



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

****AMENDED AGENDA****

1. Call to Order by Mayor Kevin Hammond
2. Approval of the April 1, 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 March 4, 2026 City Council Meeting Minutes
 - b. Approval of March 26, 2026 Special City Council Meeting Minutes
 - c. 2026 Arbor Day Proclamation
 - d. Department Reports
 - e. Mayoral Appointments - Planning Commission
5. New Business:
 - a. Letter of Opposition to the Sedgwick County Commission Regarding Proposed Data Center
 - b. FY2025 Annual Audit Review- Clayton Hubbell, BFR, LLC
 - c. 2026 Annual Street Repair Quote
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. Municipal Court Report
8. Pardon Attorney
9. Governmental Remarks
10. Adjournment

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



Governing Body, City of Garden Plain
Garden Plain High School Auditorium
March 4, 2026, at 6:00 pm

1. Call to Order by Mayor Kevin Hammond: (6:03):

Mayor Kevin Hammond called the March 4, 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 – Public Works Director; Kelly McElroy- City Administrator; Savannah Shelite -Administrative Asst.; Morgan Koon - City Attorney; Bryan Crownover- Chief of Police; Derrick Gros - Police Officer; Kimberly McCormick – City Clerk; Dixie Riedel- KMGA; Davin Morris - Black Hills Energy; Wade Hopper- Black Hills Energy; and many citizens.

2. Approval of March 4, 2026, Agenda:

City Attorney Koon requested to move the Executive Session to item 6 after New Business, and in New Business move item b to before item a. *Brent Randolph made a motion to approve the March 4, 2026, agenda with changes, 2nd by Tracy Thul. Vote: 5-0 motion carried.*

3. Citizen Comment: several citizens spoke about their concern about potential data centers in our area. The council thanked the group for their comments. *No binding action was taken.*

4. Consent Agenda:

- a. Approval of February 4, 2026, City Council Meeting Minutes
- b. Approval of February 12, 2026, Special City Council Meeting minutes
- c. Approval of February 16, 2026, Special City Council Meeting minutes
- d. Mayoral Appointments- Planning Commission
- e. Department reports

Tracy Thul made a motion to approve the consent agenda, 2nd by Jenny Zoglman. Vote: 5-0 motion carried.

5. New Business:

- a. **Discussion and Consideration of a Request to Sedgwick County to Expand the City's Urban Area of Influence (UAI):** Discussion ensued. Several citizens had questions about the UAI. *Tracy Thul made a motion directing the Garden Plain, Kansas Planning Commission re-evaluate and adopt the Garden Plain, Kansas Comprehensive Plan to include an Area of Influence for Garden Plain up to 3 miles from the current corporate limits, not to extend more than half the distance to the corporate limits of any other city whose Area of Influence overlaps the Garden Plain proposed Area of Influence, and once adopted, submit the adopted Comprehensive Plan to the Garden Plain City Council for further action and submission to Sedgwick County for consideration and approval., 2nd by Brent Randolph. Vote: 5-0 motion carried.*

- b. **Review and Receive a Proposed Large Volume Transportation Service (LVTS) agreement from Black Hills Energy:** Public Works Director Tylor Struckman spoke about our current LVTS contract expiring at the end of April 2026, and the expenses we will have if we stay with the current contracted provider. A new contract with Black Hills will, over time, save us some expense. Discussion ensued. *Brent Randolph made a motion to approve the agreement with Black Hills, 2nd by Jenny Zoglman. Vote: 5-0 motion carried.*

6. Executive Session (7:12 - 7:27):

Brent Randolph made a motion to enter into executive session for 15 minutes as per K.S.A. 75-4319(b)(2) for matters of attorney/client privilege, 2nd by Tracy Thul. Vote: 5-0 motion carried. Council returned to regular session at 7:27 with no binding action taken.

After returning to session, Tracy Thul made a motion to add to the April 1 agenda a Resolution of Intent to issue Industrial Revenue Bonds, 2nd by Brent Randolph. Vote: 5-0 motion carried.

7. Old Business: None

8. Municipal Court Report: City Attorney Koon stated that the one case on the docket was continued until March.

9. Pardon Attorney: 7:30

10. Treasurer Report: City Treasurer Darren Haukap was absent. City Clerk McCormick stated that she was working hard to get the financials up to date after her extended absence and following the transition to new software.

11. Governmental Remarks: None

12. Adjournment (7:56): *Brent Randolph made a motion to adjourn, 2nd by Amy Hunter. Vote: 5-0 motion carried.*

Respectfully submitted by Kimberly McCormick, MMC-City Clerk



Governing Body, City of Garden Plain
City Hall, 505 N Main St
March 26, 2026 at 5:30 PM

- 1. Call to Order by Mayor Kevin Hammond: (5:30 PM):** Mayor Kevin Hammond called the March 27, 2026 Special City Council meeting to order. Council members present were Jenny Zoglman, Amy Hunter, Brent Randolph, and Jessica Lyman. Also present was Morgan Koon, City Attorney.
- 2. Executive Session: Attorney/Client Privilege: K.S.A. 75-4319(b)(2):** *Jenny Zoglman made a motion to go into executive session for a period of 60 minutes. 2nd by Amy Hunter. Vote: 4-0, motion carried.* The meeting was called back to order by Mayor Kevin Hammond at 6:30 PM, with no binding action taken.
- 3. Adjournment (6:30 PM):** *Brent Randolph moved to adjourn the meeting. 2nd by Amy Hunter. Vote: 4-0, motion carried.*

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: Nowak is installing the water and wastewater infrastructure this week at the Renner property. Following that, dirt work will begin including pad sites for the buildings.

Finance:

Annual Financial Audit: The City's auditing firm, BFR, plans to make a presentation of the City's annual 2025 audit results at the April 1 City Council meeting.

Sales Tax: March sales tax revenues were received last week from the Kansas Department of Revenue (KDOR). Monthly revenue totaled \$33,689.07. The City's one percent portion of the total amount is \$14,578.58. For the City's one percent share is a 41% decrease (-\$5,947.54) from the previous month. Year to date revenues are up 24% (\$12,397.57) compared to the same months in 2025.

Grant applications:

Kansas Water Office: Ground Water Storage Tank Project: We are disappointed to share that our two grant applications to the Kansas Water Office (KWO) for technical assistance for design and construction assistance for the build-out of our new ground water storage tank were not funded this year. The KWO received more than 280 applications, totaling \$272 million in grant funding requests, with 44 projects awarded. It is a very competitive grant process with limited funds and many community needs throughout the state. As a bit of good news, the grant funding has been increased by the state for the upcoming years (through 2031). We will reapply and also continue to seek additional opportunities to fund these needed infrastructure improvements.

KDOT Cost Share Grant Application: Last week Joh Riggins with Kirkham Michael submitted an application to KDOT's Cost Share Grant program for the construction of a new sidewalk on the west side of 295th, extending from the current sidewalk ending at Dold (north end of Dollar General property) north to connect with and serve Bentwood Addition. The total estimated cost of the project is \$302,000. It is a 70/30 matching grant, with the city providing 30%, or approximately \$91,000. Award announcements are expected in mid-June 2026.

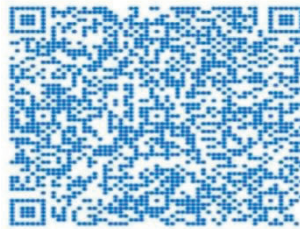
Police: Reminder as we approach warmer spring weather – there are no motorized vehicles allowed on City sidewalks, paths or trails. We love that our citizens are outside and active, and want everyone to be able to do so safely.

Public Works:

Municipal Pool: Construction continues on the new municipal pool. We are thankful for the continued warm weather that has helped us stick to the schedule.

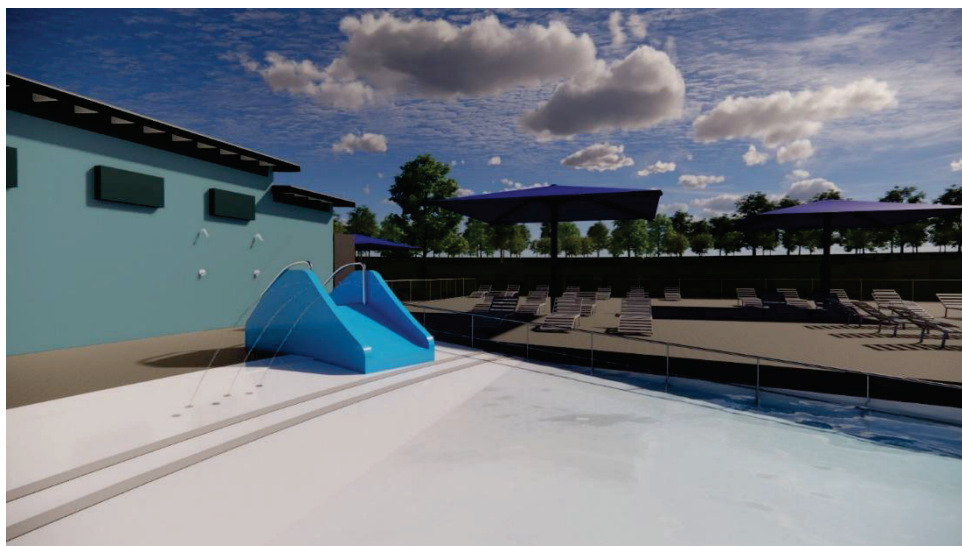
We are pleased to announce our partnership with Council of Hope to accept tax deductible donations toward the cost of the new pool construction. Donations can be made via Venmo, cash, or check. Council of Hope will provide the needed documentation for tax deductions. No donation is too small or large! If individuals would like to donate via Venmo, you can utilize the following QR code or visit <https://account.venmo.com/u/CouncilofHope> or go to Venmo and search for Council of Hope Inc. Please be sure to list your name and that it is a donation for the Garden Plain Municipal Pool. If you would like to make a donation exceeding \$600, please contact Council of Hope directly at councilofhope@gmail.com, or make checks payable to Council of Hope Inc., PO Box 164, Garden Plain KS 67050. Please note on the memo line of the check that it is a donation toward the pool.

Council of Hope, Inc
@CouncilofHope



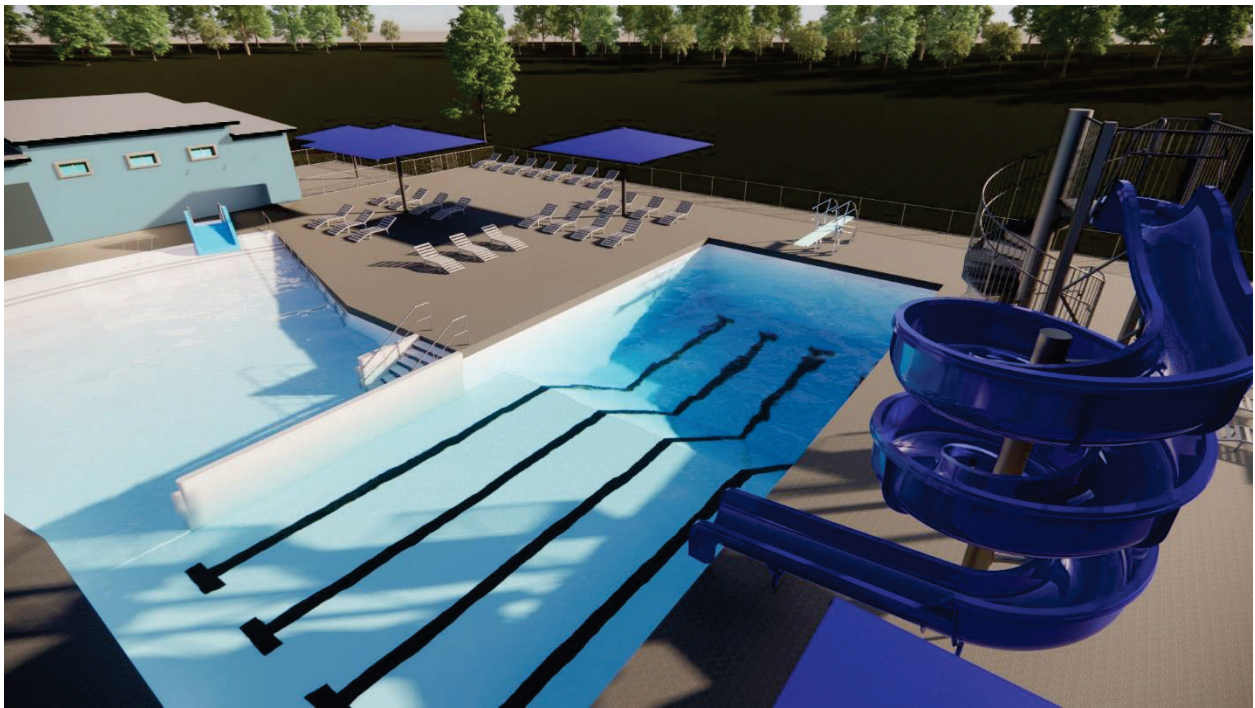
venmo

Want to make a donation to a specific amenity for the pool? You sure can! If you donate a substantial amount of funds toward the pool project, naming rights may be considered by the City Council! Items include the slides, pool bath house, splash pad, etc. Please contact City Administrator Kelly McElroy at kelly.mcelroy@gardenplain.com for details. Below are some renderings of the slides, courtesy of Waters Edge design. They will be gold and grey to complement our community and school colors.



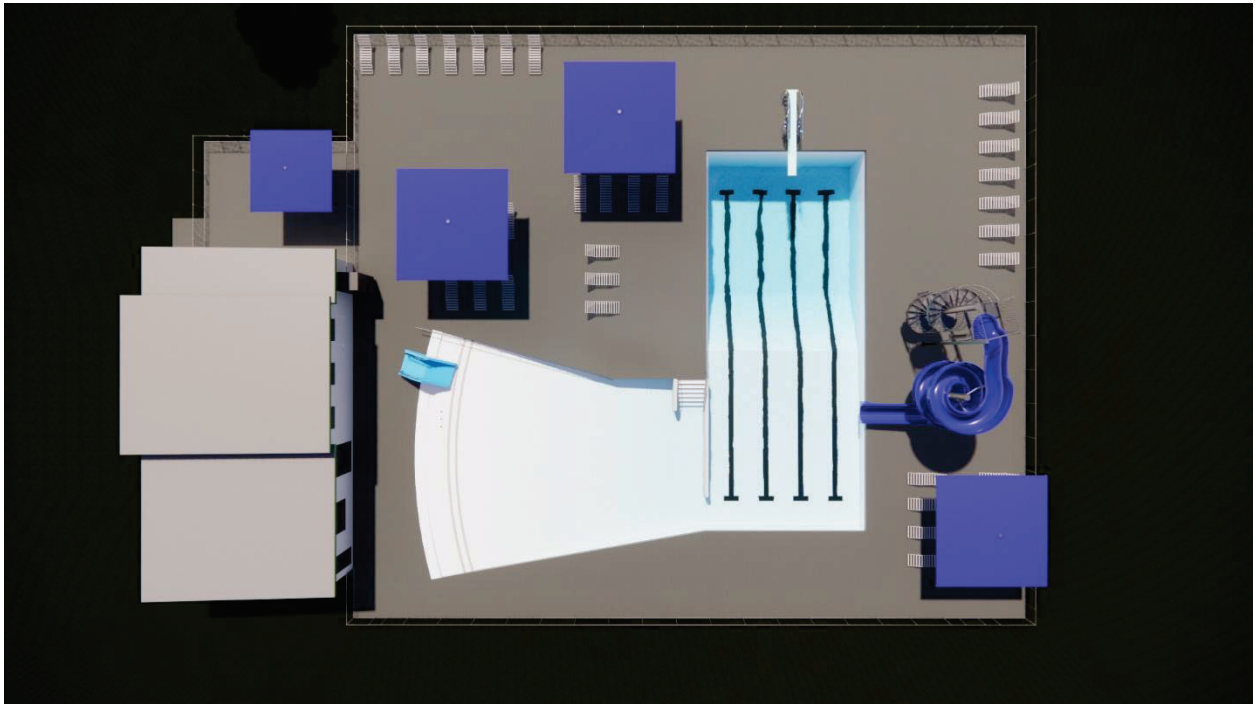


Family slide





Twister Slide



Pool Complex Overview

Staff Training: This week staff attended the Kansas Rural Water Association annual conference in Wichita for training and continuing education credits for water and wastewater certifications.

Upcoming Meetings & Events:

Planning Commission: The Planning Commission/Board of Zoning Appeals is scheduled to meet on Thursday, April 9, 2026 at 6 PM in the Council Chambers, 507 N. Main St., to conduct a public hearing regarding changes to the city's comprehensive plan long term land use map and proposed expansion of the city's Urban Area of Influence.

Municipal Court: Municipal Court is scheduled for Tuesday, April 21 at 6 PM in the Council Chambers, 507 N. Main St. There was no court in March due to spring break scheduling conflicts.

City Council: The City Council will meet in regular session on Wednesday, May 6, 2026 at 7:30 PM in the Council Chambers, 507 N. Main St.

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

ANNUAL APPOINTMENTS

2026

Planning Commission/BZA:

Braden Cox: Term: 2026-2027

Brian Henry: Term: 2026-2027

City of
Garden Plain

PROCLAMATION

WHEREAS: in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS: this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS: Arbor Day is now observed throughout the nation and the world, and

WHEREAS: trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS: trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS: trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS: trees - wherever they are planted - are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Kevin Hammond, Mayor of the City of Garden Plain, do hereby proclaim April 24, 2026, as **ARBOR DAY** in the City of Garden Plain and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands. Further, I urge citizens to plant trees to promote the well-being of this and future generations.

DATED this 1st day of April, 2026.

Kevin Hammond, Mayor

Attest: _____
Kimberly McCormick, City Clerk





Proposal

Date: Friday, March 27, 2026
 Project: City of Garden Plain
 Location: Various
 Estimator: Vernon Sumpter

3600 West Esthner
Wichita Kansas 67213
 (316) 613-3433 Fax (316) 613-3499
 Submitted To:
 Kimberly McCormick
 505 N. Main
 Garden Plain, KS 67050

City of Garden Plain 2026

Asphalt Repair (5" depth repair)

We will remove areas in asphalt pavement full depth, compact subgrade, and place 5" hot mixed asphalt in two lifts. Hot mixed asphalt to meet City of Wichita specifications. Approximately 38 sqyds. (342 sqft.)

<u>Street</u>	<u>Location</u>	<u>Quantity</u>
1. Sedgwick	926 & 650	<u>38 sqyds.</u>

Total = 38 sqyds.

Bid Price for Asphalt Repair \$3,500.00 tax exempt.

Slurry Seal - 2026

Slurry Seal

We propose to furnish labor, material, and equipment to construct an emulsified asphalt quick set slurry seal on city streets per below.

<u>Street</u>	<u>Location</u>	<u>Quantity</u>
1. *B Street	Main to Section line Rd.	6,700 sqyds.
2. *C Street	Valley gutter to Section line Rd.	3,933 sqyds.
3. **Sedgwick (two coats)	Mary to Harry	<u>2,904 sqyds.</u>

Total= 13,537 sqyds.

Bid Price for Slurry Seal.\$47,108.76 tax exempt.

Notes:

1. (*) Streets we recommend be strip patched before the final coat of slurry seal to stabilize the base.
2. (**) We recommend a double seal to stabilize the base.
3. This price includes strip patching areas prior to double seal.

Above Slurry price includes the following.

1. Furnish Traffic Control
2. Sweep and clean streets.
3. Cover manholes and water valves

Slurry Seal to be applied at the following rate.

1. CSS-IH asphalt emulsion .35 gal per sqyd
2. Type II chat 20 Lbs. per sqyd

Cost surcharges:

Due to fluctuations in material costs during FY 2025, South Central Sealing reserves the right to adjust pricing or implement additional surcharges if material costs increase before project completion. Any necessary changes will be communicated to the Customer in advance, and a formal change order will be submitted for approval prior to proceeding with the affected work.

NET DUE UPON RECEIPT OF INVOICE.

Late Payments:

If Buyer fails to make payment within 30 days of the due date specified in the invoice, Buyer shall pay Contractor a late payment charge of 10% per month on the outstanding balance until paid in full. The contractor reserves the right to suspend services or terminate the agreement for non-payment.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements

contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Signature. _____

Alex Stephenson

NOTE: We may withdraw this proposal if not accepted within 30 days.

ACCEPTANCE:

The above prices, specifications, and conditions are satisfactory and are accepted. You are hereby authorized to do the work as specified.

Payment will be made as outlined above. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE YOU SIGN AND RETURN THIS PROPOSAL FORM.

DATE _____

SIGNATURE _____

Return One Copy of Signed Proposal to South Central Sealing L.L.C.