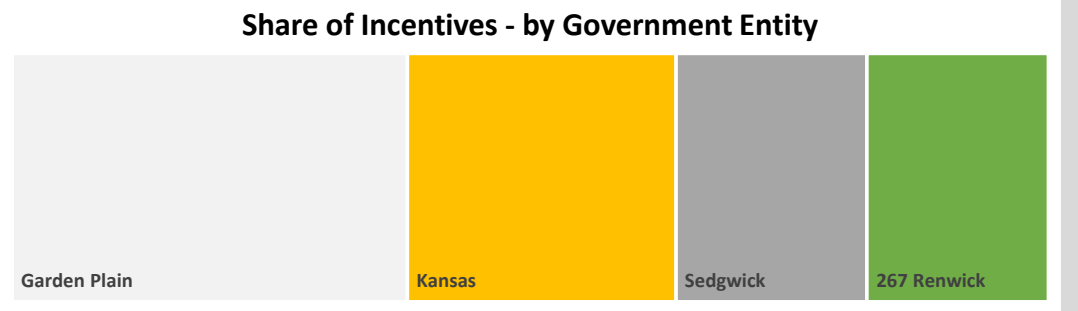


FISCAL IMPACT

INCENTIVE SUMMARY					
	City	County	State	School District	Special District
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Forgivable loans	\$ -	\$ -	\$ -		
Infrastructure	\$ -	\$ -	\$ -		
Cash value all other incentives	\$ -	\$ -	\$ -		
HPIP			\$ -		
PEAK			\$ -		
Training dollars			\$ -		
State: Other			\$ -		
Total	\$ 372,312	\$ 180,134	\$ 253,050	\$ 170,871	\$ -



TAX ABATEMENT PARAMETERS	
<i>Real Property</i>	
Number of years	10
Percentage	100% (Yr 1-5)/50% (Yr 6-10)
<i>Personal Property</i>	
Number of years	0
Percentage	0.0%



CITY - FISCAL IMPACT - Garden Plain								
	Total		General Fund		Debt Service			
	10-year period	20-year period	10-year period	20-year period	10-year period	20-year period		
Present value of net benefits	\$95,049	\$401,349	\$57,597	\$270,167	\$37,452	\$131,182		
<i>Rate of Return on Investment</i>								
Net public benefits	\$95,049	\$401,349	\$57,597	\$270,167	\$37,452	\$131,182		
Public costs	\$316,551	\$316,551	\$225,264	\$225,264	\$91,286	\$91,286		
ROI	30.0%	126.8%	25.6%	119.9%	41.0%	143.7%		
<i>Benefit-Cost Ratio</i>								
Public benefits	\$411,600	\$717,900	\$282,861	\$495,431	\$128,738	\$222,469		
Public costs	\$316,551	\$316,551	\$225,264	\$225,264	\$91,286	\$91,286		
Benefit-Cost Ratio	1.30	2.27	1.26	2.20	1.41	2.44		
	County		State		School District		Special District	
	10-year period	20-year period	10-year period	20-year period	10-year period	20-year period	10-year period	20-year period

A 10-year period accounts for a business or economic cycle. Estimates beyond that period of time include increased risk and decreased accuracy due to market volatility and changes in public policy.

A benefit-cost ratio over 1 equates to public benefits being greater than public costs during the period of time.

Present value of net benefits	\$49,393	\$201,137	\$190,908	\$299,283	\$160	\$108,622	\$0	\$	-
Rate of Return on Investment									
Net public benefits	\$49,393	\$201,137	\$190,908	\$299,283	\$160	\$108,622	\$0		\$0
Public costs	\$152,758	\$152,758	\$230,224	\$232,897	\$145,163	\$148,471	\$0		\$0
ROI	32.3%	131.7%	82.9%	128.5%	0.1%	73.2%	NA		NA
Benefit-Cost Ratio									
Public benefits	\$202,150	\$353,895	\$421,132	\$532,180	\$145,323	\$257,093	\$0		\$0
Public costs	\$152,758	\$152,758	\$230,224	\$232,897	\$145,163	\$148,471	\$0		\$0
Benefit-Cost Ratio	1.32	2.32	1.83	2.29	1.00	1.73	NA		NA

In the preparation of this report, the Center for Economic Development and Business Research assumed that all information and data provided by the applicant or others is accurate and reliable. CEDBR did not take extraordinary steps to verify or audit such information, but relied on such information and data as provided for purposes of the project.

This analysis requires CEDBR to make predictive forecasts, estimates and/or projections (hereinafter collectively referred to as "FORWARD-LOOKING STATEMENTS"). These FORWARD-LOOKING STATEMENTS are based on information and data provided by others and involve risks, uncertainties and assumptions that are difficult to predict. The FORWARD-LOOKING STATEMENTS should not be considered as guarantees or assurances that a certain level of performance will be achieved or that certain events will occur. While CEDBR believes that all FORWARD-LOOKING STATEMENTS it provides are reasonable based on the information and data available at the time of writing, actual outcomes and results are dependent on a variety of factors and may differ materially from what is expressed or forecast. CEDBR does not assume any responsibility for any and all decisions made or actions taken based upon the FORWARD-LOOKING STATEMENTS provided by CEDBR.

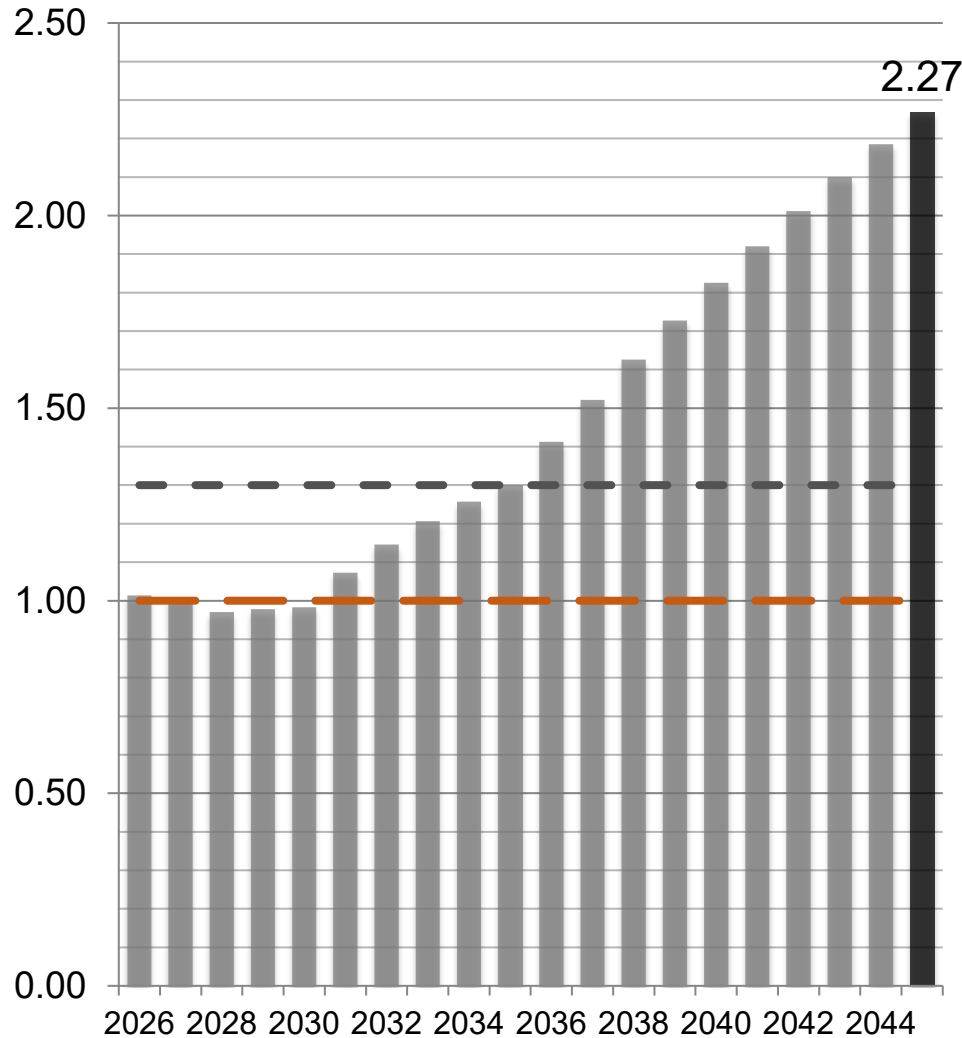


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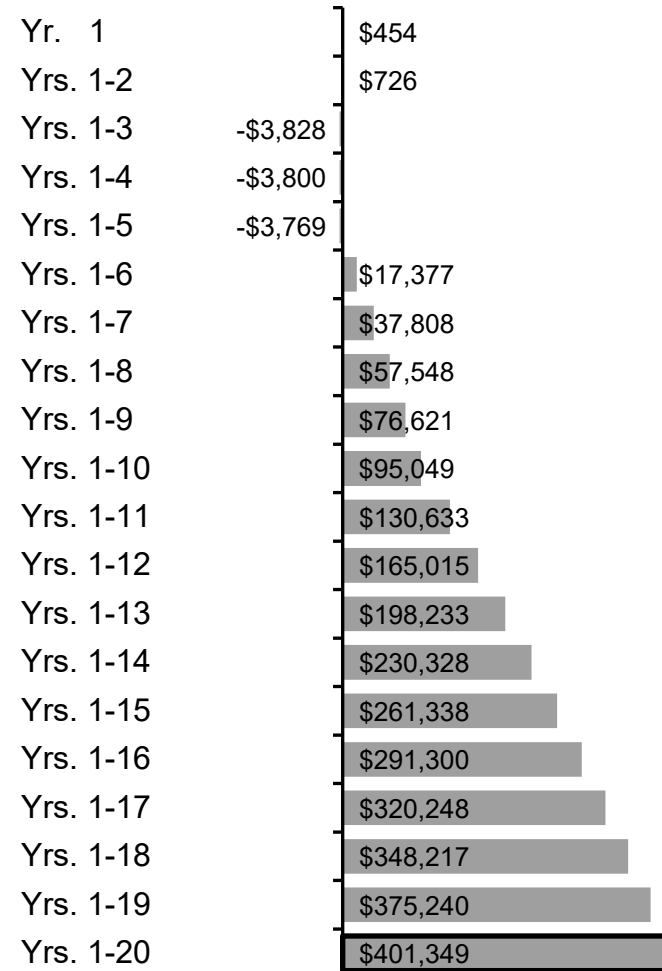
Project or Company Name: Jeeps Baker
 3/31/2026

Garden Plain - Total

Benefit-Cost Ratio



Present Value of Net Benefits



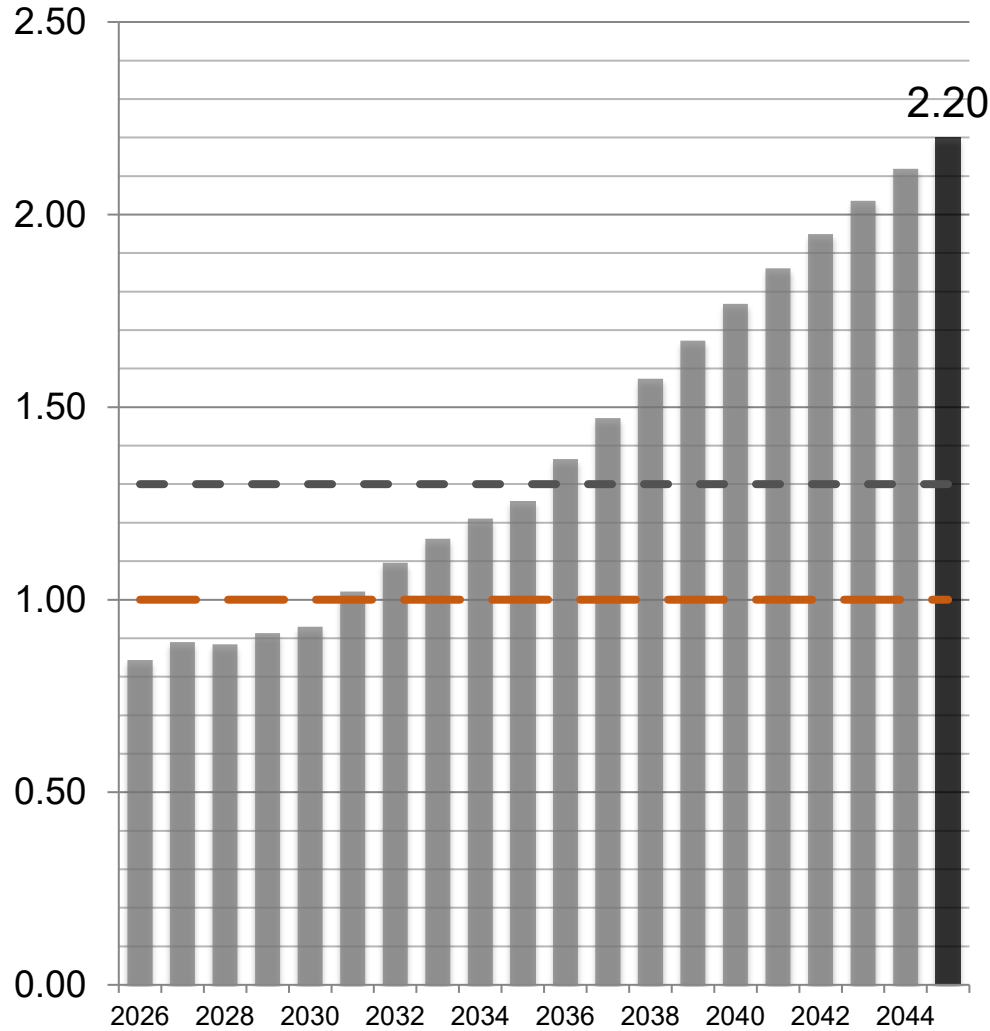


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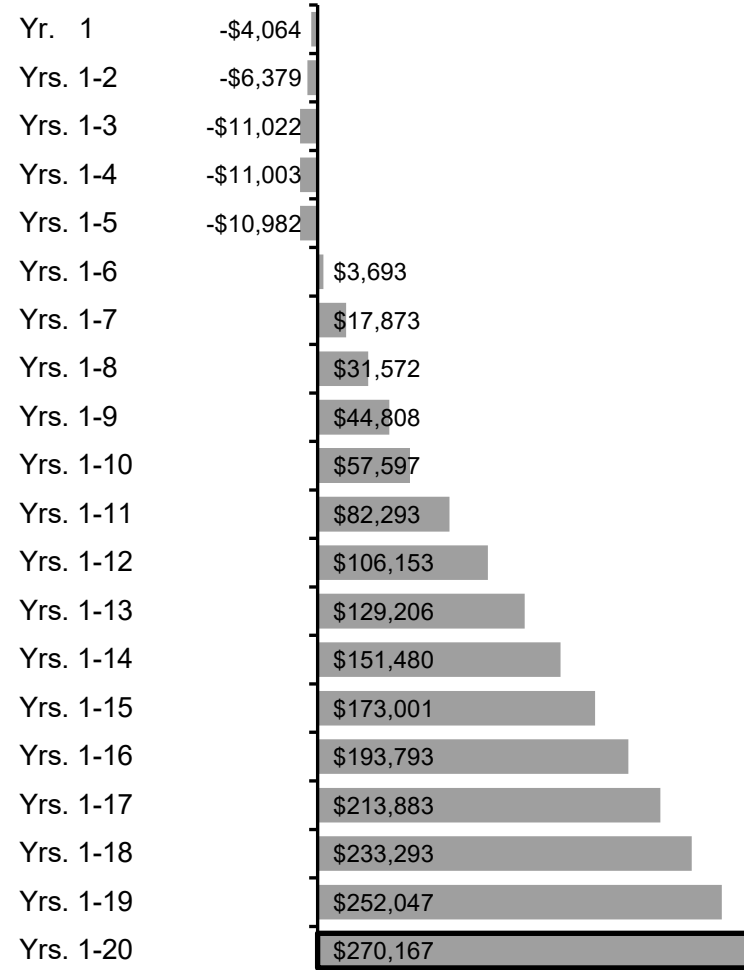
Project or Company Name: Jeeps Baker
 3/31/2026

Garden Plain - General Fund

Benefit-Cost Ratio



Present Value of Net Benefits



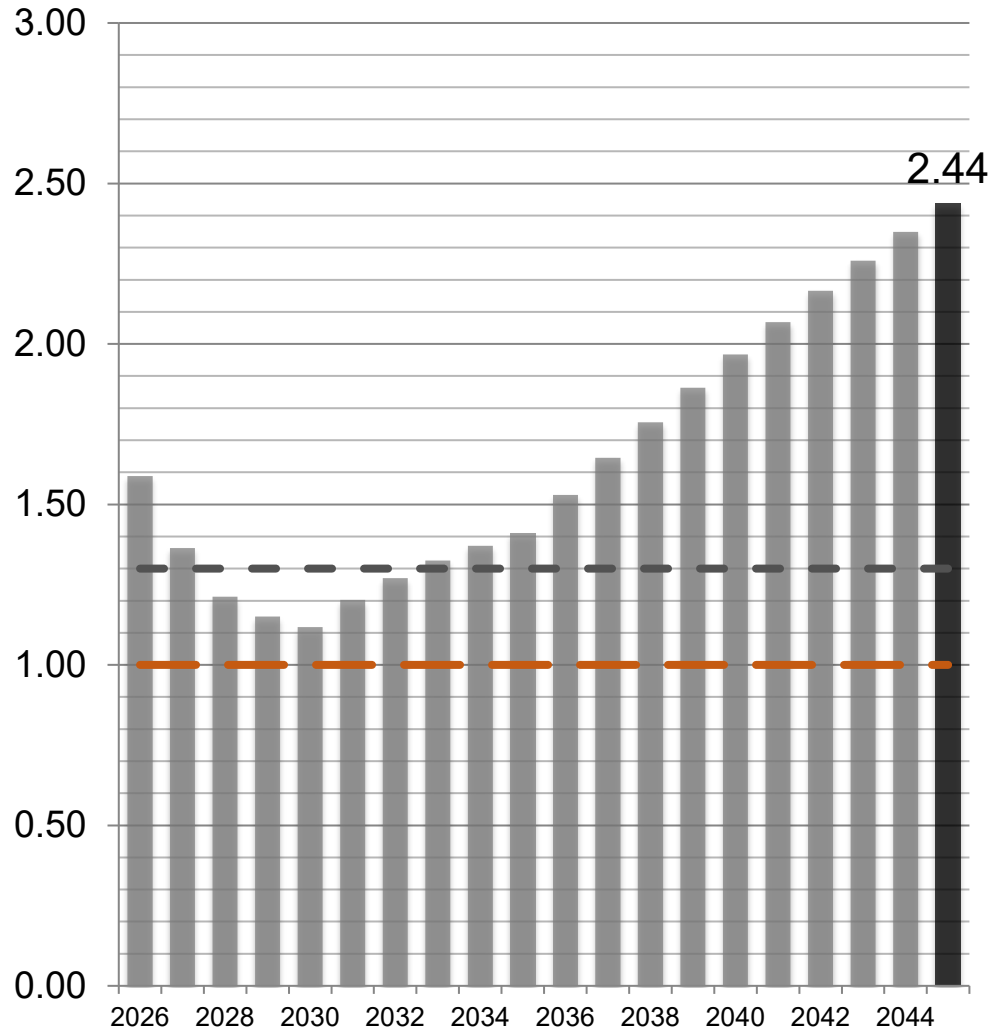


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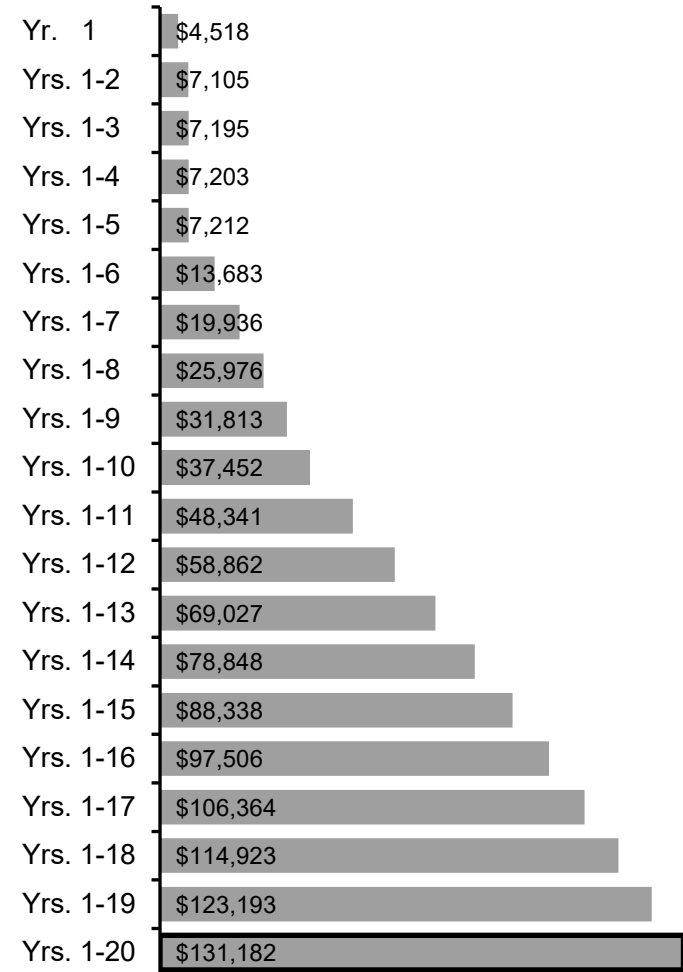
Project or Company Name: Jeeps Baker
 3/31/2026

Garden Plain - Debt Service

Benefit-Cost Ratio



Present Value of Net Benefits



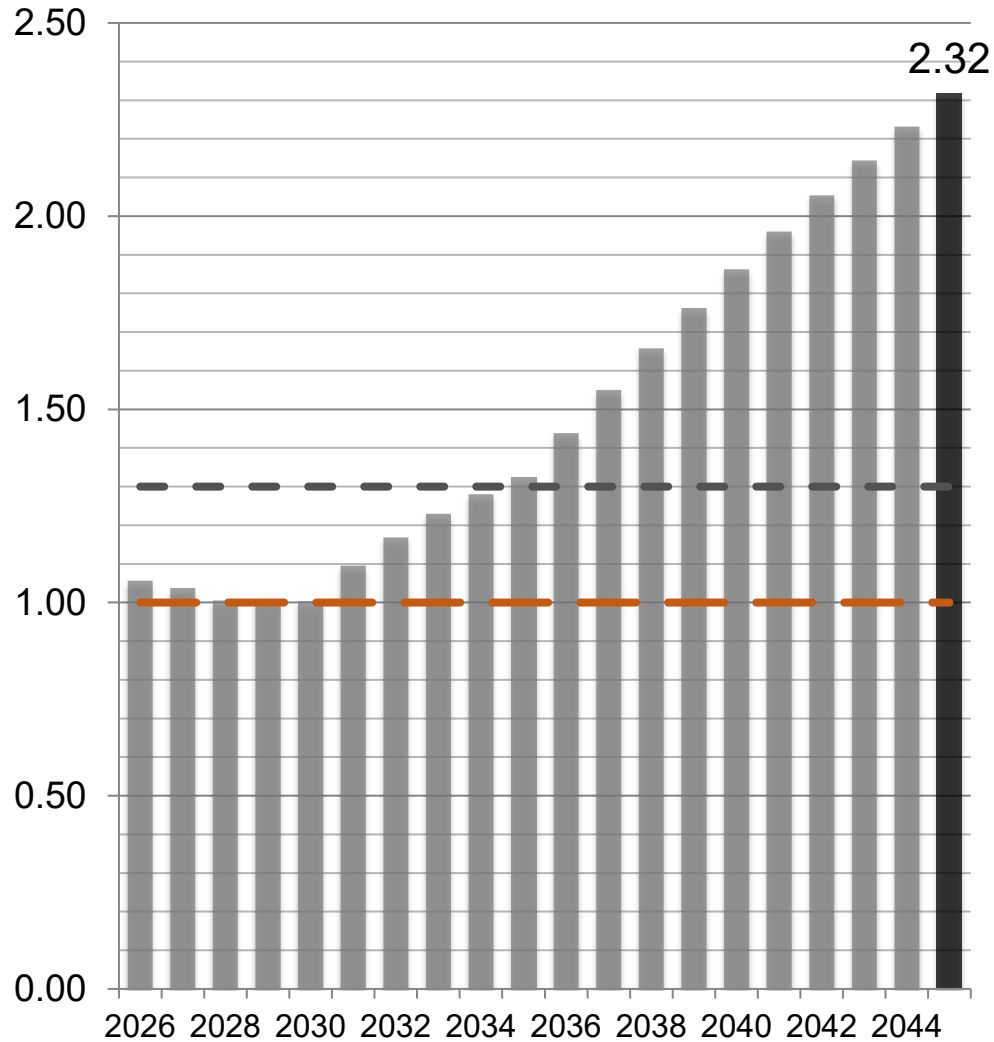


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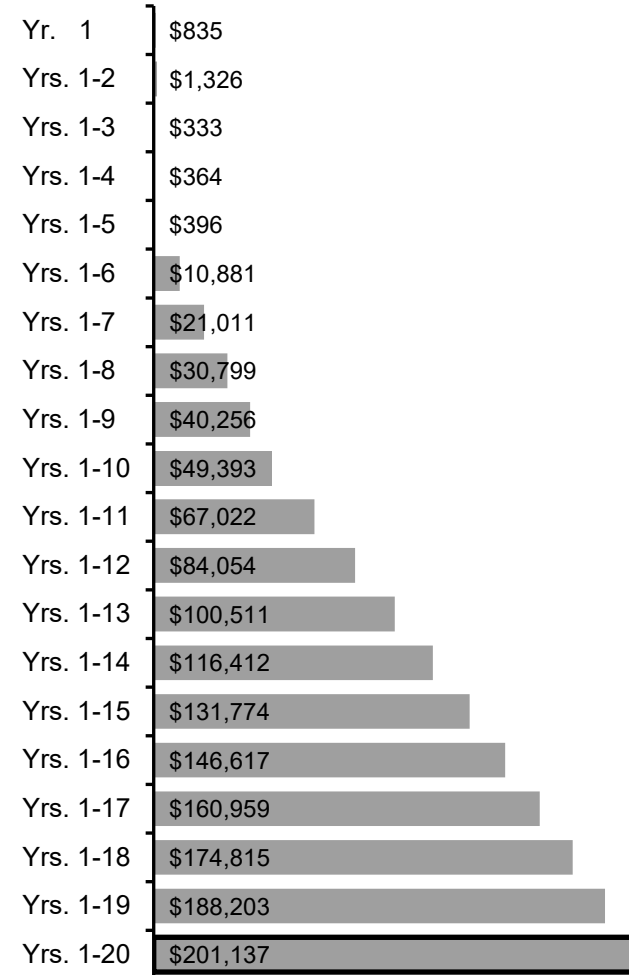
Project or Company Name: Jeeps Baker
 3/31/2026

Sedgwick

Benefit-Cost Ratio



Present Value of Net Benefits



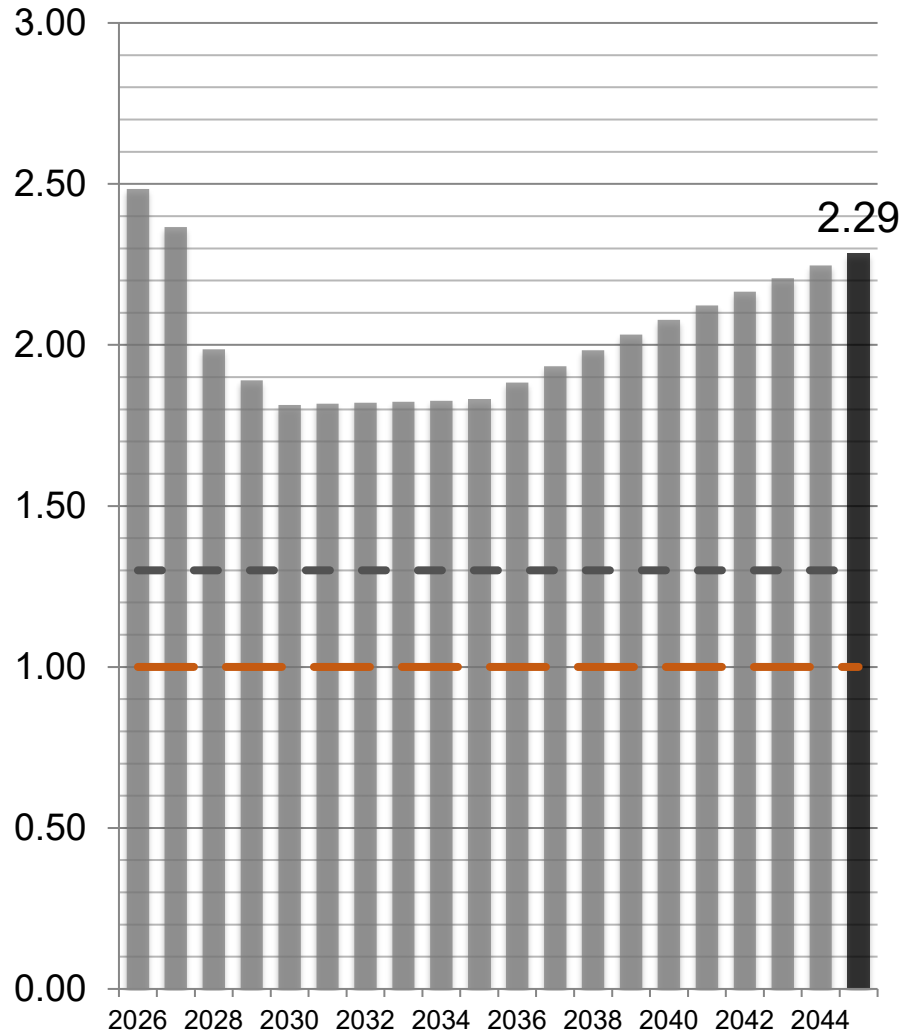


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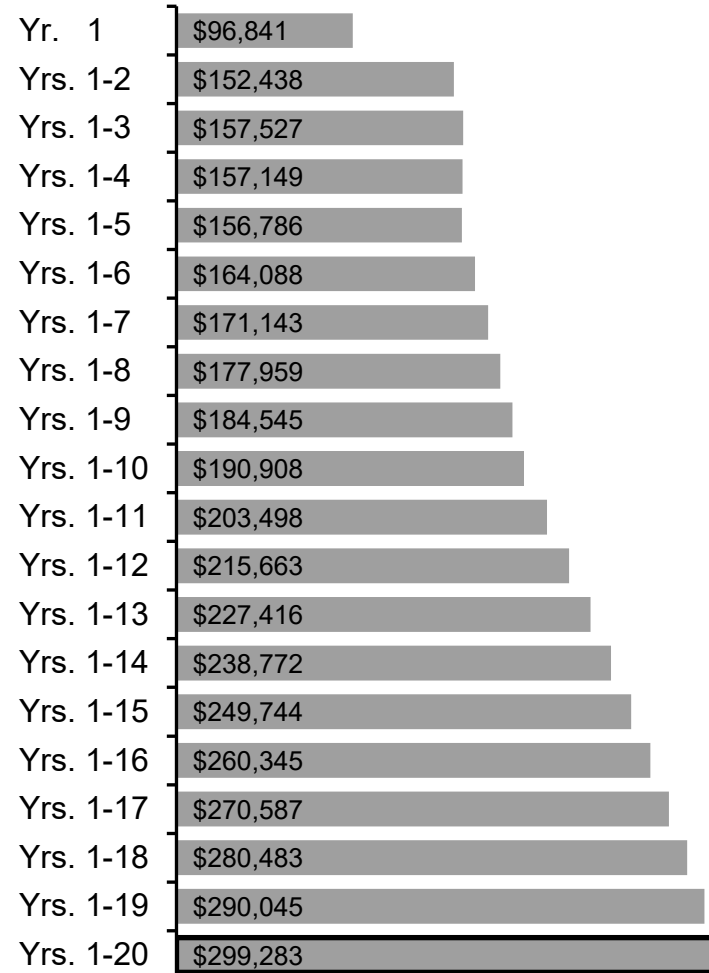
Project or Company Name: Jeeps Baker
 3/31/2026

Kansas

Benefit-Cost Ratio



Present Value of Net Benefits



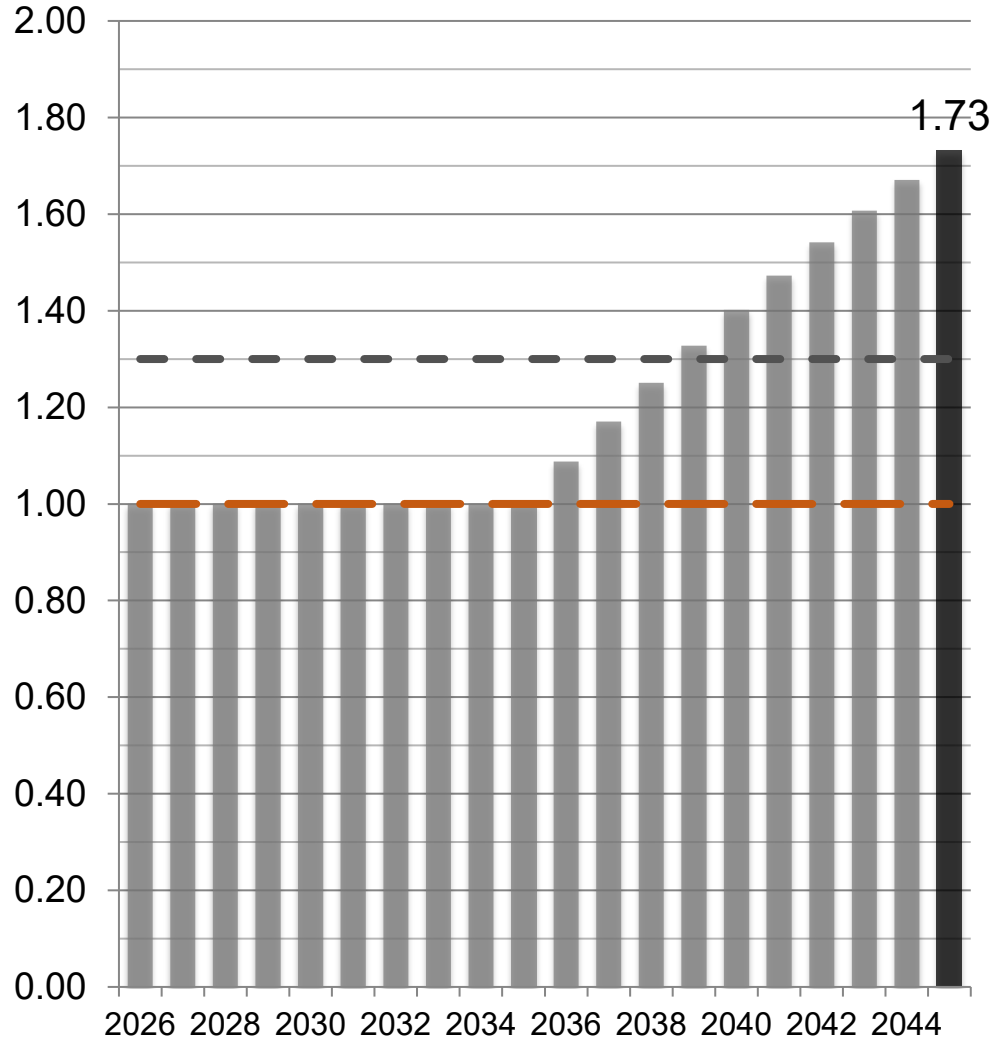


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 1845 Fairmount St.
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Project or Company Name: Jeeps Baker
 3/31/2026

267 Renwick

Benefit-Cost Ratio



Present Value of Net Benefits



TO: Garden Plain City Council
FR: Morgan Koon, City Attorney
RE: Planning Commission – Requested Changes to the Metropolitan Area Planning Commission (MAPC) Regarding Expansion of the City of Garden Plain Urban Area of Influence (UAOI)

Background:

At the April 09, 2026 Planning Commission meeting, the Commission reviewed the request from the City Council, and held a public hearing upon, expansion of the City’s current Urban Area of Influence.

No one spoke during the public hearing.

The Planning Commission recommends adoption of the City Council’s original recommendation for the expanded area of influence with a small change. Rather than extending to 353rd to the west near the Cheney City limit, it is recommended that the western boundary of the City of Garden Plain UAOI end ½ mile to the east of 353rd. This coincides with the former boundaries of the City of Garden Plain and City of Cheney’s Urban Areas of Influence.

Recommended Action: The City Council is asked to:

1. Receive the report of the Planning Commission.
2. Review and adopted the Planning Commission’s recommendation for the expanded boundary area for the Urban Area of Influence and direct staff to forward to the Wichita/Sedgwick County Metropolitan Area Planning Commission (MAPC) staff for review and presentation to the County Planning Commission.

Attachments:

04.09.26 City of Garden Plain Planning Commission agenda reports and background information.

Re: Consider, and conduct a public hearing on, proposed amendments to the City of Garden Plain Comprehensive Plan Future Land Use Map, and corresponding Urban Area of Influence (UAOI)

Background:

At the March 4, 2026 Garden Plain City Council meeting, the Council made a formal request to the Garden Plain Planning Commission/Board of Zoning Appeals to review and provide a recommendation on a proposed expansion of the City’s Urban Area of Influence (UAOI). The council agenda report is included as Attachment B following this memo.

City of GP staff notified staff in Cheney and Goddard of the potential expansion request. After consultation, a small modification to the Council’s proposed expansion area is recommended – the western UAOI boundary be updated by pulling back to the east by a half mile from 343rd. This was formerly part of Cheney’s UAOI, and they would like it to remain so.

The current future land use map from the Garden Plain 2020-2040 Comprehensive Plan is included as Attachment A for reference.

The City’s Future Land Use Map and proposed Urban Area of Influence need to coincide in order to make a request for updates to the Metropolitan Area Planning Department (MAPD).

Recommended Action: The Planning Commission/Board of Zoning Appeals is asked to:

- A. Conduct the required public hearing.
- B. Make a recommendation to the City Council regarding potential amendments to the City’s Comprehensive Plan Future Land Use Map and Urban Area of Influence.

Attachments:

- A. 2020-2040 City of Garden Plain Comprehensive Plan Future Land Use Map
- B. 03.04.26 Garden Plain City Council agenda report regarding potential expansion of the UAOI
- C. Notice of Public Hearing

TO: Garden Plain City Council
FR: Morgan Koon, City Attorney
RE: Discussion and Consideration of a Request to Sedgwick County to Expand the City's Urban Area of Influence (UAI)

Background:

Analysis of the Extraterritorial Jurisdictional Authority and Area of Influence for Cities of the Third Class in the State of Kansas

The spatial governance and regulatory reach of municipal corporations in the State of Kansas are defined by a complex interplay of constitutional home rule and statutory enabling legislation. For a city of the third class (Garden Plain), the "Area of Influence" (AOI) —formally conceptualized in the Kansas Statutes Annotated (K.S.A.) as extraterritorial jurisdiction—serves as a critical mechanism for managing the transition between urban and rural land uses. The AOI generally extends three miles beyond the corporate city limits, and provides for a platform for cities to implement zoning and subdivision regulations that align with long-term comprehensive plans.

Garden Plain is defined as a "City of the Third Class" by Kansas statute. A city of the third class is a community with less than 2,000 citizens. The designation comes with specific authority for what cities can and cannot control, including growth, expansion, and regulations such as City and Zoning Codes.

Is the UAI different from an Extraterritorial Jurisdiction (ETJ)? No, the UAI and the ETJ are essentially the same thing, differing terminology/wording. The same three miles from the current city limit apply. These zoning rules and regs were established at a state level in the 1960's.

The conditions for exercising this authority include:

1. **Establishment of a Planning Commission:** The city must have a planning commission that includes representation from the extraterritorial area. Specifically, at least two members of the commission must reside within the three-mile radius but outside the city limits (*check – the City of GP has several Planning Commission Members in the UAI Area*).
2. **Comprehensive Plan Integration:** The land must be included in a comprehensive plan that has been recommended by the City's Planning Commission and approved by the city governing body (*check – the City PC reviews the City's Comprehensive Plan on a regular basis and takes into account current and anticipated growth in the western side of Sedgwick County*).
3. **County Jurisdictional Status:** The City may only zone in the ETJ if the County does not currently have zoning regulations in effect for that specific area or has explicitly excluded the land from county-level zoning (*check – the City of GP doesn't have any zoning regulations for specific development project proposals in the City's current and proposed expanded AOI. Current zoning regulations only apply inside of the City's corporate boundaries*).
4. **Procedural Notice:** The city is required to provide written notice to the Board of County Commissioners (BOCC) at least 60 days before initiating the zoning ordinance for the extraterritorial area (*check – the City of GP Planning Commission is prepared to issue such a notice, should the need arise.*)

Restrictions and Protections within the Area of Influence

The AOI is not a zone of unrestricted municipal power. The Kansas Legislature has established "safe harbor" provisions to protect agricultural interests and ensure that extraterritorial power is not used as a tool for predatory annexation or purely fiscal gain at the expense of rural residents.

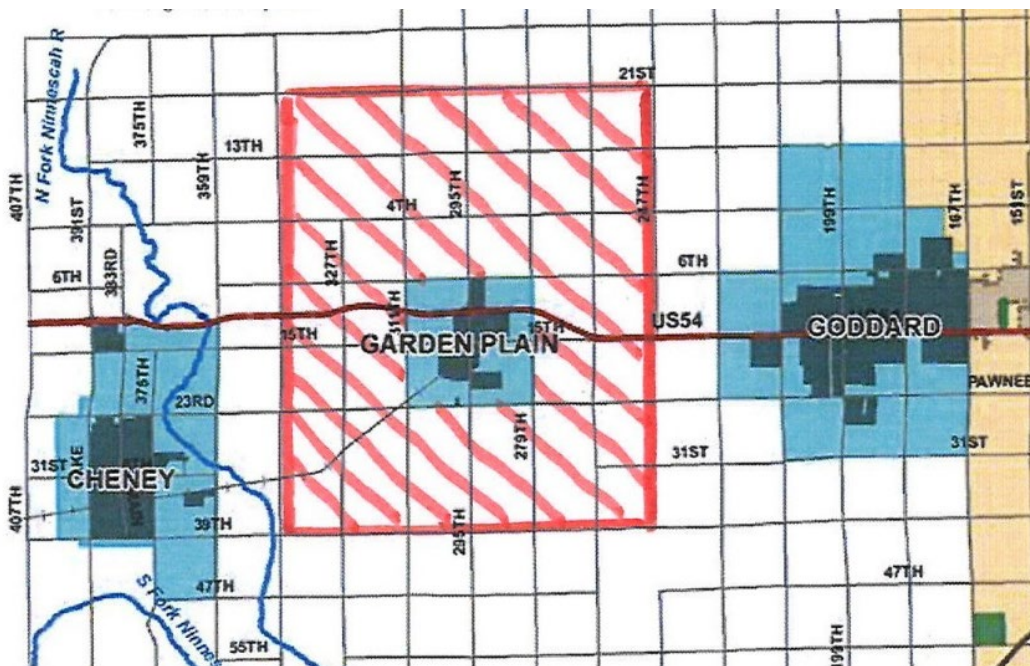
If a property is located within a City's, does that mean it is annexed into the City Limit? No, property that is located in the AOI is not annexed into the City's corporate boundaries (City limit). It does not affect property taxes. If a property is outside of the City Limit, the City has no power over your property taxes. They continue to be determined by the County.

Due Process and Public Notice Requirements

The exercise of power by a City in the AOI is subject to strict procedural oversight. K.S.A. 12-747 and 12-749 require that any action to adopt or amend zoning regulations affecting the AOI must be preceded by a public hearing. Notice of this hearing must be published in the official city newspaper at least 20 days prior to the public hearing. In GP's case, the official city newspaper is the City's website: www.gardenplain.com.

The Sedgwick County "Urban Area of Influence" Model

While the three-mile radius is the statutory default, specific counties have developed more sophisticated "Urban Area of Influence" (UAI) frameworks through interlocal agreements. The Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD) has a very detailed processes and specifications for UAIs; establishment, expansions, development of properties in the UAI areas via their [2015-2035 Community Investments Plan \(Comprehensive Plan\)](#). The UAI can be enlarged upon the city's request and the Board of County Commissioners' approval. The map below shows the City of Garden Plain's current AOI in blue. The City Council will be considering a proposed expansion to expand the AOI to the area shown in red.



The City Council's request for consideration for expansion of the current GP UAI will be sent to the City of Garden Plain Planning Commission. Following their review, the request will be forwarded to the County Planning Commission. From the County Planning Commission, a recommendation to approve the request as

presented, a modified amendment, or denial of the request is forwarded to the Board of County Commissioners (BOCC) for final action.

What is the process for an application for development within a City's UAI? When the county receives a zoning or conditional use permit (CUP) application within a City's UAI, the county planning director must notify the city's planning commission. If the city's planning commission recommends against the proposal within 30 days, the county's governing body (Board of County Commissioners) can only approve the application by a super-majority vote. This provides small communities like GP with a powerful "say" in developments that occur just outside their borders.

Strategic Growth and Infrastructure Readiness

By having a say on proposed developments located within the city's AOI, it helps the City with logical planning and zoning, as well with potential requests to expand city owned infrastructure. The city recognizes that uncontrolled, substandard development in the fringe area of our community can hinder, delay, or impede future growth.

Political and Legislative Contention: The Future of UAIs

The three-mile Area of Influence is currently one of the most volatile topics in Kansas municipal politics. Senate Bill 37 (SB 37), introduced in the 2025 legislative session, aims to repeal the three-mile extraterritorial planning and zoning authority for cities entirely. This means that the City has no say in any residential, commercial, or industrial developments that may affect the City and requested public services and utilities.

Recommended Action: The City Council is asked to:

1. Review the proposed expansion of the City of Garden Plain's AOI and recommend the same to the City of Garden Plain Planning Commission/Board of Zoning Appeals.

Attachments:

None



PUBLIC NOTICE
NOTICE OF HEARING

Notice is hereby given that a public hearing will be held by the Garden Plain Planning Commission/Board of Zoning Appeals, in the City Council Chambers, 507 N. Main, Garden Plain Kansas 67050, on Thursday, April 9, 2026 at 6:00 PM or as soon thereafter as the matter may be heard, for the purpose of considering the following:

Proposed amendments to the City of Garden Plain Comprehensive Plan Future Land Use map, and corresponding Urban Area of Influence (UAOI).



Therefore Total Offering

R.K. Black Solution

Qty	Manufacturer	Model	Description
1	Canon	Therefore™ Online Tenant Provision	Therefore™ Online Tenant Provision
			Therefore™ SAL Named User (1 User / 1 Year)
			Therefore™ SAL Concurrent User (1 User / 1 Year)
			Cloud Image Processing, Type 1, 1-9 devices (1YEAR)
			Therefore™ Online Content Connector (1 Year)
			Canon Professional Services Package for Therefore
			uniFLOW Professional Services

Year 1 Subscription	\$14,841.17
Annual Renewal After Year 1	\$5,190.21
Year 1 Pricing Includes Build	
Invoiced after project is completed and client signs off	
Initial and New Hire Training is Included	



April 2, 2026

City of Garden Plain KS
P.O. Box 336
Garden Plain, 67050

American Tower Site Number: 412027/Site Name: Garden Plain KS

City of Garden Plain KS (Kim)

American Tower understands the importance of maintaining long term relationships with landlords. As a result, American Tower is pleased to present you with the following conditional offer to extend the term of your lease:

Offer: Lease Extension

- A one-time signing bonus of **\$15,000**
- Extend your current lease for one additional 20yr term.
- Rent and Escalations terms to remain the same

Thanks again for taking the time to speak with me. I look forward to talking with you again soon!

Kindly,

Tessa Xioutas
Tower Alliance LLC, An Authorized Vendor of American Tower LLC and its subsidiaries and affiliates
754.354.0018
txioutas@toweralliancellc.com

****PLEASE NOTE:** All proposals are good for a limited time and for discussion purposes only. The parties will not be bound in any respect and with regard to any proposal until and unless a written agreement is signed by all applicable parties. Further, all proposals are contingent upon: 1) American Tower's confirmation, review and approval, in its sole discretion, of a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team. Nothing contained herein shall be construed as, or deemed to create, an agency, joint venture, or partnership relationship between American Tower and Tower Alliance