



AGENDA GARDNER CITY COUNCIL

City Hall – 120 East Main Street -- Gardner, Kansas
Monday, July 20, 2020
7:00 p.m.

****If you wish to provide written public comment regarding any items below by email, please provide them by noon on July 20, 2020 to cityclerk@gardnerkansas.gov. The meeting will be open to the public ****

*Watch this meeting live on the City's YouTube channel at <https://www.youtube.com/user/CityofGardnerKS> *

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Proclaim the month of July 2020 as Park & Recreation Month in the City of Gardner, Kansas
2. Presentation on the Waverly Road Project, 175th to Madison

PUBLIC HEARINGS

PUBLIC COMMENTS

Members of the public are welcome to use this time to make comments about City matters or items on the agenda that are not part of a public hearing

CONSENT AGENDA

1. Standing approval of the minutes as written for the regular meeting on July 6, 2020.
2. Standing approval of City expenditures prepared July 2, 2020 in the amount of \$83,269.05; and July 10, 2020 in the amount of \$510,749.56.
3. Consider authorizing an amendment for easement acquisition and support as part of the Hillsdale Expansion Project
4. Consider appointing a City of Gardner representative to the Kansas Municipal Gas Agency Board of Directors
5. Consider authorizing the execution of a contract with Gardner Disposal, Inc. for the 2020 City-wide Clean Up

PLANNING AND ZONING CONSENT AGENDA

1. Consider accepting the dedication of right-of-way and easements on final plat FP-20-02 for Prairie Trace Meadows, 1st Plat
2. Consider accepting the dedication of right-of-way and easements on final plat FP-20-03 for Prairie Trace Estates, 1st Plat

COMMITTEE RECOMMENDATIONS

1. Consider adopting an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs

OLD BUSINESS

NEW BUSINESS

1. Consider adopting an Ordinance amending the City of Gardner's Base Salary Structure-Fiscal Year 2019-2020

COUNCIL UPDATES – Oral presentation unless otherwise noted

EXECUTIVE SESSION

ADJOURNMENT



PROCLAMATION

WHEREAS park and recreation programs are an integral part of communities throughout this country, including Gardner, Kansas; and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community and Gardner, Kansas recognizes the benefits derived from parks and recreation resources; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

NOW THEREFORE, BE IT RESOLVED, that I, Steve Shute, Mayor of City of Gardner, Kansas, do hereby proclaim July as

Park and Recreation Month

in the City of Gardner Kansas to be affixed this 20th day of July 2020, and encourage the citizens of Gardner to recognize the benefits derived from parks and recreation resources.

CITY OF GARDNER, KANSAS

Steve Shute, Mayor

Attest:

Sharon Rose, City Clerk

(SEAL)

COUNCIL DISCUSSION FORM

PRESENTATION ITEM NO. 2

MEETING DATE: JULY 20, 2019

STAFF CONTACT: TIM McELDOWNEY, CITY ENGINEER

Agenda Item: Presentation on the Waverly Road Project, 175th to Madison

Strategic Priority: Fiscal Stewardship
Infrastructure and Asset Management

Department: Public Works

Background/Description of Item:

At the December 2019 Pavement Management Work Session, staff briefed council regarding the Waverly Road Project, including widening of Waverly to three lanes, open ditch sections, lighting, trail and sidewalk. Staff presented that a round-about may be a viable alternative for the intersection of Waverly and Madison, and that additional investigation would be needed to fully review this alternative.

Affinis Corporation, our professional engineering design consultant for the project, has further investigated and developed the intersection concepts and analyzed levels of service (LOS) for several different scenarios and design alternatives including;

1. Existing Conditions
2. Existing Conditions + additional traffic projected from the Breckenwood Creek Traffic Impact Study (Even with the added traffic, warrants are still not met)
3. 3-Lane Section for Waverly Road, intersection remains 2-way stop controlled
4. 3-Lane Section for Waverly Road, intersection is changed to All-way stop controlled.
5. Roundabout

Affinis project representatives will be presenting a summary of their findings and discussing the next steps for the project.

RECORD OF PROCEEDINGS
OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS

Page No. 2020 – 112

July 6, 2020

The City Council of the City of Gardner, Kansas met in regular session on July 6, 2020, at 7:00 p.m. in the Council Chambers at Gardner City Hall, 120 East Main Street, Gardner, Kansas, with the Mayor Steve Shute presiding. Present were Councilmembers Todd Winters, Rich Melton, Mark Baldwin, Randy Gregorcyk and Tory Roberts. City staff present were City Administrator James Pruetting; Police Captain Jacob Hayes; Utilities Director Gonzalo Garcia; Public Works Director Michael Kramer; Finance Director Matthew Wolff; Parks and Recreation Director Jason Bruce; City Attorney Ryan Denk; and City Clerk Sharon Rose. Others present included those listed on the attached sign-in sheet and others who did not sign in.

CALL TO ORDER

There being a quorum of Councilmembers present, the meeting was called to order by Mayor Shute at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Shute led those present in the Pledge of Allegiance.

Mayor Shute addressed the mask mandate. He asked each councilmember to wear a mask, two declined. There will be no enforcement. Shute repeated that staff and council were asked to wear masks.

PRESENTATIONS

1. Presentation of the 2021-2022 Draft Budget

Finance Director Matt Wolff said the city has been using priority-based budgeting for several years. They are currently at Step 7 – monitoring results and adjusting as necessary. The presentation is broken into three components: revenue update, budget adjustments, and next steps. Wolff shared good news regarding the city's sales tax. The June distribution of sales tax includes city sales tax and Gardner's portion of the county sales tax. The city sales tax is up 5% on the year. Gardner is more insulated than other entities in the area. Gardner's portion of the county sales tax is down 2% on the year. The city is down 10% on the June distribution, but that was for April collections. This is not as bad as originally projected. The general fund revenue shortfall was predicted to be \$1.2 Million, but now that they have real data, it's at \$660,000. Although they aren't seeing as much a loss of revenue as other communities, there's still uncertainty going forward. The 10% loss in April still has an impact. As the pandemic continues, there may be more impacts.

Director Wolff shared that they were able to add 3% merit pool for 2021. Staff noted that neighboring jurisdictions are still including merit into their budgets and the city doesn't want to fall behind again. They are changing how they are transferring some water fund to the wastewater fund. Historically, they have had \$1 Million a year subsidy from the water fund to the wastewater fund. The rate study was trying to eliminate that subsidy. It can't be done all at once, but they are phasing it over time to cut it in half for the next four years, and phase out in 2025, with the increase in sewer rates. Staff revised the placeholder for the new wastewater treatment plant, from \$28 Million to \$20 Million. It's necessary to keep a healthy fund balance. They will mitigate the risk of overbuilding capacity and the plant will still be expandable to accommodate future growth. This is a placeholder, once they have cost estimates and a better idea of the plan, they will come back to council to review.

Director Wolff noted that they will need to amend the 2020 budget for the land bank. They created the land bank fund and transferred \$5,000 from the general fund earlier this year. This was not part of the approved 2020 budget submitted to the state. Staff will need to amend the budget so that if they have a project that uses the land bank this year, they will have budget authority to be able to use that money.

Director Wolff showed the impact of the adjustments for the general fund since adding merit back in. The mill levy will stay flat for the next three years. The projected year-end general fund balance has gone up since the last presentation. Last time, they projected 2022 with a 23% fund balance, and now it's up to 24%, closer to the target of 25%. Generally, 20-30% is solid, and they prefer it to be 25%.

Director Wolff said the next steps include direction from the governing body tonight, a budget hearing on August 3, then final budget adoption on August 17.

**RECORD OF PROCEEDINGS OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS**

Page No. 2020 - 113

July 6, 2020

Councilmember Gregorcyk noted that sales tax is up 5%, what does that equate to in dollars? How do they get the \$660,000 difference from \$1.2 Million? Wolff said the difference year-to-date in June of 2020 to June of 2019 is about \$60,000. Gregorcyk asked about the other \$600,000. Mayor Shute said that was county portion. They were expecting the county revenues to be considerably lower, over 20%. Wolff said the sales tax for the city is up about 2% if they combine both the city and county sales tax together. They had 2.9 Million across all funds last year in 2019, and it's approximately 2.97 Million now.

Councilmember Winters asked if they are expecting June and July to be similar collection. He assumes April is the worst month. Wolff confirmed April was one of the worst ones. He stated it will be the same. They had a partial month for March collections received in May and it was down 9% from the county. He anticipates the city's to be up a little more with the new Price Chopper. It's hard to say what the county is going to do, but they expect it to continue to be down 8-10%. Winters asked how much the 3% merit increase will be in dollars. Wolff said it will be \$270,000. There is a cumulative effect going over years. Winters asked if there was any thought on adding items back in, like police vehicles. Wolff discussed this with the City Administrator and the Police Chief. Overall, it was a greater concern to retain personnel over vehicles. They did not add the vehicles back in, but can reconvene after this year, see what the fund balance is, and add them in next year.

Mayor Shute asked that they move forward with what they have tonight, and then come back with additional line items to discuss at the next meeting. Wolff confirmed, stating there will be minor changes, but this significantly sets what the budget will be. Staff will publish the planned budget in the paper, setting the maximum it can be, and then move forward with a public hearing. Shute asked about the decrease on the wastewater treatment plant. He asked Utilities Director Garcia to go over what was changed in the plans to bring the number down. Garcia said the original estimates were for a 1.25 MGD facility. Now they are looking at what is the minimum they need to serve Grata and the additional annexations. It's close to 1 MGD, so that reduced the cost. GBA is working on a new estimate. Shute clarified that this is a modular build so it can be expanded. Garcia confirmed, saying it's the same concept as the Hillsdale plant. Councilmember Baldwin said if they are reducing capacity, how much more growth can they sustain without needing that capacity back that was originally projected? Garcia said the Grata sanitary sewer is being designed to handle a full build-out for the Prairie Trace development with just Grata, the sanitary sewer is being designed with a full buildout for prairie trace. They have until 2025 before they need to build a wastewater treatment facility. If they do the construction sooner, they will have more capacity for future developments. They will need to do something in 2025 or 2026. Shute said that's when they'll see the revenues from the wastewater rate increases. Garcia said GBA is doing these analyses and will have a better number in a month.

PUBLIC HEARING

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

1. **Standing approval of the minutes as written for the regular meeting on June 15, 2020.**
2. **Standing approval of the minutes as written for the special meeting on June 19, 2020.**
3. **Standing approval of City expenditures prepared June 12, 2020 in the amount of \$559,187.35; and June 16, 2020 in the amount of \$102,079.66; and June 19, 2020 in the amount of \$1,396,412.82; and June 26, 2020 in the amount of \$256,936.19.**
4. **Consider authorizing the execution of an agreement with BHC Rhodes, Inc. to design the US-56, Sycamore Street to Moonlight Road improvements**
5. **Consider authorizing an agreement for 188th Street Benefit District Improvements**
6. **Consider authorizing the City Administrator to purchase two (2) 2020 Ram 1500 4X4 quad cab trucks from Landmark Dodge**

**RECORD OF PROCEEDINGS OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS**

Page No. 2020 - 114

July 6, 2020

- 7. Consider authorizing the purchase of 800 tons of deicing salt from Independent Salt Co.**
- 8. Consider authorizing a Change Order with Amino Brothers Co., Inc. to construct Street, Street Lighting, and Waterline improvements for the Waverly Plaza Special Benefit District**
- 9. Consider authorizing a task order agreement for construction services for internal improvements in the City of Gardner**

Councilmember Winters made a motion to approve the Consent Agenda.

Councilmember Melton Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

PLANNING & ZONING CONSENT AGENDA

COMMITTEE RECOMMENDATIONS

NEW BUSINESS

COUNCIL UPDATES

Police Captain Hayes provided statistics surrounding fireworks enforcement around the 4th of July. Councilmember Winters asked what kind of feedback they got when they gave warnings. Hayes said officers tracked anywhere they had contact with someone, whether it was a verbal or written warning. Officers could access a digital log in the field. They had one return address they went to during the time-period, and an arrest was made the second time, so there was no need for a citation, as it was an unrelated incident. Hayes said they got good compliance with using warnings as opposed to citations. Winters noted that was his question, how effective was it individually. There were 51 warnings, did that effectively mean 50 of them stopped shooting before or after they were supposed to. Hayes said that was the finding. He didn't receive any different feedback from citizens or officers. Councilmember Roberts asked about the mix of after-hours versus being in the street. Hayes said before the legal dates, they had a majority of the warning contacts. That was for discharge when it was not legal to discharge by city ordinance. There weren't many violations regarding after-hours or being in the street. The 4th is a heavy call load, so they had additional officers for the 1st through the 5th dedicated for that purpose. The department is overwhelmed, resource-wise, on the 3rd and 4th with the amount of calls. Councilmember Roberts said she heard a lot of fireworks after 11pm. Hayes did not break out whether those violations were after-hours or in the street during legal days, but will send it out to council tomorrow. Councilmember Gregorcyk asked about the additional officers. He assumes that was overtime, so there's a cost to that. Hayes confirmed. Gregorcyk also noted that Public Works would be sweeping the streets, and asked how much of the road they would do. Public Works Director Kramer said crews try to encourage citizens to clean up their own trash. Then they will follow with routine street sweeping, there's not a specific amount of cleaning up fireworks debris. Gregorcyk asked if there is a time provided to citizens who created the debris to clean up the debris, and after that time, the city cleans those streets. Kramer believes that would be a codes enforcement issue. Gregorcyk isn't alluding to fines, but there should be a period of time for citizens to get it cleaned up; those are city streets and need to be kept clean. Councilmember Baldwin said it sounds similar to the snow removal timeline. Kramer said in the past, they have had good compliance with residents cleaning up their cul-de-sacs when they are informed that it's their responsibility to clean the mess they made. Mayor Shute said the snow removal policy is 48-72 hours, and they could do the same with fireworks. Gregorcyk said they could talk to the wastewater staff regarding the debris that is carried downstream. There are chemicals in the fireworks that get into the water stream. Gregorcyk said they should evaluate the fireworks ordinance, look at the data and understand the costs and safety, and make sure they listen to the minority in addition to the majority. He would like to see it on the agenda in the coming months to not look at it from an emotional perspective, but to look at the data. Shute agreed.

**RECORD OF PROCEEDINGS OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS**

Page No. 2020 - 115

July 6, 2020

Director Garcia shared an update on the water watch adopted on June 19. The water demand over the past 7 days has decreased below the water watch level, partly due to weather, and partly due to water conservation. Staff can't measure water conservation currently, but with smart meters they will be able to see how much is conservation measures. There will be 2-4 weeks of hot weather, so Garcia recommends leaving the water watch in place until the trend remains on the down side. Mayor Shute said they can revisit the second meeting in July or first meeting in August. Garcia continued, stating that on December 3, 2019 council adopted the smart meter opt-out program that includes a digital and a medical opt-out. Currently, they have 9 requests for opt-out, of which 5 are digital and 4 are medical. In order to get a medical opt-out, they require a physician's verification statement. This statement is to be notarized. Most health care facilities don't have notaries. Shute asked if the notary requirement was in the project resolution. Garcia said it was part of the program. Shute asked if they can strike the requirement? Councilmember Baldwin asked if the medical opt-out could become digital. Garcia said medical opt-outs want no smart meters at all. City Administrator Pruetting suggested having the doctor fax the form from the doctor's office. They typically do that to verify a valid signature for prescriptions. Councilmember Winters also suggests using their letterhead. Councilmember Melton asked if they needed to revise the ordinance. Shute said it's in the policy and they can amend that policy with governing body action now. He then asked for consensus and all councilmembers agreed.

Mayor Shute congratulated Parks Director Jason Bruce on the fireworks presentation. Bruce said they had a good turnout for the social distancing drive in. Gardner Radio worked well, and people seemed to enjoy it. Bruce thanked the Fire District, Police Department, Public Works, Economic Development and other staff for their assistance. They hope to return to the full festival next year. He received good comments from the public. Bruce said after months of planning, they are rolling out baseball/softball program this week. It will be a short season through the first of August. Numbers are down, but they still had a good turnout. This year they tried a checkout system for equipment that worked well.

Mayor Shute asked Public Works Director Michael Kramer about the intersection of Santa Fe and Waverly. Kramer noted the intersection closed today, and is scheduled to reopen in 2 weeks. There are posted detours, and more information on the website. Kramer discussed that the large-item pick up event was canceled in the spring due to COVID. This project has been re-bid and staff will bring it back in the next council meeting. They have made changes to the program, looked at surrounding communities and talked with contractor about what would help them perform better. There will be a limit on number of items and types of items. They will not allow construction and demolition debris or commercial debris. It will be residential only, like furniture, old grills, basketball goals, swing sets, carpet rolls, things that aren't picked up by regular trash service. In order to reach budget numbers, they need to reduce the tonnage collected by 30%. There will be more information coming soon. Shute said the changes should help reduce the tonnage, as some had taken advantage in years past. Councilmember Baldwin clarified that construction debris was excluded in the past. Shute said it was not explicitly said. Councilmember Melton said there were certain things like washing machines and refrigerators that were excluded. Kramer said they will send out a postcard or mailer in advance so that residents are aware of the changes.

Mayor Shute noted that the Economic Development Director chair is empty. Director Larry Powell announced his retirement recently. Shute appreciated his effort to his work and helping to move the city forward over the last several years. Shute thanked Director Powell for his service to the community.

City Administrator Pruetting shared that he has a meeting scheduled next Monday with the Waverly Plaza group and hope to move the conversation forward. Regarding the Grata project, staff has been going back and forth with WaterOne on getting a plan together to acquire right-of-way (ROW). The county and Olathe had a plan from several years ago that would expand 175th Street. They are asking the city to acquire 200 feet of ROW instead of 120 feet. It would be an additional expense they are trying to work out. If they build in the ROW, and it's not big enough to expand the road, it would have to be moved. Pruetting will work with the City Attorney to determine how they move forward. Plaza South is moving ahead of schedule.

Councilmember Gregorcyk noted that sales tax revenue from fireworks is about 60 days out, correct? Finance Director Wolff confirmed. Gregorcyk asked City Administrator Pruetting about the status of the lake road from the

**RECORD OF PROCEEDINGS OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS**

Page No. 2020 - 116

July 6, 2020

last meeting? Pruetting said staff will do some minor maintenance. He said going back into the history, there was no council decision to stop doing that. The decision was made between the previous city administrator and Director Kramer to stop it. Gregorcyk asked if there will be a determination as to whose responsibility it will be. Pruetting said he and Kramer looked at the map, and the city owns other roads around the lake that are not in the city and there is no tax collection from it. They will take care of the area, which is the general common drive, and the homeowners can take care of the areas next to it. Gregorcyk noted the mayor's statement on masks, but asked why Melton and Baldwin won't wear facemasks, when it's gone to the county commission. Mayor Shute said it is a civil matter, not a criminal matter. The complaints would have to come from an individual with standing within this body. The county commissioners supported the governor's mandate. It was an executive order passed by the governor's office and then put to the counties. Both the District Attorney and the Attorney General put out opinions stating this is a civil issue. There is no way to enforce an issue like this other than using trespassing, but that's for private businesses. There is no trespassing on public property.

Councilmember Baldwin offered if anyone wants to talk with him about masks, they can reach out via email or phone.

Councilmember Melton echoed Baldwin's comment on the masks; everyone knows where he stands. Melton said he went to all the fireworks stands and talked with all the vendors. He stated he does not own or run a fireworks stand. He said every vendor was up on every day of sales. They had folks coming in from neighboring cities. Melton stressed the need to get the debris cleaned up. They allow fireworks, but residents need to do their part to keep their debris cleaned up. Melton estimated there was \$600,000 in sales. Most tents sold out or almost sold out. Melton said sales are for 7 days before the 4th, and he would like to revise the ordinance meeting the state's 9 days of sales. This would allow for tents to sell any overage on the 5th. Shute said there is a difference regarding days for shooting them at the state level that the city doesn't have. Melton said he was sharing what those folks were asking for. He said they can also look at associated issues Gregorcyk shared and have them in the ordinance. Councilmember Winters asked if it is always the 3rd-5th every year. Shute said yes, per the ordinance passed last year. Melton asked about the status of wastewater plant in Edgerton. Pruetting said he has reached out to Beth Linn, she was out of town, but said she would get with him and Don Roberts. He will follow up. Pruetting said they have talked with the county about 199th Street. They have also talked with the state about relevant issues with regard to the weigh station. Those conversations are going to be broader than just between Gardner and Edgerton

Councilmember Winters thanked Gardner PD and Fire Department for their extra work last week. They have to enforce difficult things to enforce. He would like continued discussion on ways to improve people following the rules, continue the dialog. Mayor Shute said he's all for looking at ways to improve. This year has been unique unlike other years with COVID madness. This provided an outlet. Melton said explosives are a cheap therapy. Shute noted that with personal freedom comes personal responsibility. Councilmember Baldwin said being cooped up, what does that have to do with following the rules? Shute said everyone wants to make themselves feel better about some things. Blowing things up can help, but not before discharge dates, or after-hours. Baldwin noted that the fireworks stands don't have large signs with the rules posted. He said they could make that a requirement. Baldwin said that on the 5th, after the fact, he would like to see the hours shortened to during daylight and possibly allow for nighttime discharge on the 2nd, shifting the hours. Councilmember Roberts wasn't involved in the fireworks discussion, but would welcome another discussion and revisit some items like the times.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business to come before the Council, on a motion duly made by Councilmember Gregorcyk and seconded by Councilmember Melton the meeting adjourned at 7:50 p.m.

City Clerk

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000350 7830	00	AFFINIS CORP. PI0277 006982	00	06/24/2020	130-3130-431.62-04	CONSULTING SERVICES	EFT:	3,787.50
						VENDOR TOTAL *	.00	3,787.50
0003525 934668	00	ALLEN, GIBBS & HOULIK LC 003057	00	07/02/2020	001-1305-413.31-01	AUDIT SERVICES	EFT:	10,000.00
						VENDOR TOTAL *	.00	10,000.00
0000566 135866 135866 135892 135893	00	AMERICAN TOPSOIL, INC. 003029 003030 003031 003032	00	07/02/2020 07/02/2020 07/02/2020 07/02/2020	521-4230-442.52-12 531-4330-443.52-12 531-4330-443.52-12 531-4330-443.52-12	DIRT DIRT DIRT DIRT	EFT: EFT: EFT: EFT:	96.00 96.00 192.00 192.00
						VENDOR TOTAL *	.00	576.00
0001986 4612511-01	00	ANIXTER, INC. 003033	00	07/02/2020	501-4130-441.52-31	LINE HARDWARE	EFT:	2,264.76
						VENDOR TOTAL *	.00	2,264.76
0001834 34127	00	C & C GROUP 003034	00	07/02/2020	521-4220-442.43-02	GENERATOR REPAIRS	EFT:	3,265.75
						VENDOR TOTAL *	.00	3,265.75
0000001 313440714	00 0620	CENTURYLINK 003038	00	07/02/2020	551-4520-445.40-03	MONTHLY BILLING	210.54	
						VENDOR TOTAL *	210.54	
0004117 1494163265	00	CENTURYLINK BUSINESS SERVICES 003058	00	07/02/2020	602-1340-413.40-03	MONTHLY BILLING	1,956.42	
						VENDOR TOTAL *	1,956.42	
0002321 OLA/051730	00	CES 003035	00	07/02/2020	501-4120-441.43-01	HARDWARE FOR LIGHT REPAIR	EFT:	11.36
						VENDOR TOTAL *	.00	11.36
0001557 198702	00	DATCO, INC 003036	00	07/02/2020	001-2120-421.53-02	BALL CAP - PEMBLETON	17.00	
						VENDOR TOTAL *	17.00	
0001762 INV24088	00	DREXEL TECHNOLOGIES INC 003037	00	07/02/2020	403-3130-431.62-02	FILE PROCESSING	EFT:	32.67
						VENDOR TOTAL *	.00	32.67
0004946 2424383255 4469208877 7011930732 6466308678	00 0620003039 0620003040 0620003059 0620003060	EVERGY	00	07/02/2020 07/02/2020 07/02/2020 07/02/2020	521-4220-442.40-05 521-4220-442.40-05 531-4320-443.40-05 531-4320-443.40-05	MONTHLY BILLING MONTHLY BILLING MONTHLY BILLING MONTHLY BILLING	11,073.83 48.70 379.94 144.48	
						VENDOR TOTAL *	11,646.95	
0004402	00	FLICKINGER, MICHAEL						

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO						AMOUNT
0004402	00	FLICKINGER, MICHAEL						
06272020		003055	00	07/02/2020	001-7120-471.46-01	MILEAGE REIMBURSEMENT	89.70	
						VENDOR TOTAL *	89.70	
0000086	00	GALLS, LLC						
015883835		003041	00	07/02/2020	001-2120-421.53-02	PANTS - GERING	EFT:	49.65
						VENDOR TOTAL *	.00	49.65
0000181	00	GRAINGER						
9562193004		003042	00	07/02/2020	521-4220-442.52-12	MOTOR	EFT:	101.25
						VENDOR TOTAL *	.00	101.25
0099999	00	HADLEY WRIGHT						
2003443.002		003028	00	07/02/2020	001-0000-347.02-00	BST REFUNDS	70.00	
						VENDOR TOTAL *	70.00	
0004720	00	HAMM, INC.						
314626		003043	00	07/02/2020	001-6120-461.52-01	BALLFIELD DIRT	411.85	
						VENDOR TOTAL *	411.85	
0004989	00	HANDTRUCKS2GO						
25038		003045	00	07/02/2020	501-4140-441.63-73	HAND TRUCK LIFT	EFT:	1,725.00
25038		003044	00	07/02/2020	521-4240-442.63-73	HAND TRUCK LIFT	EFT:	1,724.99
						VENDOR TOTAL *	.00	3,449.99
0004797	00	HATLEY, KRISTIE						
01232020		003056	00	07/02/2020	001-7110-471.46-01	MILEAGE REIMBURSEMENT	14.72	
						VENDOR TOTAL *	14.72	
0004434	00	HEARTLAND LAKE MANAGEMENT						
2760		003061	00	07/02/2020	531-4320-443.31-15	GARDNER LAKE TREATMENT	EFT:	3,780.00
						VENDOR TOTAL *	.00	3,780.00
0000463	00	HOLIDAY CONTRACTING, INC.						
06222020		003046	00	07/02/2020	001-3120-431.31-15	CATCH BASIN REPAIR	EFT:	1,600.00
						VENDOR TOTAL *	.00	1,600.00
0000481	00	HOLLIDAY SAND AND GRAVEL						
150012169		003047	00	07/02/2020	117-3120-431.43-06	AXEL TRUCK	EFT:	71.50
1500125045		003047	00	07/02/2020	117-3120-431.43-11	AXEL TRUCK	EFT:	71.50
1500125046		003047	00	07/02/2020	117-3120-431.43-06	AXEL TRUCK	EFT:	71.50
1500126686		003047	00	07/02/2020	117-3120-431.43-06	AXEL TRUCK	EFT:	143.00
1500126689		003047	00	07/02/2020	117-3120-431.43-06	AXEL TRUCK	EFT:	71.50
1500127387		003047	00	07/02/2020	117-3120-431.43-06	AXEL TRUCK	EFT:	71.50
						VENDOR TOTAL *	.00	500.50
0000995	00	JCI INDUSTRIES INC.						
8196919		003047	00	07/02/2020	521-4220-442.52-12	PUMPHEAD	EFT:	455.37
						VENDOR TOTAL *	.00	455.37
0000658	00	JOHNSON COUNTY SHERIFF'S OFFICE						

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND- ISSUED
NO	NO	NO						AMOUNT
0000658	00	JOHNSON COUNTY SHERIFF'S OFFICE						
19CL001013	003062		00	07/02/2020	001-0000-207.10-30	LAB FEES	400.00	
						VENDOR TOTAL *	400.00	
0002760	00	KA-COMM, INC						
174607	003063		00	07/02/2020	001-2120-421.61-09	REMOVE EQP FROM #103	EFT:	450.75
174615	003064		00	07/02/2020	001-2120-421.43-05	REPAIR ILS #115	EFT:	82.50
						VENDOR TOTAL *	.00	533.25
0003056	00	KANSAS DEPT OF HEALTH&ENVIRONMENT						
S-KS20-0135	003047		00	07/02/2020	130-3130-431.62-04	PERMIT FEE	60.00	
						VENDOR TOTAL *	60.00	
0002671	00	KANSAS GAS SERVICE						
105888591	0620	003065	00	07/02/2020	001-2110-421.40-04	MONTHLY BILLING	29.35	
161419073	0620	003066	00	07/02/2020	501-4130-441.40-04	MONTHLY BILLING	54.64	
105901600	0620	003047	00	07/02/2020	551-4520-445.40-04	MONTHLY BILLING	60.28	
						VENDOR TOTAL *	144.27	
0003012	00	KDL COMMUNICATIONS						
4975	003067		00	07/02/2020	521-4220-442.40-03	INTERNET TROUBLESHOOTING	145.00	
						VENDOR TOTAL *	145.00	
0002999	00	KONECRANES, INC						
154320527	003047		00	07/02/2020	521-4220-442.43-02	CHAIN CONTAINER	EFT:	692.84
						VENDOR TOTAL *	.00	692.84
0002489	00	KPERS						
1548457	003049		00	07/02/2020	721-0000-202.03-01	062620 PAY PERIOD	CHECK #:	112 1,083.76
						VENDOR TOTAL *	.00	1,083.76
0003568	00	KPERS RETIREMENT						
1548466	003050		00	07/02/2020	721-0000-202.03-03	062620 PAY PERIOD	CHECK #:	118 32.44
						VENDOR TOTAL *	.00	32.44
0002490	00	KPF						
1548472	003051		00	07/02/2020	721-0000-202.03-02	062620 PAY PERIOD	CHECK #:	113 341.38
						VENDOR TOTAL *	.00	341.38
0004949	00	LEGAL RECORD, THE						
L86353	003068		00	07/02/2020	001-7110-471.47-01	LEGAL NOTICE	EFT:	5.90
L86354	003069		00	07/02/2020	001-7110-471.47-01	LEGAL NOTICE	EFT:	5.90
L86355	003070		00	07/02/2020	001-7110-471.47-01	LEGAL NOTICE	EFT:	5.90
						VENDOR TOTAL *	.00	17.70
0004417	00	MIAMI COUNTY CONSERVATION DISTRICT						
1112	003071		00	07/02/2020	521-4220-442.46-02	WATERSHED RESTORATION	EFT:	2,500.00
						VENDOR TOTAL *	.00	2,500.00
0099999	00	NADINE GARCIA						

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0099999 69294	00	NADINE GARCIA 003054	00	07/02/2020	001-0000-228.30-00	CASH BOND REFUND	25.00	
						VENDOR TOTAL *	25.00	
0000132 IN-193623	00	NATIONAL SIGN CO., INC. 003047	00	07/02/2020	001-3120-431.52-10	CITY LIMIT SIGN	EFT:	152.00
						VENDOR TOTAL *	.00	152.00
0004992 1705	00	NEXT MOVE GROUP, LLC 003072	00	07/02/2020	001-1130-411.31-15	AEROREADY CERTIFICATION	EFT:	9,500.00
						VENDOR TOTAL *	.00	9,500.00
0003577 57491	00	NEXT TO NATURE LANDSCAPE LLC 003047	00	07/02/2020	001-6120-461.52-01	POOL MULCH	EFT:	4,990.00
						VENDOR TOTAL *	.00	4,990.00
0000140 F52731	00	OLATHE FORD INC. 003073	00	07/02/2020	501-4130-441.43-05	VEHICLE REPAIRS	EFT:	1,169.08
						VENDOR TOTAL *	.00	1,169.08
0000142 149985	00	OLATHE WINWATER WORKS 003047	00	07/02/2020	521-4230-442.52-12	STOCK WATER MAINT. VALVES	EFT:	3,248.00
150259	00	003047	00	07/02/2020	521-4230-442.52-12	HINGED SADDLES	EFT:	302.00
150676	00	003047	00	07/02/2020	521-4230-442.52-12	REPAIR CLAMPS	EFT:	165.00
150701	00	003047	00	07/02/2020	521-4230-442.52-12	REPAIR CLAMPS	EFT:	330.00
150798	00	003047	00	07/02/2020	521-4230-442.52-12	HARDWARE	EFT:	310.00
150259	02	003047	00	07/02/2020	521-4230-442.52-12	HINGED SADDLES	EFT:	446.00
150886	00	003047	00	07/02/2020	521-4230-442.52-02	VALVE KEYS	EFT:	380.00
149567	00	003047	00	07/02/2020	531-4330-443.52-12	STOCK SEWER SUPPLIES	EFT:	1,540.11
						VENDOR TOTAL *	.00	6,721.11
0001569 INV01012676	00	PAYCOR, INC 003090	00	07/02/2020	001-1310-413.31-15	PAYROLL SERVICES	CHECK #:	107 553.16
INV00998921		003052	00	07/02/2020	601-1230-412.31-15	PAYROLL SERVICES	CHECK #:	107 273.57
						VENDOR TOTAL *	.00	826.73
0004385 1180040642	00	POMP'S TIRE SERVICE, INC. 003074	00	07/02/2020	501-4130-441.43-05	NEW TIRE EQ# 426	EFT:	258.39
1180040641		003075	00	07/02/2020	501-4130-441.43-05	NEW TIRE EQ# 419	EFT:	145.45
						VENDOR TOTAL *	.00	403.84
0004932 57679413	00	QUADIENNT LEASING USA, INC. 003047	00	07/02/2020	602-1340-413.44-02	MONTHLY BILLING	EFT:	135.00
						VENDOR TOTAL *	.00	135.00
0003305 5059817592	00	RICOH USA INC 003076	00	07/02/2020	501-4130-441.43-02	MONTHLY BILLING	EFT:	248.80
5059849268		003077	00	07/02/2020	602-1340-413.43-02	MONTHLY BILLING	EFT:	291.44
						VENDOR TOTAL *	.00	540.24
0004418	00	STEEL IMAGES, INC.						

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0004418 01282020	00 000169	STEEL IMAGES, INC.	00 01/31/2020	001-6110-461.54-51	CREDIT FOR DBL PYMT	EFT:	846.00-
					VENDOR TOTAL *	.00	846.00-
0000176 25113602062020	00 003047	TIME WARNER CABLE	00 07/02/2020	602-1340-413.47-05	MONTHLY BILLING	119.99	
					VENDOR TOTAL *	119.99	
0000105 025-300727	00 003047	TYLER TECHNOLOGIES, INC	00 07/02/2020	602-1340-413.47-05	MONTHLY BILLING	EFT:	200.00
					VENDOR TOTAL *	.00	200.00
0002660 06252020	00 003047	UNITED COMMUNITY SERVICE- ATF	00 07/02/2020	125-1120-411.49-04	ALCOHOL TAX FUND	EFT:	917.00
					VENDOR TOTAL *	.00	917.00
0000366 06272020	00 003078	WARDROBE CLEANERS INC.	00 07/02/2020	001-2120-421.42-02	DRY CLEANING	543.50	
					VENDOR TOTAL *	543.50	
0003221 65998033	00 003080	WEX BANK	00 07/02/2020	001-2110-421.52-09	FUEL	EFT:	125.97
65998033	003081		00 07/02/2020	001-2120-421.52-09	FUEL	EFT:	3,581.64
65998033	003082		00 07/02/2020	001-2130-421.52-09	FUEL	EFT:	66.84
65998033	003086		00 07/02/2020	001-3116-431.52-09	FUEL	EFT:	19.63
65998033	003087		00 07/02/2020	001-3120-431.52-09	FUEL	EFT:	717.60
65998033	003084		00 07/02/2020	001-3130-431.52-09	FUEL	EFT:	175.60
65998033	003088		00 07/02/2020	001-6120-461.52-09	FUEL	EFT:	1,446.50
65998033	003083		00 07/02/2020	001-7120-471.52-09	FUEL	EFT:	244.55
65998033	003085		00 07/02/2020	603-3150-431.52-09	FUEL	EFT:	73.77
65998033	003079		00 07/02/2020	604-1320-413.52-09	FUEL	EFT:	330.84
					VENDOR TOTAL *	.00	6,782.94
					HAND ISSUED TOTAL ***		2,284.31
					EFT/EPAY TOTAL ***		64,283.80
					TOTAL EXPENDITURES ****	15,854.94	66,568.11
				GRAND TOTAL *****			82,423.05

VENDOR NUMBER	VENDOR NAME	AMOUNT
4418	STEEL IMAGES, INC.	846.00-

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0004265 8218133	00	ACCESS INFORMATION PROTECTED 003096	00	07/10/2020	001-1150-411.31-15	OFF-SITE STORAGE	1,079.35	
						VENDOR TOTAL *	1,079.35	
0001240 505322-00	00	ALLIED OIL & TIRE COMPANY 003097	00	07/10/2020	501-4120-441.31-15	OIL TEST FOR SUBSTATIONS	EFT:	220.00
						VENDOR TOTAL *	.00	220.00
0000056 65348	00	AMERICAN EQUIPMENT CO. PI0289 007253	00	07/01/2020	001-3120-431.52-16	PREWET SYSTEM	EFT:	5,495.86
						VENDOR TOTAL *	.00	5,495.86
0004301 2073648	00	AMERICAN FIDELITY ASSURANCE CO 003098	00	07/10/2020	721-0000-202.03-11	CONTRIBUTIONS	EFT:	1,249.98
						VENDOR TOTAL *	.00	1,249.98
0000607 7001817677	00	AMERICAN WATER WORKS ASSOC 003099	00	07/10/2020	521-4220-442.46-02	MEMBERSHIP-TODD BAUER	EFT:	75.00
						VENDOR TOTAL *	.00	75.00
0001986 4600646-00 4632848-00 4633971-00 4637697-00 4643721-02	00	ANIXTER, INC. 003100 003101 003102 003103 003174	00	07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020	501-4130-441.52-31 501-4130-441.52-31 501-4130-441.52-31 501-4130-441.52-31 501-4130-441.52-31	CONNECTORS PEDESTALS CABLE WIRE FUSES	EFT: EFT: EFT: EFT: EFT:	697.90 2,916.94 2,909.85 2,408.45 255.90
						VENDOR TOTAL *	.00	9,189.04
0001808 38853	00	BCI MECHANICAL, INC 003104	00	07/10/2020	531-4320-443.43-01	BULL CREEK LIFT STATION	EFT:	414.30
						VENDOR TOTAL *	.00	414.30
0002847 07022020	00	BLACK HILLS ENERGY 003175	00	07/10/2020	501-4120-441.31-15	MONTHLY BILLING	EFT:	2,586.96
						VENDOR TOTAL *	.00	2,586.96
0001199 14948	00	BLUE VALLEY PUBLIC SAFETY, INC 003176	00	07/10/2020	001-2110-421.43-02	TORNADO SIREN BATTERIES	EFT:	1,508.00
						VENDOR TOTAL *	.00	1,508.00
0004478 359265	00	BLUEPEARL KANSAS LLC 003177	00	07/10/2020	001-2120-421.52-20	OFFICE VISIT - ZEUS	216.80	
						VENDOR TOTAL *	216.80	
0002420 BMS613480 BMS610041 BMS613481 BMS613479 BMS619502	00	BRENNTAG MID-SOUTH, INC PI0280 006996 PI0282 007234 PI0283 007234 PI0284 007247 PI0288 007234	00	06/24/2020 06/18/2020 06/24/2020 06/24/2020 07/01/2020	521-4220-442.52-13 521-4220-442.52-13 521-4220-442.52-13 521-4220-442.52-13 521-4220-442.52-13	CHEMICALS CHEMICALS CHEMICALS CHEMICALS CHEMICALS	EFT: EFT: EFT: EFT: EFT:	770.00 4,972.50 2,486.25 940.80 4,972.50

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0002420	00	BRENNTAG MID-SOUTH, INC						
						VENDOR TOTAL *	.00	14,142.05
0000312 144036	00	C & G MERCHANTS SUPPLY, INC. 003105	00	07/10/2020	001-2110-421.52-20	PAPER TOWELS	112.70	
						VENDOR TOTAL *	112.70	
0004628 90102687 90102687 90103206	00	CALGON CARBON CORPORATION PI0279 006993 PI0286 007367 PI0287 007367	00	06/11/2020 06/11/2020 06/22/2020	521-4220-442.52-13 521-4220-442.52-13 521-4220-442.52-13	ACTIVATED CARBON ACTIVATED CARBON ACTIVATED CARBON	EFT: EFT: EFT:	1,472.40 957.60 3,240.00
						VENDOR TOTAL *	.00	5,670.00
0099999 000062265	00	CARTER, ARTHUR UT	00	07/07/2020	501-0000-229.00-00	FINAL BILL REFUND	22.30	
						VENDOR TOTAL *	22.30	
0000429 8404709651 8404709651 8404709651 8404709651 8404709651	00	CINTAS FIRE PROTECTION 003179 003178 003180 003182 003181	00	07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020	501-4120-441.31-15 501-4130-441.31-15 521-4230-442.31-15 531-4320-443.31-15 531-4330-443.31-15	MONTHLY BILLING MONTHLY BILLING MONTHLY BILLING MONTHLY BILLING MONTHLY BILLING	EFT: EFT: EFT: EFT: EFT:	186.68 327.08 147.27 78.01 147.28
						VENDOR TOTAL *	.00	886.32
0099999 000059593	00	CONESTOGA TITLEHOLDER, LLC UT	00	07/06/2020	501-0000-229.00-00	FINAL BILL REFUND	87.92	
						VENDOR TOTAL *	87.92	
0000288 419328 419342	00	CROFT TRAILER SUPPLY, INC. 003106 003107	00	07/10/2020 07/10/2020	501-4130-441.52-04 501-4130-441.52-04	ELEC. SHOE & LINING KIT DUST CAPS	EFT: EFT:	191.31 5.31
						VENDOR TOTAL *	.00	196.62
0002336 0883-JA	00	DAVIS, PHIL 003231	00	07/10/2020	001-2120-421.52-20	DJ SERVICES	300.00	
						VENDOR TOTAL *	300.00	
0004959 06	00	DIGITAL ERTH CONSULTING LLC 003183	00	07/10/2020	531-4320-443.47-39	SEWAGE SLUDGE DISPOSAL	EFT:	1,440.00
						VENDOR TOTAL *	.00	1,440.00
0099999 000062233	00	DILDAY, ELIJAH UT	00	07/02/2020	501-0000-229.00-00	FINAL BILL REFUND	18.27	
						VENDOR TOTAL *	18.27	
0003481 817001156-20 817001271-20 817001316-20	00	DPC INDUSTRIES INC PI0285 007320 PI0293 007246 PI0294 007320	00	06/16/2020 06/24/2020 06/29/2020	521-4220-442.52-13 521-4220-442.52-13 521-4220-442.52-13	CHLORINE CHEMICALS CHEMICALS	EFT: EFT: EFT:	643.00 1,140.00 643.00

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO						AMOUNT
0003481	00	DPC INDUSTRIES INC						
						VENDOR TOTAL *	.00	2,426.00
0000362	00	DRAWING BOARD PRINTING						
9256710	003184		00	07/10/2020	001-2110-421.52-20	RECEIPT BOOKS	184.30	
						VENDOR TOTAL *	184.30	
0003193	00	DUTCH BOY MOTORS & GARAGE DOORS						
2427	003108		00	07/10/2020	603-3150-431.31-15	GARAGE DOOR REPAIRS	EFT:	65.00
						VENDOR TOTAL *	.00	65.00
0004988	00	ENERSPECT MEDICAL SOLUTIONS						
51713	003185		00	07/10/2020	001-2120-421.52-20	AED'S	EFT:	3,249.43
51834	003186		00	07/10/2020	001-2120-421.52-20	AED	EFT:	817.70
						VENDOR TOTAL *	.00	4,067.13
0002511	00	ENRIGHT LAWNS, INC						
23638	003109		00	07/10/2020	001-2110-421.47-56	ABATEMENT MOWING	EFT:	255.00
						VENDOR TOTAL *	.00	255.00
0004946	00	EVERGY						
9279570154	0720003110		00	07/10/2020	521-4220-442.40-05	HILLSDALE ELECTRIC	8,900.49	
						VENDOR TOTAL *	8,900.49	
0002956	00	FASTENAL CO.						
KSKA352734	003111		00	07/10/2020	501-4120-441.53-02	GLOVES	EFT:	24.91
KSKA3140101	003112		00	07/10/2020	501-4130-441.52-20	HARDWARE FOR EQ# 410	EFT:	52.43
						VENDOR TOTAL *	.00	77.34
0003536	00	GERKEN RENT-ALL						
323584-6	003113		00	07/10/2020	521-4230-442.44-02	CONCRETE MIXER RENTAL	54.00	
						VENDOR TOTAL *	54.00	
0000181	00	GRAINGER						
9569345334	003114		00	07/10/2020	521-4220-442.52-20	TRAFFIC CONES	EFT:	88.68
9571214155	003115		00	07/10/2020	521-4220-442.53-02	FACE RESPIRATOR & FILTER	EFT:	550.00
						VENDOR TOTAL *	.00	638.68
0000013	00	HACH COMPANY						
12004645	003116		00	07/10/2020	521-4220-442.52-12	LAB SUPPLIES	EFT:	1,006.94
12005747	003117		00	07/10/2020	521-4220-442.53-02	GLOVES - PPE	EFT:	47.98
						VENDOR TOTAL *	.00	1,054.92
0004993	00	HARTFORD, THE						
363889407727	003187		00	07/10/2020	001-1120-411.21-02	MONTHLY BILLING	EFT:	18.32
363889407727	003188		00	07/10/2020	001-1140-411.21-02	MONTHLY BILLING	EFT:	12.20
363889407727	003189		00	07/10/2020	001-1150-411.21-02	MONTHLY BILLING	EFT:	3.08
363889407727	003191		00	07/10/2020	001-1305-413.21-02	MONTHLY BILLING	EFT:	9.16
363889407727	003192		00	07/10/2020	001-1310-413.21-02	MONTHLY BILLING	EFT:	20.37
363889407727	003194		00	07/10/2020	001-1330-413.21-02	MONTHLY BILLING	EFT:	13.74

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000108 19137768	00	K.C. BOBCAT INC 003119	00	07/10/2020	001-6120-461.44-02	EQUIPMENT RENTAL	1,249.25	
						VENDOR TOTAL *	1,249.25	
0002760 174754	00	KA-COMM, INC 003215	00	07/10/2020	001-2110-421.43-05	REPAIR ARMREST	EFT:	59.00
						VENDOR TOTAL *	.00	59.00
0000112 60247 60651 60247 60247 60249 60247	00	KANSAS ONE-CALL SYSTEM, INC. 003219 003120 003216 003217 003220 003218	00	07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020	001-3120-431.31-15 501-4130-441.40-06 501-4130-441.40-06 521-4230-442.40-06 531-4320-443.31-15 531-4330-443.40-06	STORMWATER LOCATING SVC LOCATES ELECTRIC LOCATING SERVICE WATERLINE LOCATING SVC LOCATES SEWERLINE LOCATING SVC	EFT: EFT: EFT: EFT: EFT: EFT:	138.60 16.80 138.60 138.60 27.60 138.60
						VENDOR TOTAL *	.00	598.80
0001626 GRDA-GD-20-08	00	KMEA GRDA OPERATING ACCT 003121	00	07/10/2020	501-4120-441.41-01	POWER SUPPLY PROJECT	EFT:	273,476.08
						VENDOR TOTAL *	.00	273,476.08
0002489 1549428	00	KPERS 003170	00	07/10/2020	721-0000-202.03-01	070220 PAY PERIOD	CHECK #: 112	39,233.09
						VENDOR TOTAL *	.00	39,233.09
0003568 1549429	00	KPERS RETIREMENT 003171	00	07/10/2020	721-0000-202.03-03	070220 PAY PERIOD	CHECK #: 118	2,107.31
						VENDOR TOTAL *	.00	2,107.31
0002490 1549432	00	KPF 003172	00	07/10/2020	721-0000-202.03-02	070220 PAY PERIOD	CHECK #: 113	26,797.58
						VENDOR TOTAL *	.00	26,797.58
0004949 L86415 L86416	00	LEGAL RECORD, THE 003122 003123	00	07/10/2020 07/10/2020	001-1150-411.47-01 001-1150-411.47-01	ORD SUMMARY ORD SUMMARY	EFT: EFT:	5.90 3.93
						VENDOR TOTAL *	.00	9.83
0002809 INV142694	00	LOGIC, INC 003124	00	07/10/2020	521-4220-442.31-15	AVEVA SOFTWARE LICENSE	EFT:	3,300.00
						VENDOR TOTAL *	.00	3,300.00
0000432 X100641170.01	00	MIDWAY FORD TRUCK CENTER, INC. 003125	00	07/10/2020	001-3120-431.52-04	FUEL GAUGE - SWEEPER	87.66	
						VENDOR TOTAL *	87.66	
0000130 6094266 6094266 6094266	00	MOBILFONE 003225 003223 003221	00	07/10/2020 07/10/2020 07/10/2020	001-3120-431.40-03 521-4220-442.40-03 521-4230-442.40-03	MONTHLY BILLING MONTHLY BILLING MONTHLY BILLING	EFT: EFT: EFT:	8.24 36.32 16.62

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000130	00	MOBILFONE						
6094266		003224	00	07/10/2020	531-4320-443.40-03	MONTHLY BILLING	EFT:	49.76
6094266		003222	00	07/10/2020	531-4330-443.40-03	MONTHLY BILLING	EFT:	16.62
						VENDOR TOTAL *	.00	127.56
0099999	00	MORITA, REYA						
000056341		UT	00	07/07/2020	501-0000-229.00-00	FINAL BILL REFUND	34.04	
						VENDOR TOTAL *	34.04	
0000131	00	MURRAY'S TAILORING & ALTERATIONS						
06222020		003226	00	07/10/2020	001-2120-421.42-02	CLOTHING REPAIR	EFT:	29.00
						VENDOR TOTAL *	.00	29.00
0000489	00	NEW DIRECTIONS BEHAVIORAL HEALTH						
INV-6082		003126	00	07/10/2020	601-1230-412.31-15	QUARTERLY EMPLOYEE SVC	EFT:	1,000.00
						VENDOR TOTAL *	.00	1,000.00
0000142	00	OLATHE WINWATER WORKS						
150944 00		003127	00	07/10/2020	521-4230-442.52-12	PVC & GASKET	EFT:	1,216.00
151199 00		003128	00	07/10/2020	521-4230-442.52-31	PVC METER PIT EXTENDERS	EFT:	790.00
149180 00		PI0292 007369	00	05/19/2020	521-4230-442.52-12	LINE MAINT. WTR SUPPLIES	EFT:	38,449.00
						VENDOR TOTAL *	.00	40,455.00
0000393	00	OLSSON, INC.						
361231		PI0290 007264	00	07/01/2020	130-3130-431.62-19	PUBLIC IMPROVEMENT	EFT:	8,166.05
						VENDOR TOTAL *	.00	8,166.05
0099999	00	PHILLIPS, TRICIA						
000056541		UT	00	07/02/2020	501-0000-229.00-00	FINAL BILL REFUND	38.36	
						VENDOR TOTAL *	38.36	
0004385	00	POMP'S TIRE SERVICE, INC.						
1180040397		003129	00	07/10/2020	001-3120-431.43-05	FLAT REPAIR - SWEEPER	EFT:	150.00
						VENDOR TOTAL *	.00	150.00
0000149	00	PRAXAIR DISTRIBUTION INC						
97260583		003227	00	07/10/2020	501-4120-441.44-02	CYLINDER RENTAL	EFT:	43.45
						VENDOR TOTAL *	.00	43.45
0099999	00	PREHN, JOURDAN						
000064399		UT	00	07/06/2020	501-0000-229.00-00	FINAL BILL REFUND	115.09	
						VENDOR TOTAL *	115.09	
0004198	00	PROTECT YOUTH SPORTS						
805495		003130	00	07/10/2020	001-6110-461.47-53	BACKGROUND CHECKS	EFT:	505.05
						VENDOR TOTAL *	.00	505.05
0000150	00	QUILL CORPORATION						
7928271		003131	00	07/10/2020	521-4220-442.52-20	TONER	474.96	
7914272		003132	00	07/10/2020	521-4220-442.52-20	PRINTER/SCANNER	449.99	

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000150	00	QUILL CORPORATION						
						VENDOR TOTAL *	924.95	
0000398 5597916	00	REEVES-WIEDEMAN CO. 003228	00	07/10/2020	531-4320-443.52-12	REPAIR BELT PRESS	EFT:	43.70
						VENDOR TOTAL *	.00	43.70
0003110 440525 440647	00	REJIS COMMISSION 003133 003134	00	07/10/2020 07/10/2020	001-2110-421.31-15 001-2110-421.31-15	REJIS TRANSACTIONS VPN CONNECTION	EFT: EFT:	90.28 175.00
						VENDOR TOTAL *	.00	265.28
0004869 36047	00	RITZ SAFETY, LLC 003135	00	07/10/2020	501-4130-441.53-02	SHIRTS & EMBROIDERY	EFT:	209.22
						VENDOR TOTAL *	.00	209.22
0099999 000064501	00	SEARS, DYLAN UT	00	07/06/2020	501-0000-229.00-00	FINAL BILL REFUND		115.00
						VENDOR TOTAL *	115.00	
0000160 122233	00	SHAWNEE COPY CENTER INC. 003229	00	07/10/2020	001-2110-421.47-02	CONTACT DOOR HANGERS	EFT:	94.35
						VENDOR TOTAL *	.00	94.35
0001566 8058753259	00	STAPLES BUSINESS ADVANTAGE 003136	00	07/10/2020	001-2110-421.52-20	OFFICE SUPPLIES	EFT:	172.29
						VENDOR TOTAL *	.00	172.29
0004418 01282020	00	STEEL IMAGES, INC. 000169	00	01/31/2020	001-6110-461.54-51	CREDIT FOR DBL PYMT	EFT:	846.00-
						VENDOR TOTAL *	.00	846.00-
0002012 M2969	00	SYSTEMS MANUFACTURING, INC 003137	00	07/10/2020	521-4220-442.43-02	ANALYZED GROUND SERVICE	EFT:	379.90
						VENDOR TOTAL *	.00	379.90
0000174 73152 74504 75496 76515 77546 74507 76518 74508 76519 74512 76527 74513 76526	00	TAPCO PRODUCTS CO. 003138 003139 003140 003141 003142 003143 003144 003145 003146 003147 003148 003149 003150	00	07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020 07/10/2020	603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01 603-3150-431.42-01	MONTHLY BILLING MONTHLY BILLING	EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT: EFT:	24.32 24.32 24.32 24.32 24.32 17.90 17.90 22.65 22.65 16.70 16.70 26.65 26.65

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO						AMOUNT
0000174	00	TAPCO PRODUCTS CO.						
73139	003151		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	44.26
75481	003152		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	44.26
77533	003153		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	44.26
73153	003154		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	13.55
74505	003155		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	13.55
75497	003156		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	13.55
76517	003157		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	13.55
77547	003158		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	13.55
73150	003159		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	27.44
74482	003160		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	27.44
75493	003161		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	27.44
76493	003162		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	98.17
77544	003163		00	07/10/2020	603-3150-431.42-01	MONTHLY BILLING	EFT:	27.44
						VENDOR TOTAL *	.00	697.86
0003689	00	TEMPLETON, SHANNON						
06262020	003094		00	07/10/2020	601-1230-412.46-01	MILEAGE REIMBURSEMENT	25.30	
						VENDOR TOTAL *	25.30	
0004635	00	TEST SMARTLY LABS						
13888	003164		00	07/10/2020	601-1230-412.31-15	SEASONAL DRUG TEST	EFT:	24.00
						VENDOR TOTAL *	.00	24.00
0004841	00	TIREHUB, LLC						
13726566	003230		00	07/10/2020	001-2120-421.43-05	TIRES	EFT:	785.04
						VENDOR TOTAL *	.00	785.04
0002969	00	TREKK DESIGN GROUP LLC						
20-000549	PI0278	006842	00	06/24/2020	531-4310-443.31-15	I/I STUDY & ANALYSIS	22,126.35	
						VENDOR TOTAL *	22,126.35	
0001195	00	VAN RHEEN, JERALD R						
07062020	003095		00	07/10/2020	001-6110-461.47-53	TOTAL BASEBALL CAMP	3,705.00	
						VENDOR TOTAL *	3,705.00	
0000006	00	VERMEER INC.						
R02152	003165		00	07/10/2020	521-4230-442.44-02	EQUIPMENT RENTAL	EFT:	1,600.00
R02159	003166		00	07/10/2020	521-4230-442.44-02	EQUIPMENT RENTAL	EFT:	1,600.00
						VENDOR TOTAL *	.00	3,200.00
0004226	00	WATCHMEN SECURITY SERVICES						
47244	003167		00	07/10/2020	501-4120-441.31-15	MONTHLY BILLING	EFT:	365.99
						VENDOR TOTAL *	.00	365.99
0004599	00	WATER RESOURCES SOLUTIONS, LLC						
20-1326	PI0281	007227	00	06/30/2020	001-3130-431.31-10	STORM WATER ON CALL	EFT:	225.00
						VENDOR TOTAL *	.00	225.00
0004995	00	WEATHERFORD, JOHN						

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO						AMOUNT
0004995	00	WEATHERFORD, JOHN						
06222020	003232		00	07/10/2020	001-6110-461.47-54	ART CLASSES	70.00	
						VENDOR TOTAL *	70.00	
						HAND ISSUED TOTAL ***		76,004.26
						EFT/EPAY TOTAL ***		393,312.41
						TOTAL EXPENDITURES ****	40,586.89	469,316.67
					GRAND TOTAL *****			509,903.56

VENDOR NUMBER	VENDOR NAME	AMOUNT
4418	STEEL IMAGES, INC.	846.00-

COUNCIL ACTION FORM

CONSENT AGENDA ITEM NO. 3

MEETING DATE: JULY 20, 2020

STAFF CONTACT: GONZ GARCIA, UTILITIES DIRECTOR

Agenda Item: Consider authorizing an amendment for easement acquisition and support as part of the Hillsdale Expansion Project

Strategic Priority: Infrastructure and Asset Management

Department: Utilities – Water Division

Staff Recommendation:

Staff recommends authorizing an amendment for easement acquisition and support from Burns & McDonnell, in the amount of \$10,350, related to the raw water line construction as part of the Hillsdale Expansion Project

Background/Description of Item:

On April 1, 2019, City Council authorized the execution of an Engineering Services contract for Phase I of a Progressive Design Build to the Joint Venture Group of Burns & McDonnell and CAS Constructors, LLC for the Hillsdale Water Treatment Plant Expansion.

On August 19, 2019, City Council approved easement acquisition support proposal from Burns & McDonnell in the amount of \$28,076 through Amendment 1 related to the raw water line construction as part of the Hillsdale Expansion Project. The amount approved was incorrect. On January 21, 2020, staff presented a CAF and Amendment 1 with the corrected amount of \$38,705, which was approved by City Council.

Easement support was estimated to be completed within 22 weeks, however negotiations with property owners has lasted a total of 40 weeks and is now complete. The Joint Venture Group of Burns & McDonnell and CAS Constructors, LLC is requesting additional compensation in the amount of \$10,350.

Financial Impact:

Funding for the project is available from Wastewater Fund 2019-2020 Adopted Budget, CIP Project WA2002.

Attachment:

- Amendment 2

Suggested Motion:

Authorize the City Administrator to execute Amendment 2 for easement acquisition and support with Burns & McDonnell-CAS Constructors for the Hillsdale WTP Expansion Phase I, in the amount of \$10,350.

**AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE
CITY OF GARDNER, KANSAS AND BURNS & MCDONNELL / CAS CONSTRUCTORS,
GARDNER JOINT VENTURE**

AMENDMENT No. 2

Date: June 29, 2020

THIS AMENDMENT modifies the Agreement dated April 1, 2019 made by and between **Burns & McDonnell / CAS Constructors, Gardner Joint Venture** (hereinafter called Consultant), and The City of Gardner Kansas (hereinafter called OWNER) for the following Project: **Hillsdale Water Treatment Plant Expansion Project, Project # WA-2002**. For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree to make the following changes to their Agreement.

1. The parties agree that the Consultant's Scope of Services is amended to add the following:

Consultant will provide assistance to the Owner in acquiring the necessary easements for installation of the raw water transmission line from the existing intake to the Hillsdale Treatment Plant site as described in Amendment 1. Easement assistance was estimated to be completed within 22 weeks, however negotiations with property owners has lasted a total of 40 weeks and is now complete.

2. The following adjustments are made to the Consultant's compensation:

For the Scope of services, the Consultant's compensation shall be increased by \$10,350.00 to a total contract value of \$361,637.00.

3. The time for completion for the services shall be extended to May 26, 2020.

4. Other changes to the Agreement, if any, are stated below:

None

5. The terms of this AMENDMENT supersede any contrary terms of the Agreement. This AMENDMENT will be deemed a part of, and be subject to, all other terms and conditions of the Agreement. Except as modified above, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT the day and year first written above.

OWNER: City of Gardner, Kansas

**Consultant: Burns & McDonnell / CAS
Constructors, Gardner Joint Venture**

By: _____

By: _____

Name: _____

Name: John P Mitchell P.E.

Title: _____

Title: Project Manager

Attest: _____

City Clerk:

Approved as to Form: _____

City Attorney:

COUNCIL ACTION FORM

CONSENT AGENDA ITEM NO. 4

MEETING DATE: JULY 20, 2020

STAFF CONTACT: GONZ GARCIA, UTILITIES DIRECTOR

Agenda Item: Consider appointing a City of Gardner representative to the Kansas Municipal Gas Agency Board of Directors

Strategic Priority: Fiscal Stewardship

Department: Utilities - Electric

Board/Committee Recommendation:

On June 20, 2020, the Utility Advisory Commission approved a recommendation to the City Council to appoint Gonzalo Garcia as Director with voting rights on the Kansas Municipal Gas Agency Board of Directors.

Staff Recommendation:

Staff recommends appointing Gonzalo Garcia as Director with voting rights on the Kansas Municipal Gas Agency Board of Directors.

Background/Description of Item:

As a member city of the Kansas Municipal Gas Agency, Gardner is required to appoint a Member (Director) and Alternate Member (Alternate Director) to serve on the agency's Board of Directors. The City's Directors must be appointed by the City Council.

Gardner's current representatives on the KMGA Board of Directors are:

1. Director – Gonzalo Garcia, expiring August 31, 2020
2. Alternate – Matt Ponzer, expiring August 31, 2021

There are two meetings per year, generally held in the Wichita area. The spring meeting coincides with the Kansas Municipal Utilities annual conference. At least one representative from the City of Gardner shall attend each of these meetings.

Financial Impact:

Travel expenses will be paid from the Electric Fund.

Attachments:

- June 4, 2020, UAC Staff Report
- June 4, 2020, UAC Draft Meeting Minutes Excerpt
- KMGA By-Laws Excerpt
- Certificate of Appointment for Director

Suggested Motion:

Appoint Gonz Garcia as Director with voting rights on the Kansas Municipal Gas Agency Board of Directors for two year terms expiring on August 31, 2022.

UTILITY ADVISORY COMMISSION STAFF REPORT CONSENT AGENDA ITEM # 2
MEETING DATE: JUNE 4, 2020
STAFF CONTACT: GONZALO GARCIA, UTILITIES DIRECTOR

AGENDA ITEM: Consider a recommendation to the City Council for appointment of a Director on the Kansas Municipal Gas Agency's Board of Directors.

Background/Description of Item:

As a member city of the Kansas Municipal Gas Agency, Gardner is required to appoint a Member (Director) and Alternate Member (Alternate Director) to serve on the agency's Board of Directors. The City's Directors must be appointed by the City Council.

Gardner's current representatives on the KMGGA Board of Directors are:

- Director: Gonzalo Garcia, Utilities Department Director, term expires on 08/31/2020
- Alternate Director: Matt Ponzer, Electric Generation Manager, term expires on 08/31/2021

Staff Recommendation:

Recommend the appointment of Gonzalo Garcia, Utilities Department Director, as Director for a term expiring on August 31, 2022, to represent the City of Gardner on the Kansas Municipal Gas Agency Board of Directors.

Attachment Included:

- KMGGA Bylaws Excerpt

**RECORD OF PROCEEDINGS
OF THE UTILITY ADVISORY COMMISSION
GARDNER, KANSAS**

Page No. 2020-11

June 4, 2020

The Utilities Advisory Commission of Gardner, Kansas, met in Regular Session on June 4, 2020, at City Hall. Present were Chairman Gary Williams, Vice-Chairman Kristina Harrison, Commissioner Barbara Coleman, Commissioner Bryce Augustine, Utilities Department Director Gonzalo Garcia and Administrative Assistant Erin Groh.

CALL TO ORDER

The meeting was called to order at 7:11 p.m. by Chairman Gary Williams.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

- 1. Standing approval of the minutes as written for the March 5, 2020, meeting of the Utility Advisory Commission.**

- 2. Consider a recommendation to the City Council for appointment of a Director on the Kansas Municipal Gas Agency's Board of Directors.**

Motion by Vice-Chairman Harrison, seconded by Commissioner Augustine to approve the Consent Agenda.

Motion carried 4-0 Aye

OLD BUSINESS

NEW BUSINESS

- 1. Consider a recommendation to City Council to approve an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes related to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.**

Director Gonz Garcia presented the staff report.

Director Garcia discussed how the FOG program regulates how grease is disposed of into the collection system and how the fats, oils and grease cause routine maintenance and how it can clog the sewer system. Garcia stated that the current municipal code needs to be updated for various reasons with some examples as it doesn't have a section of I&I prevention stating that you cannot connect your down spouts, etc. to a sump pump and it doesn't specify who is inspecting such connections or how we will discipline people for violations. Garcia stated that there needs to be guidelines and penalties specified.

Motion by Commissioner Augustine, seconded by Vice-Chairman Harrison to forward a recommendation to City Council to approve an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.

Motion carried 4-0 Aye

ARTICLE V

BOARD OF DIRECTORS

Section 5.1. Selection of Directors. The property and business of the Agency shall be managed by the Board of Directors. The Board of Directors shall consist of one (1) Director for each Member, provided that there shall be not less than three (3) Directors. The Directors shall be selected by the governing bodies of the Members. In the event that the number of Members is less than three (3), each Member shall be represented by the number of Directors that constitutes a Board of Directors of not less than three (3) Directors, provided that each Member shall select the same number of Directors. No Director may represent more than one Member. Each Member may designate an Alternate for any Director selected by certifying same in writing to the Agency prior to the participation of such Alternate at any meeting of the Board.

The term of each Director shall be for a period of two (2) years except that the initial term of a number equal to one half of the Directors shall be selected to a term of one (1) year. The Directors selected to the initial one (1) year term shall be those Directors representing the Members selected at the first Board meeting in a random drawing from a complete list of Members. Any Director selected by a Member may be removed at any time by the Member selecting the Director. Written evidence of selection or removal shall be forwarded by the Clerk or other authorized official of the Member to the principal office of the Agency in writing prior to any meeting of the Agency or the Board of Directors. Each Director shall continue in office until a successor is selected in accordance with this Article.

Section 5.2. Voting Powers. Each Member shall be entitled to one vote which shall be equal to the vote of every other Member. Such vote shall be cast on behalf of the Member by its Director or, if such Director is not present, by its duly authorized Alternate. All actions of the Board shall be made upon affirmative vote of a majority of the Directors voting on such action, unless otherwise provided in the Agreement or these Bylaws.

Section 5.3. Compensation. Except as may be specifically authorized by the Board of Directors, no Director shall receive payment for any time spent in attending meetings of the Board of Directors or otherwise conducting business of the Agency. The Board of Directors, the Executive Committee, or the General Manager may authorize payment of expenses for travel in connection with the business of the Agency.

Section 5.4. Vacancies. In the event of a vacancy on the Board of Directors the appropriate Member shall select an individual to fill such vacancy for the remainder of the term in accordance with the same procedure used to select the original Director. Written evidence of selection shall be provided to the Agency before voting privileges will take effect.

Section 5.5. Removal or Resignation. A Director may be removed only by the governing body of the Member selecting such Director. Any Director may resign by providing notice to the governing body of the Member the Director represents. The governing body shall certify to the Agency such removal or resignation of a Director.

Section 5.6. Successor Director. Upon removal or resignation of a Director, a successor Director will be selected by the governing body in the same manner as the original Director was selected, and the successor Director will be certified by the governing body to the Agency in the same manner as the original Director was certified. The successor Director shall serve for the remainder of the unexpired term of the original Director, subject to the rights of the governing body and such successor Director under **Section 5.5** of these Bylaws.

Section 5.7. Alternates. In the event a Director is unable to attend a meeting, the corresponding Alternate may substitute at the meeting of the Board of Directors for such Director. The Member shall provide the Agency with written notification of the selection of its Alternate. This Alternate shall be entitled to participate in any discussion of matters before the Board of Directors, and shall be entitled to vote for the Director represented unless such Alternate is specifically prohibited from voting by action taken by the Member.

CERTIFICATE – MEMBER
KANSAS MUNICIPAL GAS AGENCY
BOARD OF DIRECTORS

This Certificate duly documents the appointment of a **Director** to serve on the Board of Directors of the Kansas Municipal Gas Agency (KMGA) as provided for in Article V, Section 5.1 of KMGA's Bylaws.

I, the undersigned City Clerk of the City of Gardner, Kansas, a member of KMGA, do hereby certify that at a meeting of the City Governing Body duly held on the 20th day of July, 2020;

Name: **Gonzalo A Garcia**

Title (if applicable): **Utilities Director**

was appointed to serve on the KMGA Board of Directors for a two (2) year term beginning September 1, 2020.

I further certify that the foregoing appointment is reflected in the official Minutes of the Governing Body of the City for the meeting on the date indicated above.

This certificate is given this _____ day of _____, 20__.

City Clerk

Gardner, Kansas

COUNCIL ACTION FORM
MEETING DATE: JULY 20, 2020
STAFF CONTACT: MICHAEL KRAMER, PUBLIC WORKS DIRECTOR

CONSENT AGENDA ITEM No. 5

Agenda Item: Consider authorizing the execution of a contract with Gardner Disposal, Inc. for the 2020 City-wide Clean Up

Strategic Priority: Quality of Life

Department: Public Works

Staff Recommendation:

Staff recommends authorizing the City Administrator to execute a contract with Gardner Disposal, Inc. for the 2020 City-wide Clean Up for the unit price bid amount of \$220 per ton with a minimum guarantee of 200 tons.

Background/Description of Item:

Earlier this year the city-wide clean up was put on hold due to the impacts and budgetary concerns created by the COVID-19 pandemic. Currently, the budget includes \$55,000 as a placeholder for the city-wide clean up event. Staff reviewed programs in other municipalities and suggestions from the vendors on reducing the overall price of the project/tonnage of debris collected in order to mitigate potential budget overruns.

Prior year City-Wide programs:

Year	Price per ton	Tonnage collected	Total cost
2015	N/A	N/A	\$10,703
2016	\$120	150	\$17,940
2017	\$150	246	\$37,000
2018	\$150	254	\$38,080
2019	\$175	342	\$59,805
2020*	\$220	350*	\$77,000

* Prior to the changes made for the 2020 program, it was estimated the project would exceed 350 tons of debris, at a cost of about \$77,000.

The major changes to the 2020 program include (see bid document for additional details):

Pickup per household is limited to 4 (four) bulky items including; furniture, grills, mattresses, basketball goals, swing sets, carpet, and other items not collected by regular trash service

Items and Materials which will NOT be collected include:

- More than 4 Items
- Items weighing more than 150 pounds
- Household Appliances and Electronics
- Yard waste, tree limbs, stumps
- Hazardous materials
- Decking, fencing, lumber, RR ties
- Glass (unless broken down and boxed)
- Construction or Demolition Debris
- Domestic Trash
- Commercial Debris

Invitations to Bid were sent to disposal companies for the 2020 City-Wide Clean Up. Bidders were asked to submit a price per ton to provide curbside collection and disposal of residential debris on Saturday with dates between August 29 and November 8th. One bid was received, and is noted below:

Company	Bid	Pickup Days
Gardner Disposal Inc.	\$220/ton with a 200 ton minimum	September 19, 2020 September 26, 2020

Gardner Disposal performed city wide clean up in years 2014 through 2019 of the program and has provided good service.

Financial Impact:

The 2020 Estimated Budget includes a placeholder of \$55,000.00 for the clean-up. Staff estimate for the clean-up is 250 tons, but the actual cost of the clean-up will be based on the amount of debris collected, which may be more or less.

In addition to vendor expenses, staff anticipates mailing notices to residents, and approximately 50 hours of overtime assisting the vendor.

Attachments:

- 2020 Bid Document

Suggested Motion:

Authorize the City Administrator to execute a contract with Gardner Disposal, Inc. for the 2020 City-wide Clean Up at the unit price bid amount of \$220 per ton, with a 200 ton minimum.

BID FORM



PROJECT: 2020 FALL CITY WIDE CLEAN-UP

The undersigned Bidder hereby proposes to furnish and deliver to the City of Gardner, Kansas, the following service in the designated quantities in accordance with the Specifications, Bidding Documents and other Contract Documents, and within the time period specified herein, in consideration of the prices as follows:

Provide a one-time, city wide, residential curbside pickup for the disposal of residential debris.

Items to collect:

- Up to 4 (four) bulky items not collected by curbside trash service including:
- Furniture (a four piece sectional = item collection limit)
- Mattress and box springs
- BBQ Grills (no propane tanks)
- Basketball goals (cut in half, no concrete)
- Swing sets (broken down and bundled)
- Carpet rolls: 4 ft long, and less than 65lbs
- Only those items not collected by regular trash service

Items and Materials which will **NOT** be collected include:

- More than 4 Items
- Items weighing more than 150 pounds
- Household Appliances and Electronics, refrigerators, freezers, air conditioners, etc
- Yard waste, tree limbs, or stumps
- Hazardous materials (including tires, car batteries, liquids, paint, refrigerants, solvents, oils, or other hazardous materials)
- Decking, fencing, lumber, RR ties
- Glass (unless broken down and boxed)
- Construction or Demolition Debris
- Domestic Trash, No Bagged Items Allowed
- Commercial Debris

All items will be placed within three feet (3') of the curb, and any containers shall be no heavier than sixty-five pounds (65 lbs). Items over 6 ft should be cut in half. Items to be collected must be able to be lifted by two (2) men. The disposal company will be responsible for going back one time the first of the following week and pick up items, identified by the City, by specific addresses presumably missed the day of the pick-up.

Disposal company shall keep a log of items left due to more than 4 items, or materials which are not to be collected.

This pick-up shall include the entire city (see attached map of pick-up area), and be completed by a multiple number of trucks starting at 7:00 A.M. on Saturday, _____, 2020. This pick-up should be completed by 5:00 PM on the same day. **If multiple days are required for clean-up, please provide the consecutive dates you are available** for times between August 29 and November 8, 2020.

The estimated quantity is 250 tons. The city will pay for this service by the price per ton of material picked up, based on records provided by the disposal company. **The city guarantees a minimum of 200 tons.**

BID FORM



PROJECT: 2020 FALL CITY WIDE CLEAN-UP

Unit Price (\$)	Estimated Quantity (Tons)	Total Unit Price Bid (\$)
<u>\$220</u>	<u>250</u>	<u>\$55,000.00</u>

Number of Trucks Proposed for Pick-Up 8

Available Proposed Dates: 09/19/20 & 09/26/20

List any exceptions to specifications:

Company: Gardner Disposal Service, Inc Authorized Signature: *Tim Henry*

Address: 115 W Warren St Name & Title: Tim Henry-President

City, ST, Zip: Gardner, KS 66030 Date: 07/02/2020

COUNCIL ACTION FORM PLANNING & ZONING CONSENT AGENDA No. 1
MEETING DATE: JULY 20, 2020
STAFF CONTACT: ROBERT CASE, PLANNER

Agenda Item: Consider accepting the dedication of right-of-way and easements on final plat FP-20-02 for Prairie Trace Meadows, 1st Plat

Strategic Priority: Quality of Life, Economic Development, and Asset and Infrastructure Management

Department: Business & Economic Development

Planning Commission Recommendation:

After review of application FP-20-02, a final plat for Prairie Trace Meadows, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020 and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plat to provide rear lot line dimensions for the lots on the east side of Houston Street.
2. Revise the plat to move the note about Tract A so it does not overlap lot area information.
3. Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.
4. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.
5. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
6. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.
7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.
8. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.
9. Provide a note on the plat that one interior tree and two shrubs will be planted on every lot.

and recommends the Governing Body accept dedication of right-of-way and easements.

Staff Recommendation:

Staff recommends approval of FP-20-02, a final plat for Prairie Trace Meadows, 1st Plat with conditions outlined in the Recommended Motion.

Background/Description of Item:

The properties were zoned RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts in the County and annexed into the City as such in September 2019. The subject properties are part of a larger development project

that includes the single-family planned district, multi-family residential and commercial which have gone through the process for a rezoning (Z-20-01) and preliminary development plan (PDP-20-01) and preliminary plat (PP-20-01) for Prairie Trace. The Planning Commission recommended approval of the rezoning and PDP at their March 24, 2020 meeting and the Governing Body at their April 20, 2020 meeting approved the rezoning and associated preliminary development. These applications have been reviewed by the Johnson County Airport Commission and sent to the Johnson County Board of County Commissioners with a favorable recommendation. The Johnson County Board of County Commissioners will hear this petition at its June 25th meeting.

The Planning Commission considered this final plat at their June 23, 2020 meeting and voted unanimously to approve and forward the recommendation for the Governing Body to accept the dedication of right-of-way and easements. No members of the public spoke on this item.

Financial Impact:

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. The applicant is paying for and constructing the new arterial street, New Trails Parkway, which is what the excise tax is earmarked for. The exemption states, "The reasonable cost for construction to City standards of a major street abutting and serving land included in the plat, required by the City and accepted as a condition for approval of a plat. Reasonableness of costs shall be determined by the City Engineer based on information presented to the City." The City is working with the applicant on this.

Attachments included:

- Vicinity map
- Final plat document
- Excerpt of the minutes from the June 23, 2020 Planning Commission meeting
- Planning Commission packet

Suggested Motion:

Accept the dedication of rights-of-way and easements on the revised final plat for Prairie Trace Meadows, 1st Plat

I35 SB TO US56 RAMP

W 174TH ST

US56 HWY

N I35 HWY

E SANTA FE ST

W 175TH ST

I35 NB TO 175TH RAMP



CLARE RD

PLANNING COMMISSION MEETING

City of Gardner, Kansas
Tuesday, June 23, 2020
7 p.m.

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Tuesday, June 23, 2020, by Chairman Scott Boden.

ROLL CALL

Commissioners present:

Chairman Boden
Commissioner Deaton
Commissioner Ford
Commissioner Hansen
Commissioner McNeer
Commissioner Meder
Commissioner Simmons-Lee

Staff members present:

Larry Powell, Director, Business & Economic Development
Robert Case, Planner
Kristie Hatley, Planning Technician
Spencer Low, City Attorney

The applicant of Prairie Trace was present via Zoom; there was 1 member of the public in attendance.

CONSENT AGENDA

1. **Approval of the minutes as written for the meeting on May 26, 2020.**

Motion made by McNeer and seconded by Ford.

Motion passed 7-0.

REGULAR AGENDA

1. **PRAIRIE TRACE MEADOWS**

Located southeast corner of W 175th Street and Interstate 35

- a. **FDP-20-02:** Consider a final development plan for 27 single-family lots, Phase I of Prairie Trace Meadows.
- b. **FP-20-02:** Consider a final plat for 12.76 acre Prairie Trace Meadows, First Plat.

Mr. Robert Case, Planner, presented the final development plan for the first phase of the Meadows in Prairie Trace Subdivision, following the information in the staff report. The staff has found this plan is generally in compliance with the preliminary development plan and is consistent with various policies in the Comprehensive Plan. The proposed arrangement of buildings and open space is consistent with good planning and engineering practices and principles, the architecture and building design uses quality materials and the style is appropriate for the context. In addition, the County Airport Authority has sent this project to the County Commission with a favorable recommendation. There are three deviation requests:

1. **Section 17.08.030(A) Planting Requirements – Table 8-1; Other Open Areas Generally**
Standard: 1 tree per 10,000 sf
Proposed: 1 tree per lot
2. **Section 17.08.030(A) Planting Requirements – Table 8-1; Other Open Areas Generally**
Standard: 1 shrub per 5,000 sf
Proposed: 2 shrubs per lot
3. **Section 17.07.050(c) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards**
Standard: One small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)
Proposed: No frontage trees.

The applicant has stated that through the HOA, the lots will be required to spend a certain amount on landscaping and need flexibility because of the smaller 50' wide lots, 25' front yard setbacks and front loaded driveways - especially cul-de-sacs that would not allow adequate space for the large street trees to thrive. The applicant further states that the placement of 2 trees on the lots will provide vertical articulation. The Staff recommends approval of the deviation requests and approval of this plan with the conditions outlined in the motion.

Mr. Travis Schram, Grata Development/Applicant, spoke about the landscape deviations and said they wanted to add vertical articulation by trying to require large street trees instead of small frontage trees. The additional trees would be distributed throughout the lot instead of only in the front.

COMMISSION DISCUSSION:

Commissioner Hansen asked the approximate average size of the lots since the proposal is for 1 tree per lot instead of 1 tree per each 10,000 sf of lot.

Mr. Schram replied the lots are about 6,000 sf with one lot being 11,000 sf. He stated they wanted their builders to know the requirements would be the street tree plan and an additional tree on the lot along with 2 shrubs.

Hansen asked about the uncertainty the Commission had felt regarding the future HOA and no guarantee that the landscape standards would be kept up. He asked for reassurances from the applicant regarding this.

Mr. Schram replied his company would control the HOA until 80% of the lots were owned by homeowners. He said they had a vested interest in creating a quality development. The landscape requirements were included as stipulations on the final plat and they also will include a dollar amount per lot specific for landscape use.

Hansen said he saw this plan as meeting in the middle between the Code and the applicant's proposal during the April meeting and this was an improvement.

Mr. Schram agreed and said they were using the wrong mechanism in the past. By recording these things on the final plat the minimums will remain.

Commissioner Meder asked for clarification from staff that each lot would have one tree, two shrubs, the street tree but no frontage trees.

Mr. Larry Powell, Director of Business & Economic Development, said that was correct.

Meder commented she did not see trees in the backyards shown on the map even though the applicant's presentation mentioned them.

Mr. Schram replied the landscape plan only showed the frontage trees and not the other areas generally trees. The generally trees are not dictated to the front or the back. The large street trees proposed at 2" caliper will produce large canopies. The homeowner would have the flexibility to put the generally tree in the front or the back.

Meder asked about the size of the 285 species of native sapling trees that were planted.

Mr. Schram answered they are 12" tall and around 2500 were brought in and planted in the wetlands areas. They are native saplings and are located throughout the development. He hoped they will be in the 2'-3' range once the lots are being sold. When the last phases are built approximately eight years from now, these trees could be substantial. Various species were chosen with information provided by the Kansas Extension office.

Motion made after review of application FDP-20-02 a final development plan for Prairie Trace Meadows, on a portion of tax ID CF231429-3002 and final development plan dated April 17, 2020, and staff report dated April 28, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

- 1. Revise the landscape plan to update the information regarding 177th Street to be a Collector-Standard Street.**
- 2. Potential condition regarding deviation #3 - remove condition if deviation to omit frontage trees is to be granted.**
- 3. Update the plans to reflect any approved deviations.**
- 4. Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.**
- 5. Record a drainage easement by separate instrument for the storm sewer that is planned to be west of the phase boundary.**
- 6. Add a note to the face of the plan that states that the street geometry for New Century Parkway is conceptual in nature and shall be designed based on the recommendations from the Traffic Impact Study and shall gain approval from the Kansas Department of Transportation and City**

of Gardner.

7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department.
8. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
9. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.
10. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body

Motion by Ford and seconded by McNeer.

Motion passed 7-0.

Mr. Case continued on with the presentation on **FP-20-02**, the final plat for Prairie Trace Meadows, First Plat. Staff found the final plat in substantial compliance with the preliminary plat, with no deviations requested. The project, located within one mile of New Century AirCenter was reviewed by the Airport Authority and sent to the County Board of Commissioners with a favorable recommendation. No excise tax would be levied for this plat. Staff has recommended approval with the conditions outlined in the motion.

COMMISSION DISCUSSION:

No Discussion ensued.

After review of application FP-20-02, a final plat for Prairie Trace Meadows, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020 and staff report dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. **Revise the plat to provide rear lot line dimensions for the lots on the east side of Houston Street.**
2. **Revise the plat to move the note about Tract A so it does not overlap lot area information.**
3. **Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.**
4. **Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.**
5. **Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.**

- 6. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.**
- 7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.**
- 8. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.**
- 9. The plat shall include landscaping on the plan to show one tree and two shrubs per lot along with the already stated street trees.**

and recommends the Governing Body accept the dedication of right-of-way and easements.

Motion by Meder and seconded by Deaton.

Motion passed 7-0.

PLANNING COMMISSION STAFF REPORT NEW BUSINESS ITEM NO. 1A & 1B
MEETING DATE: JUNE 23, 2020
PREPARED BY: ROBERT CASE, PLANNER

PROJECT NUMBER / TITLE: FDP-20-02 Final Development Plan and FP-20-02 for Prairie Trace Meadows First Plat

PROCESS INFORMATION

Type of Request: Final Development Plan and Final Plat

Date Received: March 13, 2020

APPLICATION INFORMATION

Applicant: Schlagel & Associates, P.A., Mark Breuer, PE

Owner: Day3, LLC (Grata Development)

Parcel ID: CF231429-3002 & CF231429-1001

Location: Southeast corner of the intersection of Interstate 35 and 175th Street

REQUESTED ACTION

The applicant is requesting approval of the final development plan and final plat for Prairie Trace Meadows First Plat. The first plat includes 27 single-family residential lots.

EXISTING ZONING AND LAND USE

Currently the property is zoned RP-2, (Planned Two Family Residential) District with an approved preliminary development plan for Prairie Trace Meadows. The property is currently cultivated for row crops. The rezoning for Prairie Trace Meadows was adopted by the Governing Body at its April 20th, 2020 meeting.



SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
M-1 (Restricted Industrial) District	Vacant
CP-2 (Planned General Commercial) District	Row crops
C-3 (Heavy Commercial) District [northwest]	I-35 ROW, Hotel, retail, restaurant uses
East of subject property	
County RUR (Rural, Agriculture) District	Row crops, homestead
South of subject property	
County RUR (Rural, Agriculture) District	Row crops
West of subject property	
County PEC3 (Planned Light Industrial) District	Row crops
CP-2 (Planned General Commercial) District [northwest]	Retail

EXISTING CONDITIONS

These properties were annexed into the City on September 3, 2019 per Ordinance 2622. The properties are two parcels located along Interstate 35, at the southeast corner of the I-35 and 175th Street interchange with city limits bordering to the north and northwest sides of the property. Currently the property is unplatted and farmed with row crops and zoned with County RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts. The site also contains two small creeks/wetlands that drain to the south. Currently no utilities serve this site however there is a large Southern Star gas pipeline (yellow line on map) that bisects the property which includes a 66' easement around the pipeline. Also along the southern boundary, Evergy has electric transmission lines (red lines on map) with a 70' easement surrounding the lines. These two areas are no build areas.



BACKGROUND / HISTORY

The properties were zoned RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts in the County and annexed into the City as such in September 2019. The subject properties are part of a larger development project that includes the single-family planned district, multi-family residential and commercial which have gone through the process for a rezoning (Z-20-01) and preliminary development plan (PDP-20-01) and preliminary plat (PP-20-01) for Prairie Trace. The Planning Commission recommended approval of the rezoning and PDP at their March 24, 2020 meeting and the Governing Body at their April 20, 2020 meeting approved the rezoning and associated preliminary development. These applications have been reviewed by the Johnson County Airport Commission and sent to the Johnson County Board of County Commissioners with a favorable recommendation. The Johnson County Board of County Commissioners will hear this petition at its June 25th meeting.

CONSISTENCY WITH COMPREHENSIVE PLAN

The Gardner Comprehensive Plan was adopted in 2014 and did not identify detailed future land use for areas on the east side of the interstate but designated it as “Southeast Quadrant Market Determined Growth Area” with Regional Commercial identified at the interchanges. The plan directed staff to further study that growth area in the near future. Staff proceeded with this direction and completed the process for two area plans at the interchanges. The subject properties are within the study boundaries of the *I-35 & 175th Street Interchange Subarea Plan* which was adopted and incorporated by reference into the Comprehensive Plan in June 2018. At the time of the planning efforts, the subject property owner had proposed a concept for the property and that concept was utilized for the future land use in that area in the plan. The property is shown for Regional Commercial (red), Commercial and Light Industrial (lavender), and Heavy Commercial and Industrial (dark purple) future land uses on the picture below. The portion of the properties subject to this rezoning and preliminary development plan are identified for Commercial and Light Industrial and Heavy Commercial and Industrial.



Since the adoption of the Plan, the property owner's concept has changed to include Regional Commercial on the north and northwest, multi-family on the west and single-family within the subject area. This is due to market demand for the industrial warehouse and the need for residential development changing. Industrial warehouse is tending to locate near other existing similar uses further south along I-35. The residential will help to support the commercial development by providing goods and services to the area. While the Future Land Use map is not consistent with the proposed project, there are policies within the Plan that support residential development related to the proposed development.

In the *I-35 & 175th Street Interchange Subarea Plan*, the following Goals support the proposed project:

- *Goal 5: Protect and respect the natural systems currently in place and expand the natural and recreational facilities with development.*

The subject properties contain 2 designated stream/wetlands areas and the applicant is providing detention and open space in the majority of the areas around these stream/wetlands.

Additionally the following Policies support the proposed project:

- *General*
 - *Pedestrian friendly connectivity between land uses and properties should be incorporated.*

The applicant has provided pedestrian trails and sidewalks around and through the development which extend to the outside for future continuation to adjacent properties.

- *Residential Land Uses*

While the property is not identified for residential land use, the application proposes residential land use and therefore the following apply:

 - *Residential uses shall maintain a "back-to-back" relationship to more intense uses.*

The proposal provides for residential lots to back to the proposed arterial with the more intensive land uses on the other side.

- *Residential streets shall be extended to undeveloped property and shall use a grid or modified grid pattern.*

The proposal provides for future street connections to the south.

- *Public Facility/Parks, Recreation, Open Space Land Uses*
 - *Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails.*

The proposal provides for trails along New Trails Parkway, within the electric easement along the southern property line, and along a drainage way.

- *Trail facilities shall be expanded and connected through all uses in the planning area.*

As noted above, the proposal is providing for this and will be required to be expanded to remainder of the development in the future.

Additionally the project meets policies within the New Residential Growth Areas. While this area is not identified for residential growth, it meets the following policies:

- **Connectivity:**
 - *Require pedestrian connections to adjacent streets and neighborhoods at the terminus of all new cul-de-sacs.*
- **Open Space Preservation & Conservation Design**
 - *Integrate stormwater detention areas and corridors in order to effectively mitigate the impacts of flooding.*
 - *Require trails, useful open spaces, and parks throughout new development areas through dedications and easements set aside as part of the development review process.*
 - *Utilize environmental features, topography, and natural areas, to guide development, and shape the potential development area of residential sites.*

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

This phase is the first phase of the Meadows development portion of Prairie Trace. The Meadows includes smaller, minimum 50' wide lots and phase one includes 27 lots, a portion of New Trails Parkway, 177th Street and Houston Street.

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The applicant is requesting three deviations from the lot landscaping standards. These are discussed at the end of this section.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

Staff Comment: *The sites are capable of accommodating the buildings with approved deviations on the preliminary development plan. The proposal is capable of accommodating other site design elements required without negatively impacting adjacent property.*

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Staff Comment: *The proposed arrangement of buildings is consistent with good design practice and principles. The applicant is proposing minimal deviations for interior lot tree and shrub landscaping (can be located anywhere on site). He has also proposed a deviation to omit frontage trees, proposing instead to commit to planting med/large street trees and not small street trees, implementing the customary spacing requirements for med/large street trees. This deviation request should be considered within the context of other approved deviations that increase the frontage area hardscape and building coverage percent (impervious surface coverage).*

Generally the proposal is consistent with good planning and site engineering principles and practices.

- c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Staff Comment: *The applicant is proposing architecture and building design using quality materials such as stucco and stone veneer. Additional details such as columns, window details and roof details are provided on the homes.*

- d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Staff Comment: *The overall design is compatible with the relationship to other proposed buildings and open space to the east as determined in the preliminary development plan process.*

- e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

Staff Comment: *No additional conditions are necessary for this site.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The application received support from the Johnson County Airport Commission at its May 27th meeting and is scheduled to be reviewed by the Johnson County Board of Commissioners on June 25th. Additionally public improvement plans will need to be reviewed and approved by the City, WaterOne and KDOT. After utilities and streets are installed, building permits for each structure will need to be obtained.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval with the conditions outlined in the recommendations section of the staff report.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *The final development plan is in substantial compliance with the preliminary development plan in relation to the number of lots and the lot layout and street layout.*

DEVIATIONS

The standards outlined below are standards from the Land Development Code that are not met. The planned district allows for departures from the standards associated with all zoning districts provided they are based upon a comprehensive and well-integrated development plan for the area. Below are the standards not met and the applicant's justification for such deviation.

1. Section 17.08.030(A) Planting Requirements – Table 8-1; Other Open Areas Generally

Standard: 1 tree per 10,000 sf, placed anywhere on the lot

Proposed: 1 tree per lot

Applicant Response: *Due to the unique nature of our development allowing for the smaller lots with front loaded driveways, we are requesting variations to allow for flexibility of placement and plant selection, while encouraging landscaping designs that incorporate the design of the buildings, placement of driveways and topography. Given the narrow nature of the Meadows lots, and the variety of different housing styles requiring various driveway placements, achieving this consistent spacing is extremely difficult. What we are proposing achieves the same visual effect while making the placement easier for the builders who will*

be installing them. This requirement is an improvement from the code as the tree is required to be a large tree rather than the required small tree. The only deviation from the code is for lot 27 which in light of our comprehensive landscape proposal is required to have 6 trees and 2 shrubs. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit. The top two concerns of home buyers when they are looking at new construction are 1) Cost vs existing inventory and 2) Lack of mature trees. We believe this proposal attempts to address those concerns as effectively as possible. Please note that these requirements are minimum standards and are to be exceeded not to be viewed as prescriptive. Additionally we have added 285 native tree saplings to Estates Tract B that is between the Meadow and the estates. (45 swamp white Oak, 60 Bald Cypress, 100 Eastern Red Cedar, 50 Black Cherry, 30 Burr Oak)

Staff Comment: The tree(s) can be located anywhere on the lot as it does not have a location requirement. All of the proposed lots in this phase are under 10,000 sf which would require 1 tree to comply with this standard with the exception of Lot 27 which is 11,003 sf. The applicant proposed 27 large open space general trees, which is 1 per lot. Staff recommends approval of this deviation request.

CITY CODE - Meadows Phase 1	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQUIRED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT TOTAL LOT TREES
TOTAL	45 CITY STREET TREES	59 APPLICANT STREET TREES	43 CITY	OR	28 CITY FRONTAGE TREES	OR	28 CITY	0 APPLICANT	28 CITY OPEN SPACE TREES	27 APPLICANT	55 CITY SHRUBS	54 APPLICANT	71 CITY	OR	56 CITY TOTAL LOT TREES	OR	56 CITY TOTAL LOT TREES	27 APPLICANT

2. Section 17.08.030(A) Planting Requirements – Table 8-1; Other Open Areas Generally

Standard: 1 shrub per 5,000 sf

Proposed: 2 shrubs per lot

Applicant Response: This is generally in with the current code but aligns the code requirements on all lots except lot 27 which is required to have 6 trees and 2 shrubs per our comprehensive plans. This request reduces the shrub count by 1 shrub. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit.

Staff Comment: The shrub(s) can be located anywhere on the lot as it does not have a location requirement. The Staff supports the deviation request for 2 shrubs per lot.

CITY CODE - Meadows Phase 1	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQUIRED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT TOTAL LOT TREES
TOTAL	45 CITY STREET TREES	59 APPLICANT STREET TREES	43 CITY	OR	28 CITY FRONTAGE TREES	OR	28 CITY	0 APPLICANT	28 CITY OPEN SPACE TREES	27 APPLICANT	55 CITY SHRUBS	54 APPLICANT	71 CITY	OR	56 CITY TOTAL LOT TREES	OR	56 CITY TOTAL LOT TREES	27 APPLICANT

3. Section 17.07.050(c) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards

Standard: One small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)

Proposed: No trees in the frontage area

Applicant Response: Due to the unique nature of our development allowing for the smaller lots with front loaded driveways, we are requesting variations to allow for flexibility of placement and plant selection, while encouraging landscaping designs that incorporate the design of the buildings, placement of driveways and topography. By requiring large street trees we can enhance the street in the short term by providing larger tree stock. In the longer term these large trees with their 50'+ canopies will be able to thrive with our shading out other trees in the front yard of the homes. These smaller lots with 50' widths, 25' setbacks, front loaded 2 car driveways, on Cul-de-Sacs do not allow adequate space for 1 large tree and another tree effectively. Shrubbery will be utilized by builders to provide the layering effect as desired by city staff. Please note that these requirements are minimum standards to be enforced on all lots. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit. The large trees provided by the street trees and the required 1 large tree per lot, will provide the vertical articulation that is currently missing from this farm field. The top two concerns of home buyers when they are looking at new construction are 1) Cost vs existing inventory and 2) Lack of mature trees. We believe this proposal attempts to address those concerns as effectively as possible. Additionally we have added 285 native tree saplings to Estates Tract B that is between the Meadow and the estates. (45 swamp white Oak, 60 Bald Cypress, 100 Eastern Red Cedar, 50 Black Cherry, 30 Burr Oak) While it is tempting to disregard the placement of street trees in development, we believe in creating developments that are beautiful at creation and for years to come. Trees with 50'+ canopies at maturity will have a significant impact on the landscaping of a yard and cannot be ignored. Utilizing lot 2 as an example to the current code, the front yard would include 1 street tree, 2 small trees and 2 shrubs in an area that is 25' x 20'. With our desire to use large street trees, it is a death sentence for the small trees. While the applicant could substitute another large tree, that would result in two 50'+ canopies in an area that is barely large enough for 1. Meanwhile, there is a collector road with visibility of the rear façade of the home. Clearly, these trees would be better placed in the rear of the home. Other instances in the code substitute large trees for small trees at a ratio of 2:1. We are requesting a substitution rate of 1.65:1. So while there is a reduction in the number of trees for this development there is significant increase in quality as a tradeoff.

Staff Comment: The standard is for one small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage, the applicant provided a landscape proposal that proposes the use of large street trees (approximately 1 adjacent to each lot). The applicant has indicated that with a large street tree and small front yard, the same goal for shade is achieved, staff supports a consistent standard of one tree per lot and recommends approval of this deviation.

CITY CODE - Meadows Phase 1	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQUIRED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT TOTAL LOT TREES
TOTAL	45 CITY	59 APPLICANT STREET TREES	43 CITY	OR	28 CITY	OR	28 CITY	0 APPLICANT	28 CITY	27 APPLICANT OPEN SPACE TREES	55 CITY	54 APPLICANT SHRUBS	71 CITY	OR	56 CITY	OR	56 CITY	27 APPLICANT

STAFF ANALYSIS - FINAL PLAT

17.03.020 (E1) Review Criteria:

- a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and

access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

Staff Comment: *The final plat is in substantial compliance with the preliminary plat considering the number of lots, block layout, street designs and access.*

- b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.*

- c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place. Public improvements are to be complete prior to the issuance of a building permit.*

- d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

Staff Comment: *No deviations are requested on this final plat.*

- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Planning staff recommends approval of the final plat with the conditions outlined in the Recommended Motion below.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

ELECTRIC –

Electric utilities will be provided to the property by the City. The City will extend the utilities across the interstate and to the development. Easements have been provided to the Electric Division.

WATER –

Water is to be provided by WaterOne. The applicant will work with the appropriate water district for approval and installation.

SANITARY SEWER –

Sanitary sewer will be provided by the City of Gardner. The utilities will be extended across the interstate and a new lift station will need to be installed generally located along the southern portion of the project in its entirety and located outside of all detention and stream setback areas. The sanitary sewer line locations will be further defined with the public improvement plans. After the location of the lift station is determined, Utilities staff will work with the applicant for any necessary easements and access drives beyond this phase.

STORM SEWER –

Storm sewer improvements are provided for with the proposed storm water detention and drainage areas. A final storm water study has been submitted and comments are being

addressed with the Public Works Department. The final study will need to be approved prior to the release of the plat for recording.

ROADWAY NETWORK & VEHICULAR ACCESS –

The applicant is proposing to construct an arterial road, New Trails Parkway, with the first and fourth phases of the Meadows development. A collector will be constructed partially with Meadows Phase one and the remainder will be constructed with the commercial to the north. Local streets within the residential development will be constructed by the developer. Additionally the Transportation Impact Study stated that in the first phase of the development that an eastbound right turn and westbound left turn lane are to be provided from 175th Street to New Trails Parkway.

With the project being adjacent to Interstate 35 and within the impact area of the interchange, the Kansas Department of Transportation (KDOT) will need to review the TIS regarding access to 175th Street, at the final development and final plat phases. KDOT has accepted the TIS “in concept”.

SIDEWALKS –

The Neighborhood Local street design requires a 5’ sidewalk along both sides of the street. A deviation to allow for all lots either to be adjacent to a trail or to have a sidewalk has been approved.

The arterial street is to have a 10’ trail on the south side and the collector will require a 5’ sidewalk on both sides. These will be designed and constructed with the street and reviewed and approved by the City Engineer.

NEW CENTURY AIRCENTER –

The subject property is within the New Century AirCenter Airport Interest Area and within 1 mile of airport owned property. The Johnson County Airport Board heard this petition on May 27, 2020 and sent it with a unanimous recommendation for approval to the Johnson County Board of County Commissioners to be heard at their June 25th meeting.

EXCISE TAX

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. The applicant is paying for and constructing the new arterial street, New Trails Parkway, which is what the excise tax is earmarked for. The exemption states, “The reasonable cost for construction to City standards of a major street abutting and serving land included in the plat, required by the City and accepted as a condition for approval of a plat. Reasonableness of costs shall be determined by the City Engineer based on information presented to the City.” The City is working with the applicant on this.

ATTACHMENTS

- I. Final development plan document

- II. Final plat document
- III. Meadows Lot Landscape Comparison
- IV. Applications

ACTIONS

Per Section 17.03.010 (G) of the *Gardner Land Development Code*, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications to lessen or mitigate a potential impact from the proposed application.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

EFFECT OF DECISION

Final Development Plan – Approval of a final development plan shall authorize the applicant to apply for a building permit and other applicable permits. The Director may approve minor amendments to approved final development plans without the refile of a new application, but in no event shall the Director approve any change that does not qualify for an administrative site plan, or any change that is different from any condition of approval of the final development plan.

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications, and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

RECOMMENDATION – FINAL DEVELOPMENT PLAN

Staff recommends approval of the final development plan for Prairie Trace Meadows 1st Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FDP-20-02, a final development plan for Prairie Trace Meadows, on a portion of tax ID CF231429-3002 and final development plan dated May 19, 2020, and staff report

dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the landscape plan to update the information regarding 177th Street to be a Collector-Standard Street.
2. Potential condition regarding deviation #3 - remove condition if deviation to omit frontage trees is to be granted.
3. Update the plans to reflect any approved deviations.
4. Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.
5. Record a drainage easement by separate instrument for the storm sewer that is planned to be west of the phase boundary.
6. Add a note to the face of the plan that states that the street geometry for New Century Parkway is conceptual in nature and shall be designed based on the recommendations from the Traffic Impact Study and shall gain approval from the Kansas Department of Transportation and City of Gardner.
7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department.
8. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
9. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.
10. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.

RECOMMENDATION – FINAL PLAT

Staff recommends approval of the final plat for Prairie Trace Meadows, First Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FP-20-02, a final plat for Prairie Trace Meadows, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020 and staff report dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plat to provide rear lot line dimensions for the lots on the east side of Houston Street.
2. Revise the plat to move the note about Tract A so it does not overlap lot area information.
3. Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.
4. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.
5. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
6. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.
7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.

8. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.

and recommends the Governing Body accept the dedication of right-of-way and easements.

SHADE TREES

AMM	10 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5' Cal.	B&B
ASF	2 EA.	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2.5' Cal.	B&B
ATW	4 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5' Cal.	B&B
GBA	4 EA.	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5' Cal.	B&B
QR	3 EA.	Quercus rubra	Red Oak	2.5' Cal.	B&B
QS	7 EA.	Quercus shumardii	Shumard Oak	2.5' Cal.	B&B
TAR	10 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5' Cal.	B&B
TTS	11 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5' Cal.	B&B
UXF	8 EA.	Ulmus x Frontier	Frontier Elm	2.5' Cal.	B&B
UMG	3 EA.	Ulmus 'Morton Glossy'	Triumph Elm	2.5' Cal.	B&B
TOTAL 62 (20% =12 TREES MAX OF ONE SPECIES)					

ORNAMENTAL TREES(NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

MRR	2 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2' Cal. & 8' ht.	B&B
-----	-------	-----------------------------	---------------------------	------------------	-----

EVERGREEN TREES(NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

JVC	10 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PPC	6 EA.	Picea pungens	Colorado Spruce	6' ht.	B&B

MEADOWS DETACHED SINGLE FAMILY LANDSCAPE DATA:

CHAPTER 17.04 SUBDIVISION STANDARDS
 17.04.010 Street Networks and Street Design
 1777H TERRACE, 176TH STREET, SHADY BEND ROAD AND HOUSTON STREET
 Type
 Planting Type Per Code
 Planting Type Proposed
 Tree Spacing Per Code
 Tree Spacing Proposed
 177H Terrace Tree Quantity Require Per Code(72/40=2 per side)
 177H Terrace Tree Quantity Provided
 178H Street Tree Quantity Require Per Code(240/40=6 per side)
 175H Street Tree Quantity Provided
 Shady Bend Road Tree Quantity Require Per Code(126/40=3 per side)
 Shady Bend Road Tree Quantity Provided
 Houston Street Tree Quantity Require Per Code(782/40=20 per side)
 Houston Street Tree Quantity Provided
 Street Tree Location Per Code
 Street Tree Location Proposed

1777H STREET(519.11 L.F. ONE SIDE, OTHER SIDE LANDSCAPED WITH FUTURE COMMERCIAL DEVELOPMENT)
 Type
 Planting Type Per Code
 Planting Type Proposed
 Tree Spacing Per Code
 Tree Spacing Proposed
 Tree Quantity Require Per Code
 Tree Quantity Provided

NOTE: AS REQUIRED BY STAFF ARE BE PLACED BETWEEN THE SIDEWALK AND CURB.

CHAPTER 17.07 BUILDING STANDARDS
 17.07.030 Building Design Standards
 Frontage Type Required by Code
 Frontage Type Proposed
 17.07.050 Frontage Design
 Frontage Type Proposed
 Depth Minimum Per Code
 Depth Proposed
 Trees Required
 Trees Provided

Allocation of Landscape Space Required

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS
 17.08.030 A Landscape Design Standards Table 8-1 Landscape Requirements
 Frontage Landscape Required
 Foundation Landscape Required
 Buffer Landscape Required
 Civic or Open Space Landscape Required
 Other Open Areas Landscape Required(PER STAFF THIS IS REQUIRED ON EACH LOT)
 Other Open Areas Landscape Provided
 Tract A Landscape Required Per Code
 Tract A Landscape Provided

17.08.030 C Tree Diversity
 Species diversity required by code

Species diversity provided

LANDSCAPE DEVIATIONS REQUESTED:

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS
 17.08.030.A Landscape Design Standards Table 8-1 Landscape Requirements
 Other Open Areas Landscape Required
 Other Open Areas Landscape Provided

CHAPTER 17.07 BUILDING STANDARDS

17.07.050 Frontage Design
 Trees Required

Trees Provided

Local-Neighborhood (L-N)
 Tree Lawn
 25'-40' on center
 1 per 40' along tracts to be installed by developer 1 per 40' on lots by home builder
 2 Trees Per Side
 1 Tree Per Side due to sight triangle
 6 Trees Per Side
 6 Trees Per Side
 3 Trees Per Side
 3 Trees Per Side
 20 Trees Per Side
 18 Trees Per Side
 Between the curb and sidewalk
 Between the curb and sidewalk as required by City staff

Collector-Neighborhood (C-N)
 Tree Lawn
 Tree Lawn
 40'-60' on center
 1 per 40'
 519.11740=13 Trees
 13 Trees

Neighborhood Yard/Terrace(limited)
 Neighborhood Yard

Neighborhood Yard
 25'
 25'
 1 small tree for every 50' feet of frontage;
 OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)
 Deviation requested see deviation section below and narrative

Allocation of space shall be: hardscape 39% rectangular lot 45.4 for cul de sac

See below CHAPTER 17.07 SECTION 17.07.050

None
 None per table 8-2 Buffer Planting Requirements
 No Code Required Open Space In This Phase So Not Required
 1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn
 Deviation requested see deviation section below and narrative
 Per City Staff none required since not Code Required Open Space
 Entry Landscape Per Owner Discretion

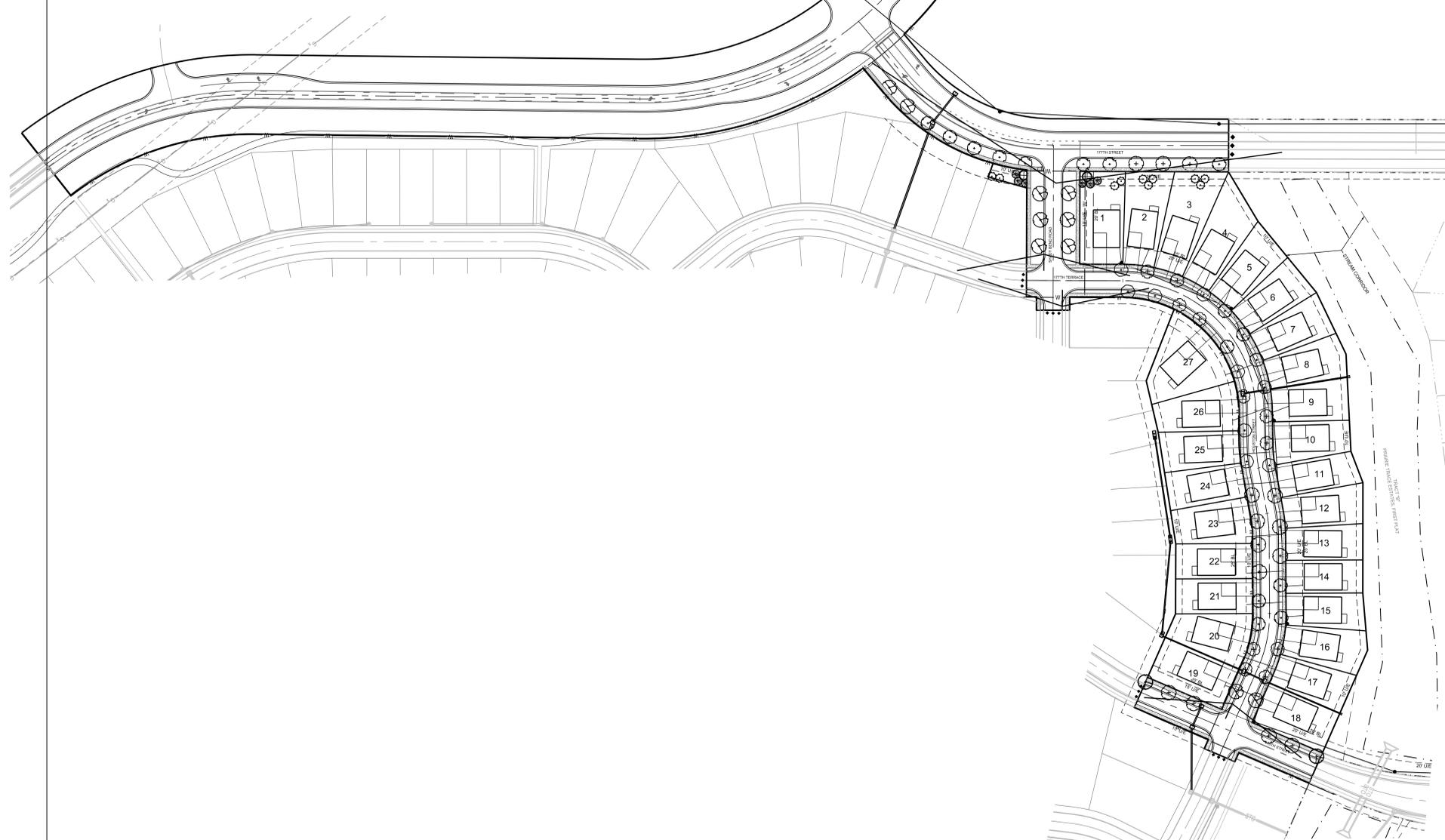
5-10 trees req. 2 genus min 50% max of 1 species, 11-20 trees req. 3 genus and 5 species 33%
 max of 1 species, 21-50 trees req 3 genus and 5 species 20% max of 1 species
 At least 3 genus; AND At least 5 species. No more than 20% of any one species

1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn
 DEVIATION REQUESTED Landscape provided per HOA standards see narrative

1 small tree for every 50' feet of frontage;
 OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)
 DEVIATION REQUESTED Landscape provided per HOA standards see narrative

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A601 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALIPIPED AND UNDERSEED TREES SHALL BE REJECTED.
- ALL TREES SHALL COMPLY WITH THE NURSERY TREE QUALITY RECOMMENDATIONS FOUND IN THE Guideline Specifications for Selecting, Planting, and Early Care of Young Trees and Guideline Specifications for Nursery Tree Quality published by the URBAN TREE FOUNDATION AND THE URBAN FOREST ECOSYSTEMS INSTITUTE AT CAL POLY (https://ufes.calpoly.edu/tree_standards.html)
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A 7/8" CUT EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUB OR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET THE REQUIREMENTS APPROVED WITH THE FINAL PLAN AND WILL BE REVIEWED AT THE TIME OF THE BUILDING PERMIT.
- THE BUILDING FOOTPRINTS ILLUSTRATED ON THIS PLAN ARE VISUAL IN NATURE AND ALL STRUCTURES SHALL MEET THE STANDARDS OF THE APPROVED PRELIMINARY AND FINAL DEVELOPMENT PLANS.



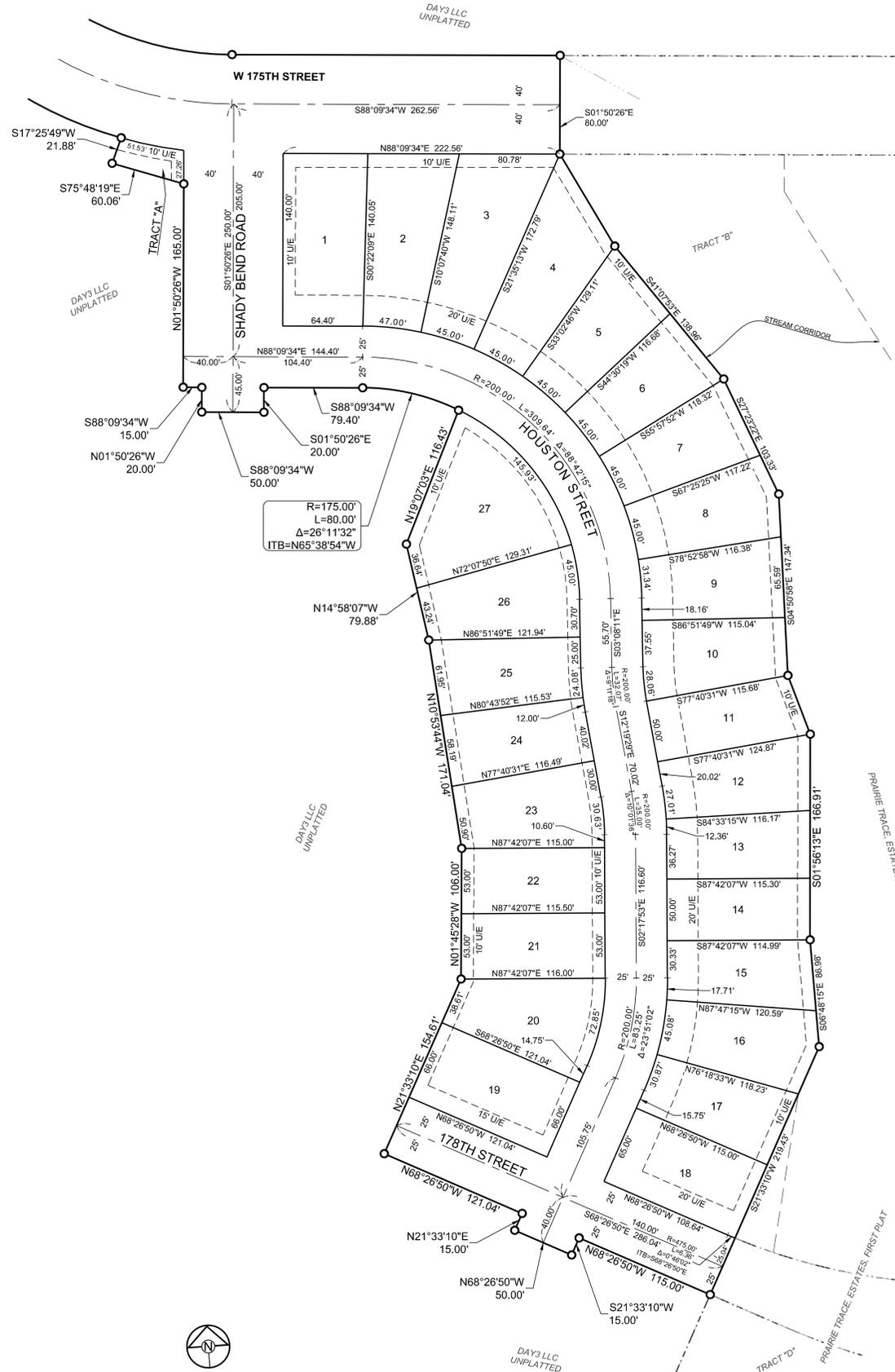
REVISION DATE	DESCRIPTION
4-25-2020	CITY COMMENTS
4-27-2020	OWNER CHANGES TO DEVIATION REQUEST
5-12-2020	CITY COMMENTS

DRAWN BY:	DATE PREPARED:
CHECKED BY:	PROJ. NUMBER:

I:\PROJECTS\2020\2020-0183.0 Design\3.0 DWG Files\3.0 FDP\3.0-018-CDP_LP.dwg, 05/18/2020 9:13:40 AM, 1:1

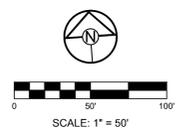
FINAL PLAT OF PRAIRIE TRACE MEADOWS, FIRST PLAT

PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS



LOT #	AREA (SF)	LOT #	AREA (SF)
1	9,268.26	16	7,021.45
2	8,581.35	17	6,319.00
3	9,680.83	18	7,474.91
4	8,929.92	19	7,988.49
5	6,956.18	20	7,515.62
6	6,590.06	21	6,134.72
7	6,608.45	22	6,108.24
8	6,774.68	23	7,120.05
9	6,603.69	24	6,382.86
10	6,517.51	25	6,545.22
11	6,013.86	26	7,509.46
12	6,497.74	27	11,003.52
13	5,985.46	R/W	379,719.06
14	5,757.37	TRACT "A"	1,309.92
15	6,184.24	TOTAL	575,102

Tract "A" shall be owned and maintained by the Home Association or their authorized representatives thereof and used for landscaping purposes and open space.



DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PRAIRIE TRACE MEADOWS, FIRST PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the City of Gardner, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of DAY3 DEVELOPMENT, LLC, a Missouri limited liability company, by the authority of its Manager, has caused this instrument to be executed, this ____ day of _____, 2020.

DAY3 DEVELOPMENT, LLC.

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED that on this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of DAY3 DEVELOPMENT, LLC, a Missouri Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:

PLANNING COMMISSION:

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas this ____ day of _____, 2020.

Scott Boden, Chair

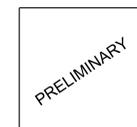
MAYOR:

ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas this ____ day of _____, 2020.

By: Steve Shute, Mayor

Attest: Sharon Rose, City Clerk

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-20-2019. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KS# LS-1429



14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #A-29 #LS-54

DATE	02-07-2020	FINAL PLAT OF PRAIRIE TRACE MEADOWS FIRST PLAT SHEET NO. 2 OF 2
DRAWN BY	JWT	
CHECKED BY	AR	
PROJ. NO.	20-016	

**SITE PLAN AND DESIGN REVIEW
 FINAL DEVELOPMENT PLAN
 APPLICATION**

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) GRATA DEVELOPMENT, LLC
 Contact TRAVIS SCHRAM, MANAGER
 Address 6300 W. 143RD STREET, SUITE 200
 City OVERLAND PARK State KANSAS Zip 66223
 Phone 913-732-4778 Email TRAVIS@GRATA.LAND

APPLICANT/AGENT INFORMATION

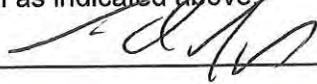
Name(s) SCHLAGEL & ASSOCIATES, P.A.A
 Contact MARK BREUER, PE
 Address 14920 W. 107TH STREET
 City LENEXA State KANSAS Zip 66215
 Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

SITE INFORMATION

Property Address/Location: S. CLARE ROAD AND 175TH STREET
 Legal Description (Attach If Necessary) SEE THE ATTACHED LEGAL DESCRIPTION
 Number of Existing Lots N/A Number of Proposed Lots _____
 Total Site Area _____ Present Zoning A.C-2, M-1
 Proposed Use RESIDENTIAL Present Land Use AG
 Proposed Street Design Type(s) & Class SUBURBAN
 Proposed Type(s) Open & Civic Space NATURAL AREA, TRAIL GREENWAY, PARK (PDR)
 Proposed Frontage Type(s) SUBURBAN NEIGHBORHOOD
 Proposed Building Types(s) DETACHED HOMES - SUBURBAN NEIGHBORHOOD

SIGNATURE

I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for a site plan and design review or final development plan as indicated above

Signature(s):  Date 2/7/20
 _____ Date _____

SITE PLAN AND DESIGN REVIEW, AND FINAL DEVELOPMENT PLAN APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 complete sets of full sized plans printed including color elevations, folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Copy of all covenants and restrictions applicable to the development, if applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Sign posting affidavit. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency or document dedicating the facilities to the city. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Evidence of satisfaction of any conditions of the preliminary development plan approval which were conditions precedent to consideration of the final development plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |

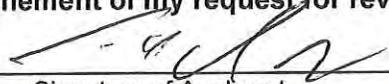
PLAN REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Vicinity map to scale with north point showing railroads, major streams or rivers, and public streets in the vicinity of the site. (Suggested scale of 1" = 1000'.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Scale, legend, and north arrow clearly shown, with orientation at top or left as north (not less than 1"=100' scale). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Dates of plan preparation and/or plan revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Ownership, zoning, and land use of the site and surrounding properties within 200 feet; both existing and proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plan (i.e. developer, property owner, architect, landscape architect, planner, engineer, surveyor, etc.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Setback lines: building and parking with dimensions in feet. |

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Setback lines: building and parking with dimensions in feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Lots and tracts identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet and acres. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Note on the plan indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Setback lines: building and parking with dimensions in feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Location of existing open space, alleys, parks, streams, ponds, vegetation or other similar features within plan area, and whether they are to be retained or removed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing utilities, including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Proposed street network, including right-of-way, bearings, tangents, dimensions, and horizontal and vertical curvature data along the centerline of each street. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. All public streets within the plan conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. Design of crosswalks, on street parking, shoulder, pavement and lane dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Intersection site distance analysis. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Driveways, parking lots and stalls, aisles, and loading and service areas and docks and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Median breaks and turning lanes, including sizes and radii; both existing and proposed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Vehicle maneuvering/turning templates reflecting the site can accommodate a minimum SU-30 class vehicles (for emergency access to all areas of the site), and the appropriate site-design vehicle for any other special areas of the site (such as delivery or dock areas, etc.), as necessary. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Existing and proposed sidewalks and/or trail locations including proposed widths. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Proposed utilities, including approximate location of sanitary sewer, water main, and street lights. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Any area within a federally designated floodplain. Location, stations, and elevations of the 100-year floodplain within the plan area and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. Stream corridor boundary and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. Phasing Plan, if applicable. |

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Planned amenities , such as fountains, art, outdoor seating, waste receptacles, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. Any buildings within the plan area which are existing or proposed, with status indicated including dimensions (i.e. to remain, remodel, new, to be demolished as part of Phase 2, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Distances between all buildings , between buildings and property lines, and between parking areas and property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 29. Existing Topography and Proposed Grading of the area contained in the plan area and within 20 feet of the boundary shown by 2-foot contour intervals. Contour lines shall be legible but not overpowering. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30. Building elevations depicting the architectural style, size, exterior construction materials, and colors for each type of building proposed, and dimensions. If an architectural theme is planned, elaboration on the intent and extent of the scheme and details shall be provided. Elevations shall provide sufficient information to determine relationships between various elements, building height, proportion, bedroom counts, approximate square footage, etc. Rooftop and ground-mounted mechanical equipment shall be shown on elevations. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Screen walls, fences, trash enclosures, and mail kiosks (existing and proposed), including location, height, and materials. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32. Table indicating lots, land areas, buildings, number of stories, building coverage, and all other quantities relative to the submitted plan that are required to determine compliance with City codes. For commercial buildings, indicate service floor areas and number of tenant spaces, if applicable. For residential buildings, indicate dwelling units; if multiple building types, provide an additional table indicating dwelling units by building type. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Table indicating required and proposed parking spaces. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. Landscaping plan and table indicating all proposed landscaping, noting common and botanical names, numbers, and planting sizes. Note all other areas to be sodded. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 35. All exterior sign locations. Include elevations and details. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 36. All outside lighting facilities: Location, height, wattage, and type including shielding, for buildings, parking lots and outdoor storage areas. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 37. Outdoor storage areas , including location, dimensions and design. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 38. Planned amenities , such as fountains, art, outdoor seating, waste receptacles, etc. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 39. Preliminary design and location of all proposed storm drainage conveyance, detention and treatment facilities and locations of existing drainage facilities. |

I hereby submit all information required for a site plan and design review, or final development plan application review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted.



 Signature of Applicant

2/7/20

 Date

OWNER AFFIDAVIT

I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February 2020, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize SCHLAGEL & ASSOCIATES, PA (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding PRAIRIE TRACE MEADOWS (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.



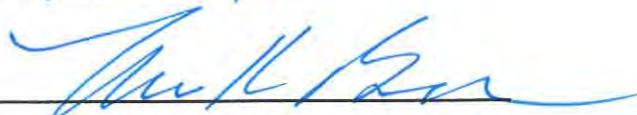
Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 7th day of February, 2020, by Grata Development, Travis Schram, Manager

My Commission Expires:



Notary Public





FINAL PLAT APPLICATION

Pre-App Date	_____
Fee	_____
File No.	_____

OWNER INFORMATION

Name(s) GRATA DEVELOPMENT, LLC
 Contact TRAVIS SCHRAM, MANAGER
 Address 6300 W. 143RD STREET, SUITE 200
 City OVERLAND PARK State KANSAS Zip 66223
 Phone 913-732-4778 Email TRAVIS@GRATA.LAND

APPLICANT/AGENT INFORMATION

Name(s) SCHLAGEL & ASSOCIATES, P.A.
 Contact MARK BREUER, PE
 Address 14920 W. 107TH STREET
 City LENEXA State KANSAS Zip 66215
 Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

SITE INFORMATION

Property Address/Location S. CLARE ROAD AND 175TH STREET
 Legal Description (Attach If Necessary) SEE THE ATTACHED LEGAL DESCRIPTION
 Number of Existing Lots N/A Number of Proposed Lots 27
 Total Site Area 12.7633 Present Zoning A-C-2, M-1
 Number of Existing Structures N/A Present Land Use VACANT/AGRICULTURE
 Proposed Street Design Type(s) & Class SUBURBAN
 Proposed Type(s) Open & Civic Space NATURAL AREA, TRAIL GREENWAY, PARK (POOL)
 Proposed Frontage Type(s) SUBURBAN NEIGHBORHOOD
 Proposed Building Type(s) DETACHED HOMES - SUBURBAN NEIGHBORHOOD

SIGNATURE

I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s): Date 2/9/20
 _____ Date _____

FINAL PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 full sized plans printed and folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Letter of intent as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Final Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Development Agreement , if required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Street tree plan |

FINAL PLAT DOCUMENT REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Vicinity map (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Provide the following sentence after the Legal Description "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Location of monuments , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| | | 9. Accurate dimensions for all lines, angles, and curves , used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Platted and unplatted land adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Blocks, lots and tracts identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Note on plat indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Any area within a federally designated floodplain . Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Stream corridor boundary and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Proposed street right-of-way with dimensions which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Endorsement of the Planning Commission as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Acceptance of Dedication by the Governing Body , as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Signature of Owner , properly attested. |

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys." |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Copies of all pertinent exception documents , or a copy of a current American Land Title Association (ALTA) survey, or both. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Calculation documents containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. A statement on the plat concerning prior easement rights as follows: The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. A statement on the plat concerning utility easements as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. A statement on the plat concerning drainage easements as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use , signed by the owners and all other parties who have a mortgage or lien interest in the property. |

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

Application Submittal Requirements No. 5 - Developer is currently
drafting the Covenants + Restrictions.

No. 7 - No Floodplain

Final Plat Document Requirements No. 15 - No Stream Corridor

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.



Signature of Applicant

2/7/20

Date

OWNER AFFIDAVIT

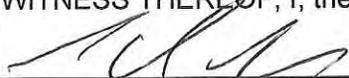
I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February, 2020, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize SCHLAGEL & ASSOCIATES, P.A. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding PRAIRIE TRACE MEADOWS (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.



Owner

Owner

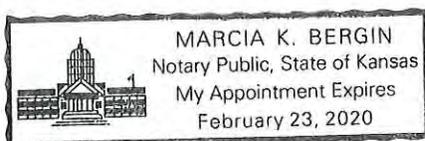
STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 7th day of February, 2020, by Grata Development, Travis Schram, Manager

My Commission Expires:



Notary Public



COUNCIL ACTION FORM PLANNING & ZONING CONSENT AGENDA No. 2
MEETING DATE: JULY 20, 2020
STAFF CONTACT: ROBERT CASE, PLANNER

Agenda Item: Consider accepting the dedication of right-of-way and easements on final plat FP-20-03 for Prairie Trace Estates, 1st Plat

Strategic Priority: Quality of Life, Economic Development, and Asset and Infrastructure Management

Department: Business & Economic Development

Planning Commission Recommendation:

After review of application FP-20-03, a final plat for Prairie Trace Estates, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020 and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plat to remove the “JOCO FIRE PIERCE 100’ LADDER TRUCK” text under the legal description.
2. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
3. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.
4. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.
5. Provide a note on the plat that two interior trees and three shrubs will be planted on every lot.

and recommends the Governing Body accept the dedication of right-of-way and easements.

Staff Recommendation:

Staff recommends approval of FP-20-03, a final plat for Prairie Trace Estates, 1st Plat with conditions outlined in the Recommended Motion.

Background/Description of Item:

The properties were zoned RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts in the County and annexed into the City as such in September 2019. The subject properties are part of a larger development project that includes the single-family planned district, multi-family residential and commercial which have gone through the process for a rezoning (Z-20-01) and preliminary development plan (PDP-20-01) and preliminary plat (PP-20-01) for Prairie Trace. The Planning Commission recommended approval of the rezoning and PDP at their March 24, 2020 meeting and the Governing Body at their April 20, 2020 meeting approved the rezoning and associated preliminary development. These applications have been reviewed by the Johnson County Airport Commission and sent to the Johnson County Board of County Commissioners with a favorable recommendation. The Johnson County Board of County Commissioners will hear this petition at its June 25th meeting.

The Planning Commission considered this final plat at their June 23, 2020 meeting and voted unanimously to approve and forward the recommendation for the Governing Body to accept the dedication of right-of-way and easements. No members of the public spoke on this item.

Financial Impact:

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. The applicant is paying for and constructing the new arterial street, New Trails Parkway, which is what the excise tax is earmarked for. The exemption states, "The reasonable cost for construction to City standards of a major street abutting and serving land included in the plat, required by the City and accepted as a condition for approval of a plat. Reasonableness of costs shall be determined by the City Engineer based on information presented to the City." The City is working with the applicant on this.

Attachments included:

- Vicinity map
- Final plat document
- Excerpt of the minutes from the June 23, 2020 Planning Commission meeting
- Planning Commission packet

Suggested Motion:

Accept the dedication of rights-of-way and easements on the revised final plat for Prairie Trace Estates, 1st Plat

W 174TH ST

US56 HWY

E SANTA FE ST

N I35 HWY

W 175TH ST

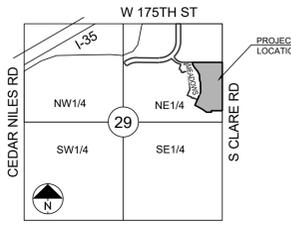
I35 NB TO 175TH RAMP



CLARE RD

FINAL PLAT OF PRAIRIE TRACE ESTATES, FIRST PLAT

PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS



SECTION 14-23-29
LOCATION MAP
SCALE 1" = 2000'

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PRAIRIE TRACE ESTATES, FIRST PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Gardner, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "SWE" that crosses or intersects with a "SWE".

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "DE" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the City of Gardner, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri limited liability company, by the authority of its Manager, has caused this instrument to be executed, this ___ day of ___, 2020.

DAY3, LLC,

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED that on this ___ day of ___, 2020, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:

PLANNING COMMISSION:

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas this ___ day of ___, 2020.

Scott Boden, Chair

MAYOR: ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas this ___ day of ___, 2020.

BY: Steve Shute, Mayor Attest: Sharon Rose, City Clerk

OWNER:
DAY3 LLC
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

DEVELOPER:
GRATA DEVELOPMENT
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-20-2019. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SCALE: 1" = 60'

BASIS OF BEARINGS:
KANSAS STATE PLANNING
COORDINATE SYSTEM
(NAD)1983, KANSAS,
NORTH ZONE

PRELIMINARY

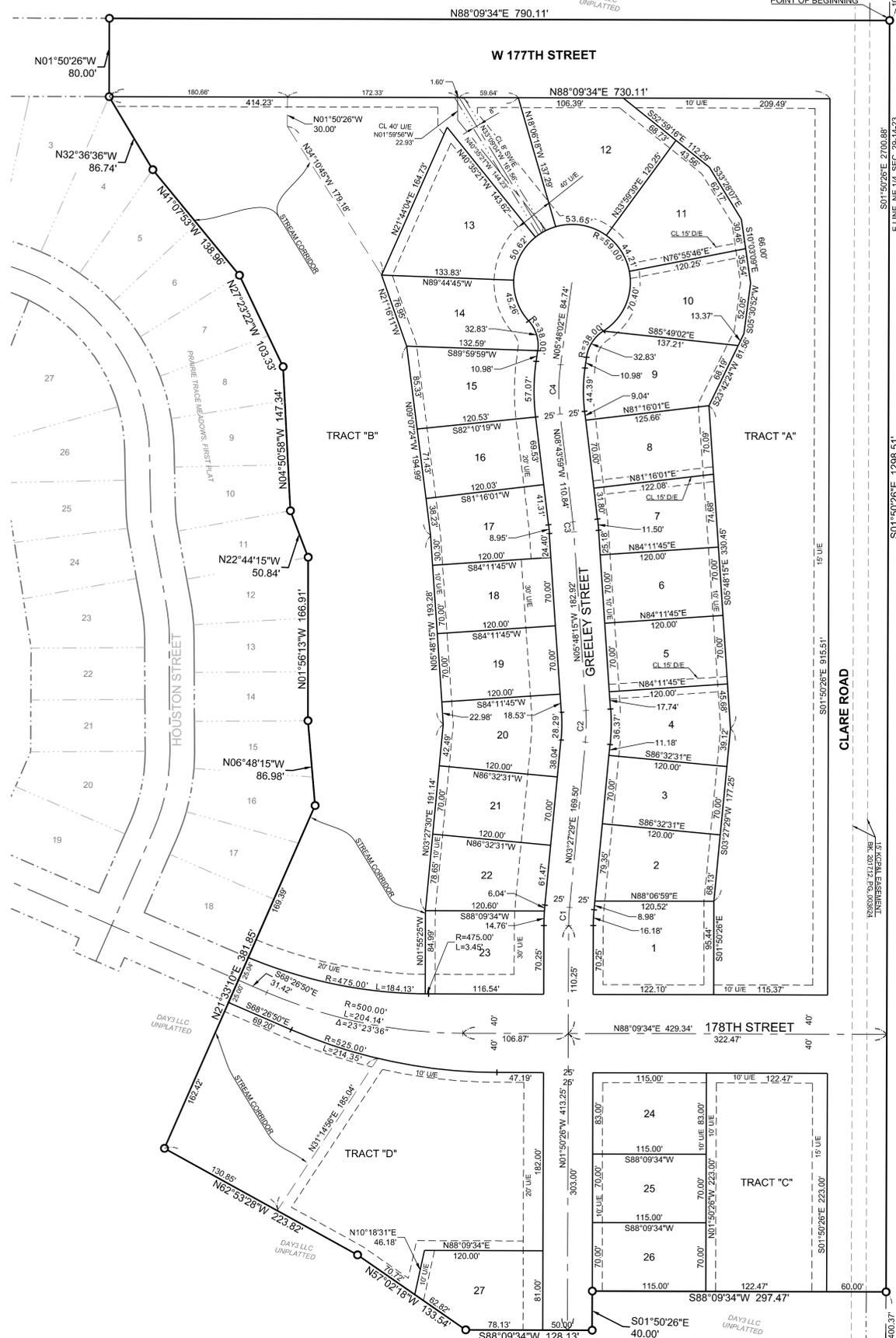
Aaron T. Reuter - Land Surveyor
KS# LS-1429

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #A-29 #LS-54

DATE	2-07-2020	FINAL PLAT OF
DRAWN BY	JWT	PRAIRIE TRACE ESTATES
CHECKED BY	AR	FIRST PLAT
PROJ. NO.	20-013	SHEET NO. 1

POINT OF COMMENCING
NE CORNER, NE 1/4
SEC. 29-14-23, 2" ALUMINUM DISC
STAMP JOHNSON COUNTY SECTION CORNER

POINT OF BEGINNING



LEGEND:
 ■ FOUND MONUMENT AS NOTED
 ○ SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
 --- EXISTING PLAT AND R/W LINES
 --- EXISTING LOT AND PROPERTY LINES
 --- BUILDING LINE
 --- RIGHT-OF-WAY

FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the FIRM Map 20091C0121G, revised August 3, 2009.

SE CORNER NE 1/4
SEC. 29-14-23
2" ALUMINUM DISC

PLANNING COMMISSION MEETING

City of Gardner, Kansas
Tuesday, June 23, 2020
7 p.m.

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Tuesday, June 23, 2020, by Chairman Scott Boden.

ROLL CALL

Commissioners present:

Chairman Boden
Commissioner Deaton
Commissioner Ford
Commissioner Hansen
Commissioner McNeer
Commissioner Meder
Commissioner Simmons-Lee

Staff members present:

Larry Powell, Director, Business & Economic Development
Robert Case, Planner
Kristie Hatley, Planning Technician
Spencer Low, City Attorney

The applicant of Prairie Trace was present via Zoom; there was 1 member of the public in attendance.

CONSENT AGENDA

1. **Approval of the minutes as written for the meeting on May 26, 2020.**

Motion made by McNeer and seconded by Ford.

Motion passed 7-0.

REGULAR AGENDA

2. PRAIRIE TRACE ESTATES

Located southeast corner of W 175th Street and Interstate 35

- a. **FDP-20-03:** Consider a final development plan for 27 single-family lots, Phase I of Prairie Trace Estates.
- b. **FP-20-03:** Consider a final plat for 17.93 acre Prairie Trace Estates, First Plat.

Mr. Case presented the information found in the staff report for Phase I of this project, a final development plan for the Estates. This phase consists of 27 lots and is part of a 136.05 acre development that will eventually include around 356 single family homes. He included photographs of elevations of similar housing. Staff has found the plan generally in compliance with the preliminary development plan and the project consistent with various policies in the Comprehensive Plan. The proposed arrangement of buildings and open space is consistent with good planning and engineering practices and principles and the architectural design uses quality materials and appropriate style for the context. The project was sent by the Airport Authority to the County Board of Commissioners with a favorable recommendation. There is one deviation request:

1. Section 17.07.050(c) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards

Standard: 1 small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)

Proposed: No trees in the frontage area

The applicant has stated that through the HOA, the lots will be required to spend a certain amount on landscaping to provide needed flexibility because of the smaller lots that have front loaded driveways. He also stated that all lots will be required to plant a large caliper street tree and an additional shrub. The Staff recommends approval of the deviation and of this final development plan, with the conditions outlined in the motion.

Mr. Travis Schram, Grada Development/Applicant, stated this plan was similar to the plans for the Meadows except the standards were increased since the lots were larger. There would be 3 shrubs and two generally open area trees per lot in addition to the street trees. The focus would be on larger trees and no small trees.

COMMISSION DISCUSSION:

Meder wanted confirmation that each lot would receive 3 shrubs and 2 trees.

This was confirmed by Mr. Schram.

Motion made After review of application FDP-20-03 a final development plan for Prairie Trace Estates, on a portion of tax ID CF231429-3002 and final development plan dated April 17, 2020, landscape plan dated April 21, 2020, and staff report dated April 28, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

- 1. Revise the plans for the stormwater detention and "future trail" shown on Tract A in the plans to match the layout from page to page.**
- 2. Provide details regarding the pedestrian amenities in Tract A such as width of trail, materials, amenities, etc.**
- 3. Revise the plans to move the fire turning template and truck detail to another page.**
- 4. Revise the plan to remove the detail regarding easements and turn around at the bottom of the first page to only provide detail for the temporary turnaround.**
- 5. Revise the plans to reflect any approved deviations.**

6. **Revise the landscape plan to update the information regarding Clare Road to be an Arterial-Standard Street type.**
7. **Add a note to the face of the plans that pedestrian amenities shown in the current phase shall be completed prior to issuing building permits for the next phase.**
8. **Change the note on Tract D that the pool and clubhouse area will be completed prior to Phase 5 development.**
9. **Add a note to the face of the plan that states that the future street geometry for Clare Road is conceptual in nature and shall be designed based on the recommendations from the Traffic Impact Study and shall gain approval from the City of Gardner.**
10. **Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.**
11. **The applicant shall obtain approval of the final stormwater management plan from the Public Works Department.**
12. **Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.**
13. **The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body**

Motion by McNeer and seconded by Ford.

Motion passed 7-0.

Mr. Case presented a lot layout for **FP-20-03**, the final plat for Prairie Trace Estates, First Plat. He stated this plat was in substantial compliance with the preliminary plat. There were no deviations requested and no excise tax was to be levied for it. The project was located within one mile of New Century AirCenter and the plat was sent by the Airport Authority to the County Board of Commissioners with a favorable recommendation. Staff recommended approval of this final plat with the conditions outlined in the motion.

COMMISSION DISCUSSION:

Hansen asked for clarification on the removal of the text "JoCo Fire Pierce 100' Ladder Truck" from the legal description.

Mr. Powell explained when a traffic study is done, the largest fire vehicle they may need to drive on that road is used to determine the feasibility of the plan. The condition about removing the text is to remove that label from the plat because it is unnecessary information.

Meder asked that a condition be added to the motion (condition number 5) that states each lot would receive 3 shrubs and 2 trees.

Motion made after review of application FP-20-03, a final plat for Prairie Trace Estates, First Plat, a portion of tax ID CF231429-3002, and final plat dated April 17, 2020, and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

- 1. Revise the plat to remove the “JOCO FIRE PIERCE 100’ LADDER TRUCK” text under the legal description.**
- 2. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.**
- 3. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.**
- 4. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.**
- 5. The plat shall include landscaping on the plan to show two trees and three shrubs per lot along with the already stated street trees.**

and recommends the Governing Body accept the dedication of right-of-way and easements.

Motion by Meder and seconded by Hansen.

Motion passed 7-0.

PLANNING COMMISSION STAFF REPORT NEW BUSINESS ITEM NO. 2A & 2B
MEETING DATE: JUNE 23, 2020
PREPARED BY: ROBERT CASE, PLANNER

PROJECT NUMBER / TITLE: FDP-20-03 Final Development Plan and FP-20-03 for Prairie Trace Estates First Plat

PROCESS INFORMATION

Type of Request: Final Development Plan and Final Plat
Date Received: March 13, 2020

APPLICATION INFORMATION

Applicant: Schlagel & Associates, P.A., Mark Breuer, PE
Owner: Day3, LLC (Grata Development)
Parcel ID: CF231429-3002 & CF231429-1001
Location: Southeast corner of the intersection of Interstate 35 and 175th Street

REQUESTED ACTION

The applicant is requesting approval of the final development plan and final plat for Prairie Trace Estates First Plat. The first plat includes 27 single-family residential lots.

EXISTING ZONING AND LAND USE

Currently the property is zoned RP-1, (Planned Single Family Residential) District with an approved preliminary development plan for Prairie Trace Estates. The property is currently cultivated for row crops. The rezoning for Prairie Trace Estates was adopted by the Governing Body at its April 20th, 2020 meeting.



SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
M-1 (Restricted Industrial) District	Vacant
CP-2 (Planned General Commercial) District	Row crops
C-3 (Heavy Commercial) District [northwest]	I-35 ROW, Hotel, retail, restaurant uses
East of subject property	
County RUR (Rural, Agriculture) District	Row crops, homestead
South of subject property	
County RUR (Rural, Agriculture) District	Row crops
West of subject property	
County PEC3 (Planned Light Industrial) District	Row crops
CP-2 (Planned General Commercial) District [northwest]	Retail

EXISTING CONDITIONS

These properties were annexed into the City on September 3, 2019 per Ordinance 2622. The properties are two parcels located along Interstate 35, at the southeast corner of the I-35 and 175th Street Interchange with city limits bordering to the north and northwest sides of the property. Currently the property is unplatted and farmed with row crops and zoned with County RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts. The site also contains two small creeks/wetlands that drain to the south. Currently no utilities serve this site however there is a large Southern Star gas pipeline (yellow line on map) that bisects the property which includes a 66' easement around the pipeline. Also along the southern boundary, Evergy has electric transmission lines (red lines on map) with a 70' easement surrounding the lines. These two areas are no build areas.



Since the adoption of the Plan, the property owner's concept has changed to include Regional Commercial on the north and northwest, multi-family on the west and single-family within the subject area. This is due to market demand for the industrial warehouse and the need for residential development changing. Industrial warehouse is tending to locate near other existing similar uses further south along I-35. The residential will help to support the commercial development by providing goods and services to the area. While the Future Land Use map is not consistent with the proposed project, there are policies within the Plan that support residential development related to the proposed development.

In the *I-35 & 175th Street Interchange Subarea Plan*, the following Goals support the proposed project:

- *Goal 5: Protect and respect the natural systems currently in place and expand the natural and recreational facilities with development.*

The subject properties contain 2 designated stream/wetlands areas and the applicant is providing detention and open space in the majority of the areas around these stream/wetlands.

Additionally the following Policies support the proposed project:

- *General*
 - *Pedestrian friendly connectivity between land uses and properties should be incorporated.*

The applicant has provided pedestrian trails and sidewalks around and through the development which extend to the outside for future continuation to adjacent properties.

- *Residential Land Uses*

While the property is not identified for residential land use, the application proposes residential land use and therefore the following apply:

 - *Residential uses shall maintain a "back-to-back" relationship to more intense uses.*

The proposal provides for residential lots to back to the proposed arterial with the more intensive land uses on the other side.

- *Residential streets shall be extended to undeveloped property and shall use a grid or modified grid pattern.*

The proposal provides for future street connections to the south.

- *Public Facility/Parks, Recreation, Open Space Land Uses*
 - *Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails.*

The proposal provides for trails along New Trails Parkway, within the electric easement along the southern property line, and along a drainage way.

- *Trail facilities shall be expanded and connected through all uses in the planning area.*

As noted above, the proposal is providing for this and will be required to be expanded to remainder of the development in the future. Additionally the project

meets policies within the New Residential Growth Areas. While this area is not identified for residential growth, it meets the following policies:

- **Connectivity:**
 - *Require pedestrian connections to adjacent streets and neighborhoods at the terminus of all new cul-de-sacs.*
- **Open Space Preservation & Conservation Design**
 - *Integrate stormwater detention areas and corridors in order to effectively mitigate the impacts of flooding.*
 - *Require trails, useful open spaces, and parks throughout new development areas through dedications and easements set aside as part of the development review process.*
 - *Utilize environmental features, topography, and natural areas, to guide development, and shape the potential development area of residential sites.*

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

This phase is the first phase of the Estates development portion of Prairie Trace. The Estates includes standard suburban lots including a tract for a pool and clubhouse. Phase one includes 27 lots, 4 tracts, a portion of 178th Street, Greeley Street north of 178th Street and a portion of Greeley Street south of 178th Street.

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The applicant is requesting one deviation from the frontage tree landscaping standard. This is discussed at the end of this section. The street tree, open space generally trees and shrub standards have been met with the applicant's proposal.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

Staff Comment: *The sites are capable of accommodating the buildings with approved deviations on the preliminary development plan. The proposal is capable of accommodating other site design elements required without negatively impacting adjacent property.*

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Staff Comment: *The design and arrangement of buildings and open spaces are consistent with good principles and practices. The applicant is proposing a deviation from required frontage tree landscaping.*

A pedestrian amenity is proposed at the entry of the development along 178th Street and Clare Road and a trail will connect the end of Greeley Street to the future sidewalk along future 177th Street which are to be constructed within this phase. A pool and clubhouse will be constructed on Tract B prior to Phase 5 development. A final development plan for this tract will need to be submitted and approved when the developer is ready to develop.

The proposal is consistent with good planning and site engineering principles and practices.

- c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Staff Comment: *The applicant is proposing architecture and building design using quality materials such as stucco and stone veneer. Additional details such as columns, window details and roof details are provided on the homes.*

- d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Staff Comment: *The overall design is compatible with the relationship to other proposed buildings in the Meadows to the east.*

- e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

Staff Comment: *No additional conditions are necessary for this site.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The application received support from the Johnson County Airport Commission at its May 27th meeting and is scheduled to be reviewed by the Johnson County Board of Commissioners on June 25th. Additionally public improvement plans will need to be reviewed and approved by the City, WaterOne and KDOT. After utilities and streets are installed, building permits for each structure will need to be obtained.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval with the conditions outlined in the recommendations section of the staff report.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *The final development plan is in substantial compliance with the preliminary development plan in relation to the number of lots and the lot layout and street layout.*

DEVIATIONS

The standards outlined below are standards from the Land Development Code that are not met. The planned district allows for departures from the standards associated with all zoning districts provided they are based upon a comprehensive and well-integrated development plan for the area. Below are the standards not met and the applicant's justification for such deviation.

1. Section 17.07.050(c) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards

Standard: One small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)

Proposed: No trees in the frontage area

Applicant Response: *The nature of this requirement disproportionately burdens some lots over others by requiring plantings based on the position along the street frontage rather than per lot. Our landscaping plan is designed to distribute the cost of the landscaping to each lot individually while encouraging a cohesive approach. This deviation request will allow for flexibility of placement and plant selection, while encouraging landscaping designs that*

incorporate the design of the buildings, placement of driveways, and topography. To offset the removal of this standard we will be requiring each home to include 3 shrubs per home resulting in an additional 20 shrubs in this phase. Additionally we are requiring all street trees to be of the large variety and caliper. The general result of this proposal is 20 additional shrubs and 6 less trees. All while substituting 33 small trees for 27 large trees. Generally the code has substituted large trees for small trees on a 2:1 basis. The deviation that we seeks is significantly different than that, we are substituting at 1.2:1. To achieve this we are simply requesting the ability to place these trees at the discretion of the builder. The additional required shrubs will provide the layer effect the staff is seeking regarding the frontage. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit. The top two concerns of home buyers when they are looking at new construction are 1) Cost vs existing inventory and 2) Lack of mature trees. We believe this proposal attempts to address those concerns as effectively as possible. Please note that these requirements are minimum standards and are to be exceeded. While it is tempting to disregard the placement of street trees in development, we believe in creating developments that are beautiful at creation and for years to come. Trees with 50'+ canopies at maturity will have a significant impact on the landscaping of a yard and cannot be ignored. In this phase 19 of 27 lots in this phase have at least 2 street trees. For example we can utilize lot 6 which is located on a curve and has a reduced lot frontage. However, the code currently calls for 2 street trees and either 1 large tree to 2 small trees. Utilizing large street trees we would be adding 3 trees with 50'+ canopies at maturity to an area of approximately 25' x 40'.

Staff Comment: The standard is for one small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage, the applicant provided a landscape proposal that provides 2 large open space general trees per lot and 3 shrubs on each lot. Staff supports a consistent standard of 2 large open space trees per lot and 3 shrubs.

CITY CODE - Phase 1 Estates	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQUIRED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	CITY REQUIRED OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	CITY REQUIRED OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT PROPOSED TOTAL LOT TREES
	97	90	43		28		27	0	34	54	61	61	77		62		61	54
TOTAL	CITY	APPLICANT	CITY	OR	CITY	OR	CITY	APPLICANT	CITY	APPLICANT	CITY	APPLICANT	CITY	OR	CITY	OR	CITY	APPLICANT
	STREET TREES		FRONTAGE TREES		FRONTAGE TREES		FRONTAGE TREES		OPEN SPACE TREES		SHRUBS		TOTAL TREES		TOTAL TREES			

STAFF ANALYSIS - FINAL PLAT

17.03.020 (E1) Review Criteria:

- The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

Staff Comment: The final plat is in substantial compliance with the preliminary plat considering the number of lots, block layout, street designs and access.

- The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

Staff Comment: Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County. The applicant and City are currently working to locate

the proposed sanitary sewer lift station along the southern property area of the overall larger development.

- c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place. Public improvements are to be complete prior to the issuance of a building permit.*

- d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

Staff Comment: *No deviations are requested on this final plat.*

- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Planning staff recommends approval of the final plat with the conditions outlined in the Recommended Motion below.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

ELECTRIC –

Electric utilities will be provided to the property by the City. The City will extend the utilities across the interstate and to the development. Easements have been provided to the acceptance of the Electric Division.

WATER –

Water is to be provided by WaterOne. The applicant will work with the appropriate water district for approval and installation.

SANITARY SEWER –

Sanitary sewer will be provided by the City of Gardner. The utilities will be extended across the interstate and a new lift station will need to be installed generally located along the southern portion of the project in its entirety and located outside of all detention and stream setback areas. The sanitary sewer line locations will be further defined with the public improvement plans. After the location of the lift station is determined, Utilities staff will work with the applicant for any necessary easements and access drives beyond this phase.

STORM SEWER –

Storm sewer improvements are provided for with the proposed storm water detention and drainage areas. A final storm water study has been submitted and comments are being addressed with the Public Works Department. The final study will need to be approved prior to the release of the plat for recording.

ROADWAY NETWORK & VEHICULAR ACCESS –

The applicant is constructing local streets within the residential development which with this phase includes part of 178th Street from Clare Road past the first stream/drainage area, Greeley Street north of 178th Street and part of Greeley Street south of 178th Street. Additionally the Transportation Impact Study stated that in the first phase of the development that and southbound right turn and northbound left turn lane are to be provided from Clare Road onto 178th Street.

SIDEWALKS –

The Neighborhood Local street design requires a 5' sidewalk along both sides of the street. A deviation to allow for all lots either to be adjacent to a trail or to have a sidewalk has been approved. There are no trail amenities located in either of the drainage tracts, so sidewalks will be required along that street.

NEW CENTURY AIRCENTER –

The subject property is within the New Century AirCenter Airport Interest Area and within 1 mile of airport owned property. The Johnson County Airport Board heard this petition on May 27, 2020 and sent it with a unanimous recommendation for approval to the Johnson County Board of County Commissioners to be heard at their June 25th meeting.

EXCISE TAX

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. The applicant is paying for and constructing the new arterial street, New Trails Parkway which is what the excise tax is earmarked for. The exemption states, "The reasonable cost for construction to City standards of a major street abutting and serving land included in the plat, required by the City and accepted as a condition for approval of a plat. Reasonableness of costs shall be determined by the City Engineer based on information presented to the City." The City is working with the applicant on this.

ATTACHMENTS

- I. Final development plan document
- II. Final plat document
- III. Estates Lot Landscaping Comparison
- IV. Applications

ACTIONS

Per Section 17.03.010 (G) of the *Gardner Land Development Code*, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

EFFECT OF DECISION

Final Development Plan – Approval of a final development plan shall authorize the applicant to apply for a building permit and other applicable permits. The Director may approve minor amendments to approved final development plans without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative site plan, or any change that is different from any condition of approval of the final development plan.

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications, and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

RECOMMENDATION – FINAL DEVELOPMENT PLAN

Staff recommends approval of the final development plan for Prairie Trace Estates 1st Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FDP-20-03 a final development plan for Prairie Trace Estates, on a portion of tax ID CF231429-3002 and final development plan dated May 19, 2020 and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plans for the stormwater detention and “future trail” shown on Tract A in the plans to match the layout from page to page.
2. Provide details regarding the pedestrian amenities in Tract A such as width of trail, materials, amenities, etc.
3. Revise the plans to move the fire turning template and truck detail to another page.
4. Revise the plan to remove the detail regarding easements and turn around at the bottom of the first page to only provide detail for the temporary turnaround.
5. Revise the plans to reflect any approved deviations.
6. Revise the landscape plan to update the information regarding Clare Road to be an Arterial-Standard Street type.
7. Add a note to the face of the plans that pedestrian amenities shown in the current phase shall be completed prior to issuing building permits for the next phase.
8. Change the note on Tract D that the pool and clubhouse area will be completed prior to Phase 5 development.
9. Add a note to the face of the plan that states that the future street geometry for Clare Road is conceptual in nature and shall be designed based on the recommendations from the Traffic Impact Study and shall gain approval from the City of Gardner.
10. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
11. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department.
12. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10’ concrete trail and associated easements to be located within their 66’ gas pipeline easement.
13. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.

RECOMMENDATION – FINAL PLAT

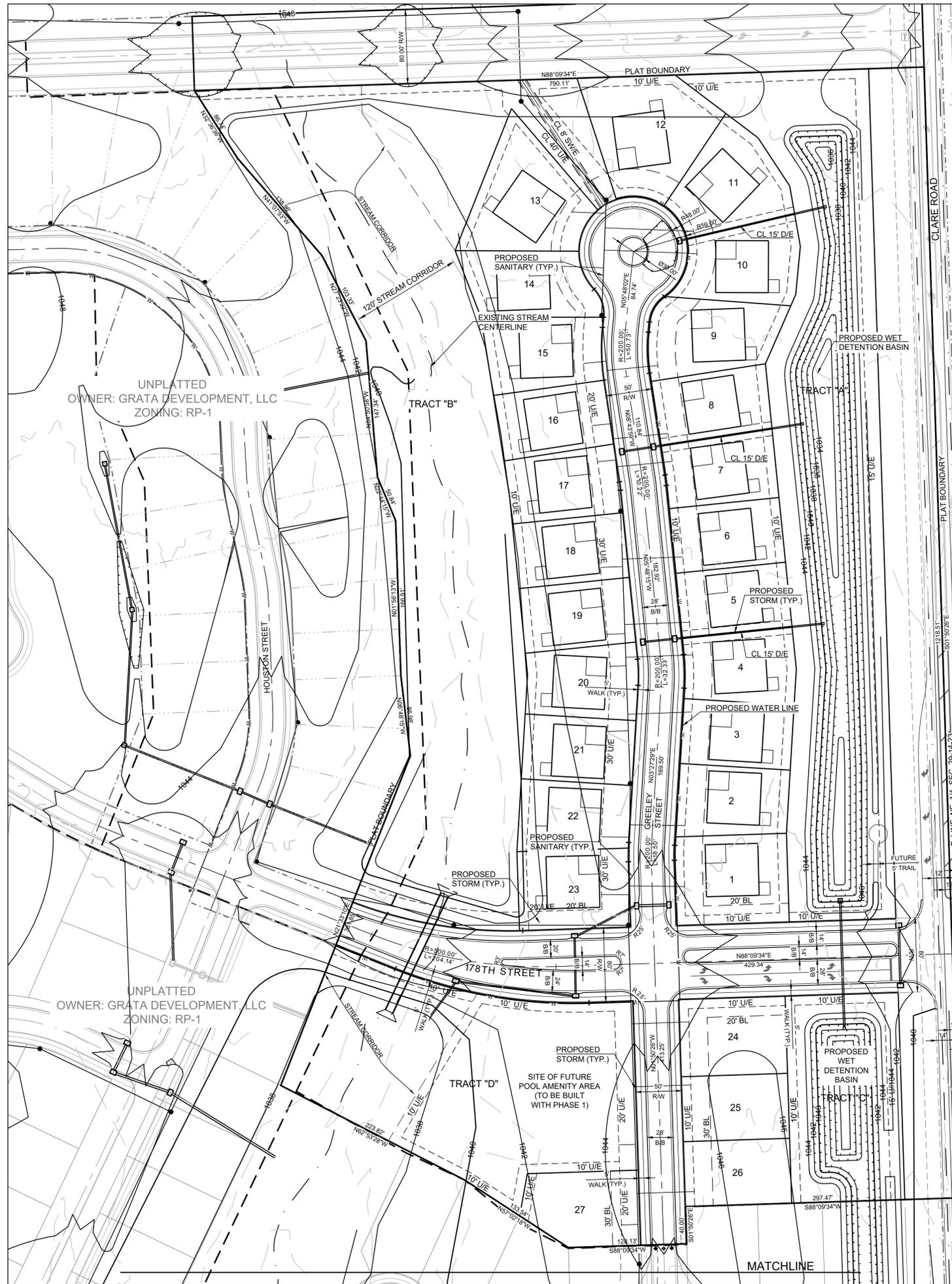
Staff recommends approval of the final plat for Prairie Trace Estates, First Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FP-20-03, a final plat for Prairie Trace Estates, First Plat, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020, and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plat to remove the “JOCO FIRE PIERCE 100’ LADDER TRUCK” text under the legal description.
2. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
3. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.
4. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.

and recommends the Governing Body accept the dedication of right-of-way and easements.

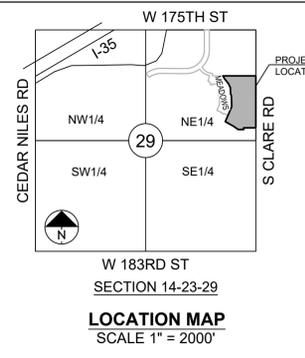


Code	Code Standard	Standard	Request	Notes
1	17.07.020.4	Detached House - Suburban	30%	40%
2	17.07.020.5	Detached House - Suburban	30%	40%
3	17.07.020.6	Detached House - Suburban	30%	40%
4	17.07.020.7	Detached House - Suburban	30%	40%
5	17.07.020.8	Detached House - Suburban	30%	40%

LOT #	AREA (SF)
1	11,632.69
2	8,848.82
3	8,400.00
4	9,019.44
5	8,400.00
6	8,400.00
7	8,629.29
8	8,670.84
9	10,673.53
10	10,125.51
11	10,919.38
12	14,592.98
13	13,286.02
14	9,486.30
15	9,529.37
16	8,476.44
17	8,586.40
TOTAL	844,641.65

LOT #	AREA (SF)
18	8,400.00
19	8,400.00
20	9,017.59
21	8,400.00
22	8,770.10
23	10,206.69
24	9,545.00
25	8,050.00
26	8,050.00
27	9,362.96
r/w	238,587.67
TRACT "A"	101,110.74
TRACT "B"	153,626.24
TRACT "C"	27,310.32
TRACT "D"	68,127.30
TOTAL	844,641.65

- NOTES:
1. ALL STRUCTURES SHALL MEET THE BUILDING DESIGN STANDARDS OF THE CODE TO BE REVIEWED AT THE BUILDING PERMIT PHASE.
 2. ANY PEDESTRIAN AMENITIES WITHIN THIS PHASE SHALL BE CONSTRUCTED PRIOR CONSTRUCTION OF THE NEXT PHASE.
 3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
 4. ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET CODE REQUIREMENTS AND REVIEWED AT THE TIME OF THE BUILDING PERMIT.



OWNER/DEVELOPER:
 GRATA DEVELOPMENT, LLC
 TRAVIS SCHRAM
 6300 W. 143RD ST, SUITE 200
 OVERLAND PARK, KS 66223
 p (913) 912-9000
 TRAVIS@GRATA.LAND

ENGINEER:
 Mark Breuer, P.E.
 Schlager & Associates, P.A.
 (913) 492-5158
 mab@schlagelassociates.com

LANDSCAPE ARCHITECT:
 Dan Foster, PLA
 Schlager & Associates, P.A.
 (913) 492-5158
 df@schlagelassociates.com

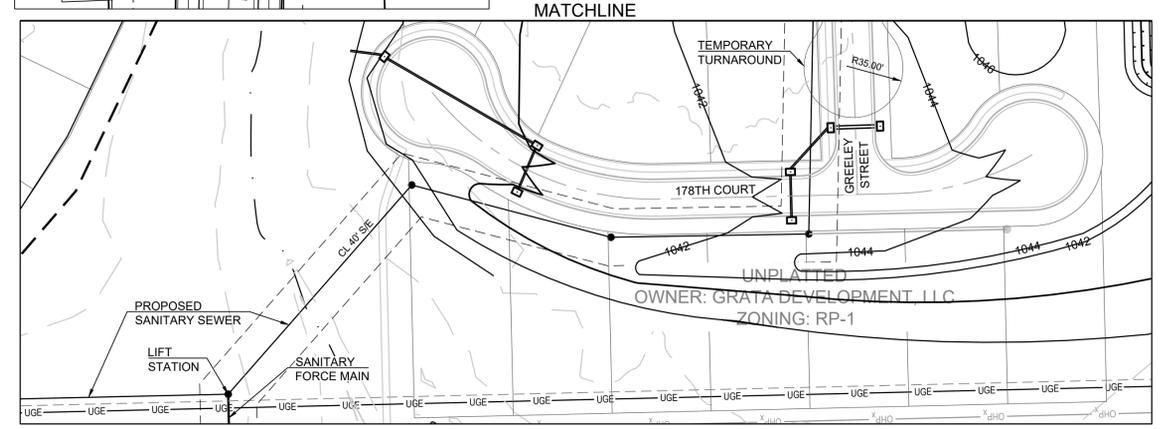
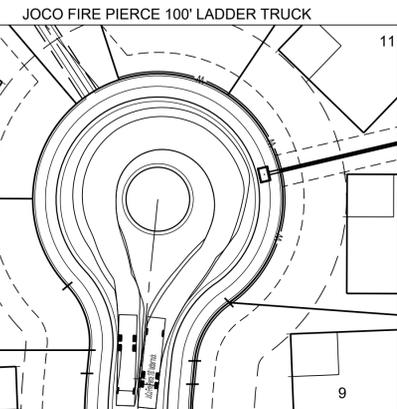
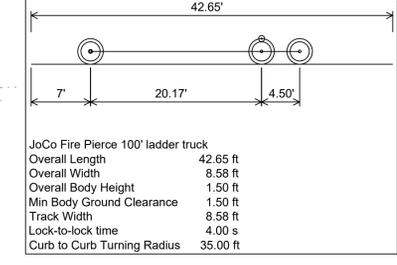
SURVEYOR:
 Aaron Reuter, P.S.
 Schlager & Associates, P.A.
 (913) 492-5158
 ar@schlagelassociates.com

SINGLE FAMILY SITE DATA:

- Estates Detached House - Neighborhood Data**
- Total Number of lots: 27 lots
 - 17.07.020 Zoning Districts - Building Type and Development Standards: Detached House-Suburban 8,000 s.f.
 - Building Type: 8,000 s.f.
 - Lot Size Minimum Per Code: 70'
 - Lot Size Minimum Proposed: 70'
 - Lot Width Minimum Per Code: 70'
 - Lot Width Minimum Proposed: 70' x 120'
 - Lot Size Minimum Proposed: 30%
 - Building Coverage Maximum Per Code: 40%
 - Building Coverage Maximum Proposed: 25'-50"
 - Front Setback Per Code: 30'
 - Front Setback Proposed: 7'
 - Interior Side Setback Per Code: 7'
 - Interior Side Setback Proposed: 20'
 - Street Side Setback Per Code: 20'
 - Street Side Setback Proposed: 25'
 - Rear Setback Per Code: 20'
 - Rear Setback Proposed: 20' (For lots adjacent to open space)
 - Driveway Setback From Side Lot Line Per Code: 3'
 - 17.07.040 Specific Building Type Standards: Neighborhood Neighborhood
 - Frontage Type Per Code: Neighborhood
 - Frontage Type Proposed: 25'-35'
 - 17.07.050 Frontage Design: 15% (70x.15=10.5')
 - Frontage Type Proposed: 30% (20' max)
 - Depth Minimum Per Code: Double Driveway
 - Depth Proposed: 50%
 - Access Limits Per Code: 50%
 - Access Limits Proposed: 5%-20%
 - Access Type: 28.6% 2 car 37% 3 car rectangular lot
 - Required Building Frontage Per Code: 38.8% 2 car 48.4% 3 car cul-de-sac lot
 - Building Frontage Proposed: Direct connect to street
 - Hardscape Area Per Code: Direct connect to driveway
 - Hardscape Area Proposed: 50%
- Street Design Data for Suburban and Meadows Single Family**
 17.04.010 Street Networks and Street Design
 NEIGHBORHOOD TYPE - ALL STREETS WITHIN SINGLE FAMILY AREA
- Cul De Sac Length Maximum: 500'
 - Cul De Sac Length Maximum proposed (1 cul de sac due to terrain/access): 780'
 - Right of Way Per Code: 50'
 - Right of Way Proposed: 50'
 - Pavement Width Per Code: 25'-28' back of curb to back of curb
 - Pavement Width Proposed: 28' back of curb to back of curb
 - Utility Placement Per Code: Right of way and Easement
 - Utility Placement Proposed: Right of way and Easement
 - Sidewalk Per Code: 5' both sides
 - Sidewalk Proposed: 5' and trail so each lot has access
 - Planting Area/Amenity Per Code: 6'
 - Planting Amenity Proposed: 5'
 - Drainage/Street Edge: 1' - 2' curb/gutter
 - Drainage/Street Edge Proposed: 2' curb/gutter
 - Travel Lane Per Code: 9' two way or 14' yield flow
 - Travel Lane Proposed: 9'
 - Parking Area/Shoulder Per Code: 6' limited parking
 - Parking Area/Shoulder Proposed: 6'
 - Walkway Type Per Code: Detached Sidewalk
 - Walkway Type Proposed: Detached Sidewalk
 - Planting Type Per Code: Tree Lawn
 - Planting Type Proposed: Tree Lawn
 - Tree Spacing Per Code: 25'-40' on center
 - Tree Spacing Proposed: 25'-40' on center
 - Bicycle Facility Per Code: None - within traffic flow
 - Bicycle Facility Proposed: None - within traffic flow
 - Target Speed Per Code: <20 mph
 - Target Speed Proposed: <20 mph

OWNER: HEATHER A. HODGES
 ZONING: RUR

OWNER: KAREN R. HODGES
 ZONING: RUR



SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certificates of Authority
 #E2002038900-F #LAC2001005237 #LS2002008959-F

PREPARED BY:
 SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE ESTATES
 FINAL DEVELOPMENT PLAN
 175TH ST & I-35 GARDNER, KS

REVISION DATE	DESCRIPTION
3-6-2020	CITY COMMENTS
04-17-2020	CITY COMMENTS
05-18-2020	CITY COMMENTS
07-07-2020	DATE PREPARED
20-01-13	PROJ. NUMBER

SITE PLAN
 SHEET
C1.0



E. LINE NE. 1/4, SEC

SHADE TREES

AMM	16 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
ASF	4 EA.	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2.5" Cal.	B&B
ATS	6 EA.	Acer truncatum	Shantung Maple	2.5" Cal.	B&B
ATW	10 EA.	Acer truncatum 'Warrent'	Pacific Sunset Maple	2.5" Cal.	B&B
GBA	6 EA.	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" Cal.	B&B
KPG	5 EA.	Koeleruteria paniculata	Goldenrainree	2.5" Cal.	B&B
QR	8 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
QS	3 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TAR	10 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
TTS	5 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	3 EA.	Ulmus x Frontia	Frontier Elm	2.5" Cal.	B&B
UP	2 EA.	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	B&B
UPJ	5 EA.	Ulmus propinqua 'JFS Bieberich'	Emerald Sunshine® Elm	2.5" Cal.	B&B
ZSM	4 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

ABS	3 EA.	Acer buergerianum 'Streetwise'	Trident Maple	2.5" Cal.	B&B
CFD	4 EA.	Cornus florida	Flowering Dogwood	2.5" Cal.	B&B
MRR	5 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht.	B&B
SRI	13 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2.5" Cal.	B&B

EVERGREEN TREES (NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

PPC	13 EA.	Picea pungens	Colorado Spruce	6' ht.	B&B
-----	--------	---------------	-----------------	--------	-----

ESTATES DETACHED SINGLE FAMILY LANDSCAPE DATA

Planting Type	Code	Quantity
Local-Neighborhood (L-N)	Tree Lawn	25-40' on center
Local-Neighborhood (L-N)	1 per 40' along tracts to be installed by developer	1 per lot on lots to be installed by home builder
Local-Neighborhood (L-N)	13 Trees Per Side	12 Trees Per Side
Local-Neighborhood (L-N)	21 Trees Per Side	18 Trees Per Side
Local-Neighborhood (L-N)	7 Trees Per Side	8 Trees Per Side
Local-Neighborhood (L-N)	Between the curb and sidewalk	Between the curb and sidewalk

CLARE ROAD (1,140 L.F. ONE SIDE)

Planting Type	Code	Quantity
Collector-Neighborhood (C-N)	Tree Lawn	40'-60' on center
Collector-Neighborhood (C-N)	1 per 40'	1,140/40'-60'+29-19 Trees
Collector-Neighborhood (C-N)	Tree Quantity	27 Trees

CHAPTER 17.07 BUILDING STANDARDS

Frontage Type	Code	Quantity
Neighborhood Yard/Terrace (limited)	Neighborhood Yard	25'
Neighborhood Yard	Neighborhood Yard	25'
1 small tree for every 50' feet of frontage	OR: 1 medium or large tree for every 100' of frontage (in addition to required street trees)	Deviation requested see deviation section below and narrative

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS

Frontage Type	Code	Quantity
See below	None	None per table 8-2 Buffer Planting Requirements
See below	1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn	Deviation requested see deviation section below and narrative
5-10 trees req. 2 genus min 50% max of 1 species, 11-20 trees req. 3 genus and 5 species 33% max of 1 species, 21-50 trees req. 3 genus and 5 species 20% max of 1 species	See specific code standards for quantity required	

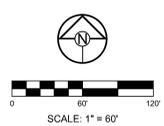
LANDSCAPE DEVIATIONS REQUESTED:

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS	1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn
CHAPTER 17.07 BUILDING STANDARDS	1 small tree for every 50' feet of frontage; OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)

- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
 - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALIPIRED AND UNDER-SIZED TREES SHALL BE REJECTED.
 - ALL TREES SHALL COMPLY WITH THE NURSERY TREE QUALITY RECOMMENDATIONS FOUND IN THE Guidelines Specifications for Selecting, Planting, and Early Care of Young Trees and Guidelines Specifications for Nursery Tree Quality published by THE URBAN TREE FOUNDATION AND THE URBAN FOREST ECOSYSTEMS INSTITUTE AT CAL POLY (http://ufla.cpoly.edu/utef/standards.html)
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
 - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
 - ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
 - ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
 - ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
 - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
 - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 3 FT. CLEARANCE 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUBS FOR CAR OVERHANGS IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
 - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOOT THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPING PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
 - ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET THE REQUIREMENTS APPROVED WITH THE FINAL PLAN AND WILL BE REVIEWED AT THE TIME OF THE BUILDING PERMIT.
 - THE BUILDING FOOTPRINTS ILLUSTRATED ON THIS PLAN ARE VISUAL IN NATURE AND ALL STRUCTURES SHALL MEET THE STANDARDS OF THE APPROVED PRELIMINARY AND FINAL DEVELOPMENT PLANS.
 - PEDESTRIAN AMENITIES SHOWN IN TRACT A ON THE PRELIMINARY DEVELOPMENT PLAN SHALL BE CONSTRUCTED WITHIN THE PHASE THAT THEY ARE LOCATED PER CONDITION 7 OF THE PRELIMINARY PLAN APPROVAL. ANY PEDESTRIAN AMENITIES WITHIN THIS PHASE SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE NEXT PHASE.

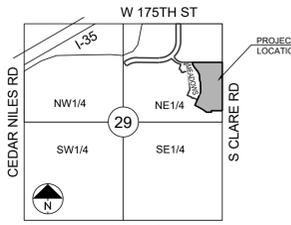
REVISION DATE	DESCRIPTION
3-4-2020	CITY COMMENTS
4-4-2020	CITY COMMENTS
8-27-2020	CHANGE CHANGES TO DEVIATION REQUEST
4-14-2020	CITY COMMENTS
5-12-2020	CITY COMMENTS
6-17-2020	CITY COMMENTS
7-20-2020	CITY COMMENTS
7-20-2020	CITY COMMENTS

DRAWN BY: 20-013	DATE PREPARED: 06/27/2020	PROJ. NUMBER: 20-013
CHECKED BY:		



FINAL PLAT OF PRAIRIE TRACE ESTATES, FIRST PLAT

PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS



SECTION 14-23-29
LOCATION MAP
SCALE 1" = 2000'

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PRAIRIE TRACE ESTATES, FIRST PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Gardner, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "SWE" that crosses or intersects with a "SWE".

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "DE" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the City of Gardner, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri limited liability company, by the authority of its Manager, has caused this instrument to be executed, this ___ day of _____, 2020.

DAY3, LLC,

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED that on this ___ day of _____, 2020, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:

PLANNING COMMISSION:

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas this ___ day of _____, 2020.

Scott Boden, Chair

MAYOR: ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas this ___ day of _____, 2020.

BY: Steve Shute, Mayor Attest: Sharon Rose, City Clerk

OWNER:
DAY3 LLC
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

DEVELOPER:
GRATA DEVELOPMENT
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-20-2019. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SCALE: 1" = 60'

BASIS OF BEARINGS:
KANSAS STATE PLANNING
COORDINATE SYSTEM
(NAD)1983, KANSAS,
NORTH ZONE

PRELIMINARY

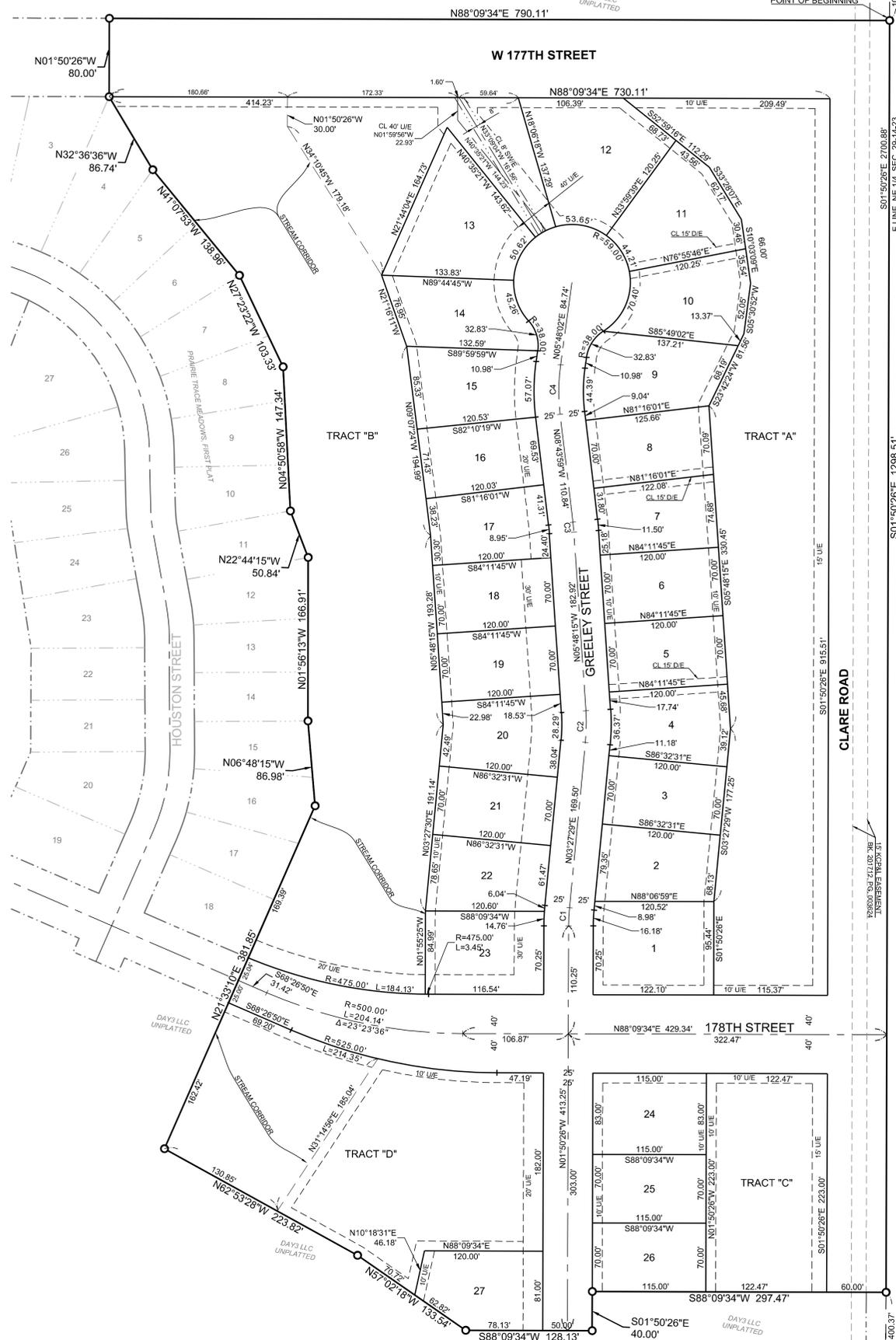
Aaron T. Reuter - Land Surveyor
KS# LS-1429

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #A-29 #LS-54

DATE	2-07-2020	FINAL PLAT OF
DRAWN BY	JWT	PRAIRIE TRACE ESTATES
CHECKED BY	AR	FIRST PLAT
PROJ. NO.	20-013	SHEET NO. 1

POINT OF COMMENCING
NE CORNER, NE 1/4
SEC. 29-14-23, 2" ALUMINUM DISC
STAMP JOHNSON COUNTY SECTION CORNER

POINT OF BEGINNING



LEGEND:
 FOUND MONUMENT AS NOTED
 SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
 EXISTING PLAT AND R/W LINES
 EXISTING LOT AND PROPERTY LINES
 BUILDING LINE
 RIGHT-OF-WAY

FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the FIRM Map 20091C0121G, revised August 3, 2009.

SE CORNER NE 1/4
SEC. 29-14-23
2" ALUMINUM DISC



FINAL PLAT APPLICATION

Pre-App Date	_____
Fee	_____
File No.	_____

OWNER INFORMATION

Name(s) GRATA DEVELOPMENT, LLC
 Contact TRAVIS SCHRAM, MANAGER
 Address 6300 W. 143RD STREET, SUITE 200
 City OVERLAND PARK State KANSAS Zip 66223
 Phone 913-732-4778 Email TRAVIS@GRATA.LAND

APPLICANT/AGENT INFORMATION

Name(s) SCHLAGEL & ASSOCIATES, P.A.
 Contact MARK BREUER, PE
 Address 14920 W. 107TH STREET
 City LENEXA State KANSAS Zip 66215
 Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

SITE INFORMATION

Property Address/Location S. CLARE ROAD AND 175TH STREET
 Legal Description (Attach If Necessary) SEE THE ATTACHED LEGAL DESCRIPTION
 Number of Existing Lots N/A Number of Proposed Lots 27
 Total Site Area _____ Present Zoning A-C-2-M-1
 Number of Existing Structures N/A Present Land Use VACANT/AGRICULTURE
 Proposed Street Design Type(s) & Class SUBURBAN
 Proposed Type(s) Open & Civic Space NATURAL AREA, TRAIL GREENWAY, PARK (POOL)
 Proposed Frontage Type(s) SUBURBAN NEIGHBORHOOD
 Proposed Building Types(s) DETACHED HOMES - SUBURBAN NEIGHBORHOOD

SIGNATURE

I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s):  Date 2/7/20
 _____ Date _____

FINAL PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 full sized plans printed and folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Letter of intent as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Final Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Development Agreement , if required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Street tree plan |

FINAL PLAT DOCUMENT REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Vicinity map (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Provide the following sentence after the Legal Description "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Location of monuments , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| | | 9. Accurate dimensions for all lines, angles, and curves , used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Platted and unplatted land adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Blocks, lots and tracts identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Note on plat indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Any area within a federally designated floodplain . Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Stream corridor boundary and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Proposed street right-of-way with dimensions which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Endorsement of the Planning Commission as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Acceptance of Dedication by the Governing Body , as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Signature of Owner , properly attested. |

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys." |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Copies of all pertinent exception documents , or a copy of a current American Land Title Association (ALTA) survey, or both. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Calculation documents containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. A statement on the plat concerning prior easement rights as follows: The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. A statement on the plat concerning utility easements as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. A statement on the plat concerning drainage easements as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use , signed by the owners and all other parties who have a mortgage or lien interest in the property. |

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

Application Submittal Requirements No. 5 -
Developer is currently drafting Covenants + Restrictions.
No. 7 - NO Floodplain
Final Plat Document Requirements No. 15 -
No Stream Corridor

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.



Signature of Applicant

2/7/20

Date

OWNER AFFIDAVIT

I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February, 2020, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize SCHLAGEL & ASSOCIATES, P.A. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding PRAIRIE TRACE ESTATES (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.



Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 7th day of February, 2020, by Grata Development, Travis Schrom, Manager

My Commission Expires:



Notary Public



COUNCIL ACTION FORM

COMMITTEE RECOMMENDATION No. 1

MEETING DATE: JULY 20, 2020

STAFF CONTACT: GONZ GARCIA, UTILITIES DIRECTOR

Agenda Item: Consider adopting an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs

Strategic Priority: Fiscal Stewardship

Department: Utilities - Wastewater

Board/Committee Recommendation:

On June 6, 2020, the Utility Advisory Commission approved a recommendation to the City Council to adopt an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.

Staff Recommendation:

Staff recommends adopting an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.

Background/Description of Item:

In 2018, Trekk Design Group, LLC was selected via the RFQ process that included 6 firms submitting proposals for the Inflow & Infiltration (I&I) program. The 2017 Wastewater Master Plan made recommendations for the City of Gardner to adopt and implement an I&I program and a Fats, Oils & Grease program.

The I&I program provides prioritization, procedures, schedules, and planning for maintaining and rehabilitation of the existing sanitary storm sewer system through an inspection and data based ranking system. This program allows staff to improve the efficiency of operation, reduces maintenance and unexpected issues. In January 2020, UAC & Council approved the Private reimbursement program and Public I&I improvements. These items have been implemented and are ongoing.

The Fats, Oils & Grease program (FOG) is another program that has been recommended for implementation in past Wastewater Master Plans. A FOG program focuses on the fats, oils and greases that enter the system which cause routine maintenance and clog the sewer system. The FOG program and the introduction of codes pertaining to this issue will create a program in which grease interceptors, inspection and maintenance policies and design requirements will help prevent fats, oils and grease from enter the public system. The proposed code, regulations and design requirements for this program

are based on the Johnson County Wastewater program that has been in place for multiple decades.

Currently, Gardner Line Maintenance staff provides monthly sewer cleanings and routinely performs chemical treatments in areas that are known to have FOG issues within the system. The goal of a FOG program is to permit, implement, report, record and minimize FOG related issues within the system.

Financial Impact:

Minimal

Attachments:

- Ordinance No. 2668
- June 4, 2020, UAC Staff Report
- June 4, 2019, UAC Draft Meeting Minutes Excerpt

Suggested Motion:

Adopt Ordinance No. 2668, an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Code and adding additional provision to this same chapter relating to Infiltration and Inflow Prevention and a program providing for the control of fat, oil and grease discharge to the Gardner Municipal Code

ORDINANCE NO. 2668

AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 13.35 OF THE GARDNER MUNICIPAL CODE AND ADDING ADDITIONAL PROVISIONS TO THIS SAME CHAPTER RELATING TO INFILTRATION AND INFLOW PREVENTION AND A PROGRAM PROVIDING FOR THE CONTROL OF FAT, OIL AND GREASE DISCHARGES TO THE GARDNER MUNICIPAL CODE.

WHEREAS, the Kansas Department of Health and Environment and the United States Environmental Protection Agency have from time to time adopted, modified, and supplemented rules, regulations and standards applicable to publicly owned and operated wastewater treatment facilities, as well as discharge limitations and requirements applicable to private persons or entities connected to and using sanitary sewers; and

WHEREAS, the Governing Body of the City finds that numerical grease limitations should be implemented with effective requirements for designing, installing, operating and maintaining grease interceptors and that it is advisable to incorporate new grease management requirements, including user fees, within the City Code; and

WHEREAS, it is necessary and advisable for the protection of the public health and safety and for the prudent and appropriate operation of the sanitary sewer system of the City to adopt such standards as provided for herein; and

WHEREAS, the City deems it advisable to reduce the amount of storm water and ground water inflow and infiltration originating from defects in private property connected to the public sewer system; and,

WHEREAS, allowing the flow of storm water and ground water into the public sewer system increases the cost of constructing and operating the sewer system and treating wastewater, adversely impacts the effective treatment of wastewater, reduces the available capacity of the system, creates conditions that pollute the waterways, and poses a direct threat to public health and safety by causing or contributing to sewer back-ups and sewer overflows; and,

WHEREAS, the Governing Body of the City finds it advisable to adopt standards regulating and restricting storm and ground water inflow and infiltration into the public sewer system into the City Code as provided for herein.

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

SECTION 1: Section 13.35.010 of the Gardner Municipal Code (“GMC”) subsection G. shall be amended to provide as follows:

- G. “Sewer” shall mean a pipe or conduit for carrying sewage and to which storm, surface, and ground waters are not intentionally admitted.

SECTION 2: Section 13.35.010 of the GMC subsection I. shall be amended to provide as follows:

- I. “Wastewater” shall mean a combination of the water-carried wastes from residences, business buildings, institutions, and industrial establishments as may be present.

SECTION 3: A new section 13.35.095 shall be added to the GMC to provide as follows:

Sec. 13.35.095 - Infiltration & Inflow Prevention.

No person shall make connection, either directly or indirectly, of roof down spouts, interior or exterior foundation or footing drains, area drains, crawl space drains, or other sources of surface runoff or groundwater to a building sewer or building drain which is connected to a public sanitary sewer or to a public sanitary sewer directly. Nor shall any person break, damage, destroy, uncover, deface, tamper with, alter or substantially impair the use of any fittings, joints, plugs, caps, or part of a plugged building drain or building sewer to prevent inflow from such sources directly or indirectly into the public sanitary sewer system.

SECTION 4: A new section 13.35.035 shall be added to the GMC to provide as follows:

Sec. 13.35.035.1 – Applicability to Food Service Facilities.

The requirements in this Section 13.35.035 apply to “Food Service Facilities.” For purposes of this Section, “Food Service Facility” shall mean any user that prepares and/or packages food for sale or consumption, on or off site, with the exception of private residences. Food Service Facility shall include, but is not limited to: food courts, food manufacturers, food processors, food packagers, restaurants, grocery stores, delicatessens, bakeries, lounges, hospitals, hotels, nursing homes, churches, and schools. Food Service Facility shall not include a facility that only prepares beverages; a facility that only sells prepackaged foods; a facility that is permitted to conduct industrial pretreatment.

Sec. 13.35.035.2 - General requirements.

Garbage disposals. Garbage disposals are prohibited in food service facilities that begin operation after July 20, 2020. Existing food service facilities in operation prior to the

effective date of the resolution from which this article is derived shall be allowed to operate a garbage disposal unless or until the facility is required to install a grease interceptor pursuant to this article.

Grease traps. Grease traps are prohibited in food service facilities that begin operation after July 20, 2020. Existing food service facilities in operation prior to July 20, 2020, shall be allowed to operate a grease trap unless or until the facility is required to install a grease interceptor pursuant to this article. Grease traps shall have a removable lid on the top surface to facilitate inspection, cleaning and maintenance.

Grease interceptors. Grease interceptors shall be required at food service facilities under the following circumstances:

- (1) *New food service facilities.* Food service facilities that begin operation after July 20, 2020, or nonfood service facilities that are altered after July 20, 2020, to include a food service facility where such facility did not previously exist, shall be required to install a new grease interceptor that complies with the design requirements of section 13.35.030.
- (2) *Food service facilities with existing grease interceptors.* Food service facilities in operation prior to July 20, 2020, shall be allowed to operate existing grease interceptors provided they are maintained in compliance with the operating requirements established in this subdivision and none of the conditions in subsection (c)(3) of this section apply.
- (3) *Food service facilities without grease interceptors.* The City of Gardner Wastewater may require an existing food service facility in operation prior to July 20, 2020, to install a new grease interceptor that fully complies with this article or to modify or repair any noncompliant plumbing or existing interceptor upon notice to the food service facility that one or more of the following conditions exist:
 - a. The facility is found to be contributing fats, oils or grease in quantities sufficient to cause line stoppages or to necessitate increased maintenance on the wastewater collection system; or
 - b. Changes are made to the menu or kitchen equipment that, in the opinion of the director, threatens to contribute fats, oils or grease in quantities sufficient to cause line stoppages or necessitate increased maintenance on the wastewater collection system.
 - c. All facilities found to be contributing to fats, oils or grease determined by the director shall come into compliance within two years of notification by the Utilities Department.
- (4) *Common grease interceptors.* The City of Gardner Wastewater may permit the use and operation of a shared, common grease interceptor for multiple food service facilities which lease or occupy portions of a single or connected commercial structure or which constitute a food court at or within a single structure and such food service facilities may, when permitted, connect to and share the use of the

common grease interceptor. A separate operator's permit shall be applied for and applicable to the owner/operator of the common grease interceptor, and each separate food service facility connecting to and using the shared, common grease interceptor shall apply for and obtain a use permit for the common interceptor. The director of the City of Gardner Wastewater shall approve permits for operation and use of a common grease interceptor only upon such permit terms and conditions and subject to an operator agreement that ensure compliance with the standards and technical requirements contained in this subdivision.

Sec. 13.35.035.3 - Design requirements for new grease interceptors.

- (a) New grease interceptors installed or modified after July 20, 2020, shall be attached to the building sewer line and shall connect all interior fixtures that may introduce grease into the wastewater collection system. Interior fixtures to be piped to the grease interceptor shall include, but not be limited to:
 - (1) Three-compartment sinks;
 - (2) Mop sinks;
 - (3) Dishwashers;
 - (4) Floor drains in food preparation and storage areas; and
 - (5) Any other fixture determined to be a potential source of grease.

Dish machines with a booster heater shall include a cold water solenoid-operated valve or similar device that mixes cold water with the discharged hot water from the machine. Wastewater from toilets, restroom sinks, and other similar fixtures shall not be piped to the grease interceptor under any circumstances.

- (b) Grease interceptors installed or modified after July 20, 2020, shall meet the following requirements:
 - (1) The design, type, sizing and capacity of the interceptor and sampling port shall be approved, prior to installation, by the City of Gardner Wastewater and shall conform to the standards established in the most recently published version of the guidance document entitled “Grease Interceptor Design Criteria”;
 - (2) The interceptor shall be designed, constructed and installed for adequate load-bearing capacity;
 - (3) The interceptor shall be installed in a location outside the facility which is easily accessible for cleaning, inspection and sampling;
 - (4) A sampling port shall be installed on the interceptor discharge line;
 - (5) The interceptor shall have a minimum of two compartments and shall be capable of separation and retention of grease and storage of settled solids;

- (6) The interceptor shall have a manhole to surface grade over each compartment to facilitate inspection, cleaning and maintenance, including pumping; and
- (7) The minimum capacity of any single interceptor unit shall be 1,000 gallons and the maximum capacity shall be 2,000 gallons. Where sufficient capacity cannot be achieved with a single unit, installation of grease interceptors in series is required.

Sec. 13.35.035.4 - Plan review and permitting requirements for new or modified grease interceptors.

- (a) *General requirements.* In addition to any other applicable requirements under this article, a food service facility required under this article to install or modify a grease interceptor or the plumbing that connects to the interceptor shall meet the plan review and permitting requirements in this section prior to discharging wastewater to the sewerage system.
- (b) *Plan review application.* Any food service facility required under this article to install or modify a grease interceptor or the plumbing that connects to the interceptor must apply for and receive approval of the proposed plan for such installation or modification. An application form and copies of the proposed plan, together with payment of the plan review fee and all other required fees, shall be submitted to the City of Gardner Wastewater for review and approval. The plan shall be submitted in a form acceptable to the director and shall contain the information necessary to demonstrate to the department's satisfaction that the interceptor and any associated plumbing is designed and will operate in compliance with this article.
- (c) *Plan review information.* The City of Gardner Wastewater shall make grease interceptor plan review application forms available upon request. Incomplete applications may be denied. In addition to the information on the application form, a food service facility shall submit the following information:
 - (1) A full set of building and construction plans to include:
 - a. Proposed plumbing connections to the grease interceptor;
 - b. The placement of all plumbing fixtures; and
 - c. The layout of kitchen equipment;
 - (2) A copy of the menu or a list of the food items to be prepared, sold or consumed;
 - (3) The completed application for a state food service establishment license if applicable;
 - (4) A description of food handling, food procedures and food flow in the facility;

- (5) The grease interceptor plan review fee including any applicable variance request processing fee; and
 - (6) Any other information required by the City of Gardner Wastewater to adequately review the grease interceptor plan.
- (d) *Plan review approval.* The City of Gardner Wastewater shall review the food service facility's grease interceptor plan and upon determining that it meets the requirements of this article, the department shall issue a directive approving the plan. In approving the plan, the department may impose any conditions necessary to ensure that it complies with this article. The department may deny any plan that does not comply with this article. The department shall notify the food service facility in writing whether the plan has been approved, approved with conditions, or denied, and if denied, the reasons for the denial.
- (e) *Connection or modified usage permit required.* Prior to installing or modifying a grease interceptor or any plumbing that connects to an interceptor, a food service facility shall apply for and be issued a connection permit or a modified usage permit from the wastewater department. The wastewater department may review but shall not approve such application for a connection or a modified usage permit unless the City of Gardner Wastewater has approved the grease interceptor plan required in subsection (b) of this section.
- (f) *Operating permit required for new or modified grease interceptors.* Upon determination that any installation or modification of a grease interceptor, or any plumbing that connects to the interceptor, has been completed and does comply with the requirements of this article, including but not limited to design and construction standards imposed under the authority of this article, the City of Gardner Wastewater shall provide notice of such compliance to the designated operator of the food service facility, and, upon proper application and approval, issue a grease interceptor operating permit for the facility. No food service facility required under this article to install or modify a grease interceptor shall discharge to the sewerage system without a valid grease interceptor operating permit. The grease interceptor operating permit holder shall comply with all of the provisions in this subdivision, operating requirements and operating permit renewals.

Sec. 13.35.035.5 - Permitting requirements for existing grease interceptors.

- (a) *General requirements.* A food service facility with a grease interceptor shall not discharge to the sewerage system without a valid grease interceptor operating permit (GIOP) issued by the City of Gardner Wastewater. The City of Gardner Wastewater shall approve, deny, or approve with conditions each GIOP application in accordance with the provisions of this Article. The GIOP shall be in addition to any other permits, registrations, or licenses that may be required under federal, state or local law.

- (b) *Applications.* All food service facilities with a grease interceptor shall apply annually for a grease interceptor operating permit (GIOP) on a form prescribed by the City of Gardner Wastewater. The City of Gardner Wastewater shall make the forms available to food service facilities at least 30 days prior to the date they are due. Each food service facility with a grease interceptor shall complete the application and submit it to the City of Gardner Wastewater no later than January 1 of each calendar year. The GIOP application shall include payment of the annual permit fee required under section 13.35.035.9(2). GIOP applications that do not include payment of the required fee shall be deemed incomplete.
- (c) *Issuance.* The City of Gardner Wastewater shall determine whether the grease interceptor operating permit application submitted by the food service facility is complete. Incomplete applications may be denied. The City of Gardner Wastewater shall review complete applications along with information from any grease interceptor inspections conducted by the City of Gardner Wastewater at the food service facility and other pertinent information. The City of Gardner Wastewater shall issue a permit to the food service facility upon a determination that the grease interceptor is in compliance with this article. The City of Gardner Wastewater may issue a permit with conditions intended to correct any violations of this article.
- (d) *Terms.*
- (1) Each grease interceptor operating permit (GIOP) shall be effective for up to one year and shall expire on December 31 of each year regardless of the date that the previous permit was issued. The terms and conditions of a GIOP are automatically extended past the expiration date and remain fully enforceable pending issuance of a new permit only under the following conditions:
 - a. The food service facility has submitted a timely and complete application for a new permit;
 - b. The City of Gardner Wastewater is unable, through no fault of the food service facility, to issue a new permit before the expiration date of the previous permit; and
 - c. The food service facility is not significantly violating the terms and conditions of the previous permit.
 - (2) The food service facility shall display the GIOP in a conspicuous place where it can be seen by the facility staff and shall maintain a copy of the GIOP in the grease interceptor records file.
 - (3) The GIOP shall automatically terminate and become null and void upon cessation of operations of the food service facility or sale or transfer of business ownership of such facility including but not limited to a sale of assets, shareholders equity, or other equity or ownership interest. It is the

responsibility of any new owner to timely apply for a new GIOP from the City of Gardner Wastewater.

- (4) The City of Gardner Wastewater may modify the terms and conditions of the GIOP at any time to address evidence of noncompliance with this article. Any changes or new conditions in the GIOP shall include a reasonable schedule for achieving compliance.
- (5) The City of Gardner Wastewater may revoke the GIOP at any time if a food service facility has failed to correct significant and ongoing noncompliance with this article after being provided a reasonable opportunity to do so.

Sec. 13.35.035.6 - Operating requirements.

All grease interceptors shall meet the following requirements:

- (1) *Pumping, cleaning and maintenance.* Each food service facility shall be responsible for pumping, cleaning and maintaining its grease interceptor in good working condition. All food service facilities with a grease interceptor shall utilize a wastewater hauler or contractor holding a valid sanitary disposal contractor's license issued by the City of Gardner Wastewater or alternatively Johnson County Wastewater to provide pumping, cleaning and disposal services. Pumping shall include the removal of all contents from the interceptor, including grease, floating materials, gray water, bottom sludge and solids. Cleaning shall include removal of solids from the walls, floors, baffles and pipe work in the interceptor. It shall be the responsibility of each food service facility to verify that the interceptor is properly cleaned out and that all fittings and fixtures inside the interceptor are in good working condition.
- (2) *Pumping frequency.* Unless otherwise approved by the director or authorized under this section, each food service facility shall have its grease interceptors pumped at least once every 90 days. More frequent pumping may be required by the City of Gardner Wastewater based on the following criteria:
 - a. Evidence of a floatable grease layer that exceeds six inches (6") in depth on the outlet side of the interceptor; or
 - b. Evidence of a settleable solids layer that exceeds eight inches (8") in depth on the outlet side of the interceptor.

Any food service facility which holds a GIOP may apply for a variance from the pumping frequency requirements by utilizing the procedures prescribed in this section 13.35.035.5, including payment of the variance request processing fee. Food service facilities which are located in institutional facilities operated by public or governmental entities, such as public schools, may, at the time of issuance or renewal of the GIOP for the facility, request a modified pumping schedule based upon either the limited schedule that the food service facility operates or the limited menu of food items prepared at the facility, and such request shall not be considered

as a variance request and no variance request processing fee shall be required. When the director finds that a variance from the pumping frequency requirements or a modified pumping schedule would not unduly create health or safety issues or expose the sewer system to improper discharges, the director may grant the variance or modified schedule. Any variance or modified pumping schedule shall thereafter become a requirement under this article, applicable to that permit holder, and shall be subject to further revision or revocation as necessary for the public health and the proper maintenance of the sewer system.

- (3) *Repairs.* Each food service facility shall be responsible for all repairs to its grease interceptors. Repairs required by the City of Gardner Wastewater shall be completed by the date specified in a written notice provided by the City of Gardner Wastewater.
- (4) *Waste disposal.* Wastes removed from any grease interceptor shall be disposed at a facility permitted to receive such wastes or at a location legally designated for such purposes. Grease, gray water or solid materials removed from an interceptor shall not be returned to an interceptor, private sewer line or to any portion of the wastewater collection system without prior written approval from the administering agency.
- (5) *Recordkeeping.* Each food service facility shall maintain a grease interceptor binder on site in an easily accessible location and shall make it available for review upon request by the City of Gardner Wastewater. The binder shall contain a chronological record of all maintenance and repairs performed on the grease interceptors during the most recent three-year period. The binder shall include the date of the maintenance or repair including all dates when the interceptor was pumped and cleaned, a brief description of the nature of the maintenance or repair, and any other pertinent information. The binder shall also contain the following information:
 - a. A copy of the facility's current grease interceptor operating permit;
 - b. A copy of any receipts for repairs or maintenance to the interceptors, including pumping and cleaning;
 - c. The name, address, and telephone number of the sanitary disposal contractor licensed by the City of Gardner or alternatively Johnson County Wastewater that the food service facility uses to pump and clean the grease interceptors; and
 - d. Grease interceptor monitoring data, if applicable.

Sec. 13.35.035.7 - Alternative methods of grease management.

The director of the City of Gardner Wastewater may approve and issue a modified permit for the use of alternative methods of grease management, in lieu of the requirement contained in section 13.35.035.4(c) for the installation and use of a grease interceptor, by a qualified food service facility or specified type or class of food service facility when the

director determines that an alternative method of grease management is at least as effective for managing grease discharges to the sewerage system as the other requirements in this article. The approval of an alternative method of grease management shall be made in the manner and in accordance with the following prescribed criteria and conditions:

- (1) *Application processes.* A food service facility may request approval and a modified permit for the use of an alternative method of grease management according to one or more of the processes in this subsection. The application shall be in writing, on a form prescribed by the City of Gardner Wastewater, and shall comply with the procedures contained in section 13.35.035.4.
 - a. *Variance.* A food service facility may request a variance from any of the requirements of this subdivision. The City of Gardner Wastewater shall consider the request based upon documentation presented by the food service facility and may grant the variance only when the food service facility has adequately demonstrated that the alternative method requested is at least as effective in managing grease discharges to the sewerage system as the requirements contained in the article. No variance shall be approved unless the requesting facility has paid the processing fee as required by section 13.35.035.9.
 - b. *Approved grease removal device.* The director of the City of Gardner Wastewater may, from time to time, designate a particular type of equipment or grease removal device as an approved alternative grease management method and permit its use by a qualified type or class of food service facility. In such event, a qualified food service facility may request a permit to use the approved equipment or grease removal device, and the director may approve the request after making a determination that the applicant is a qualified food service facility for which the device is approved and that the particular use by the applicant will provide grease management sufficient to comply with the intent of this article. No request to use approved equipment or grease removal device shall be granted unless the requesting facility has paid the processing fee required by section 13.35.035.9.
 - c. *Low discharge waiver.* A food service facility which qualifies as a low grease generating facility may request a waiver from the requirement to install and use a grease interceptor and/or a grease removal device. The director may approve the request only upon a direct finding that the facility meets the qualifications for a low grease generating facility, that the facility in ordinary operation will discharge only minimum amounts, if any, of fats, oils and grease to the sewerage system, and that the facility is not likely to contribute in the future quantities of fats, oils, and grease sufficient to cause line stoppages or to necessitate increased maintenance on the sewerage system. No request for a low discharge waiver shall be approved unless the

requesting facility has paid the processing fee required by section 13.35.035.9. For purposes of this section, a food service facility will not be considered a low-grease generator unless it meets the following criteria:

1. A facility that only serves ready-to-eat foods with no preparation at the facility other than warming, which would include, but not be limited to, scoop-only ice cream shops, cold sandwich shops, popcorn stands and hot dog rollers;
2. A facility that only prepares:
 - (i) Uncooked or unbaked food or meals that will be taken from the facility and cooked or baked at another location; or
 - (ii) Small baked goods such as, but not limited to, cookies and pretzels;
3. The facility does not engage in more than a minimum amount of dish or pot washing; and
4. The facility demonstrates that its operations do not cause or provide for the discharge of fats, oils or grease in an amount which could cause unacceptable accumulation of deposits in the sewerage lines or necessitate increased maintenance on the sewerage system.

Any food service facility that uses a deep fat fryer, a grill, a wok, a griddle, a fry daddy or any other device that uses fats, oils, or grease for cooking purposes shall not be considered as low- grease generating or discharging facility and shall not qualify for a waiver under this section.

- (2) *Conditional status.* Any modified operating permit issued pursuant to this section for an alternative grease management method, whether by waiver, certification or variance, shall be strictly conditional, and the director of the City of Gardner Wastewater may impose, as a part of the approval and issuance of, the permit, such conditions as the director deems necessary and advisable to ensure the effective management of grease as intended under this Article. All approvals and permits issued under this section shall contain, at a minimum, the following terms and conditions:

- a. *Fee payment.* The food service facility shall timely pay all applicable application and annual fees or other charges specified by the director in the approval and/or modified permit or as may hereafter be required by this article;
- b. *Code compliance.* The food service facility shall comply with each and all of the provisions of the Article which are not otherwise, expressly or by necessity, modified by the permit issued under this section;
- c. *Structural arrangements.* Notwithstanding the approval of any variance, certification or waiver, the food service facility shall be required for all new structures and for existing structures where reasonably feasible to

provide structural arrangements suitable for the future installation and use of a grease interceptor, including but not limited to segregated wastewater lines within the plumbing of the facility, connection points for plumbing to an outside interceptor, and reserved location space, unrestricted, in the parking or adjacent area for placement of a future interceptor. The food service facility shall ensure that the structural arrangements are required to be preserved by any successors in interest and/or future occupants of the structural space;

- d. *Change of operations or circumstances.* The food service facility shall notify the City of Gardner Wastewater of any change in operation and/or circumstances which would or reasonably may affect the generation or discharge of fats, oils and grease at the facility;
- e. *Term and periodic review.* Any alternative grease management method approved under this section shall be for a defined term as specified by the director of the City of Gardner Wastewater and shall be subject, in addition to standard inspections or compliance investigations, to a formal periodic review at least once each five years. The review shall determine whether the food service facility is still qualified and eligible for the alternative method and whether the method is providing effective grease management at the facility as required by this article;
- f. *Best management practices.* The director of the City of Gardner Wastewater shall develop and publish guidelines specifying the best management practices (BMPs) in the food service industry for the management and disposal of fats, oils and grease and shall update the guidelines periodically to ensure that the current industry standards for BMPs are met. Each food service facility which is permitted to use an alternative grease management method under this section shall implement and adhere to the BMPs as promulgated and updated by the director, and the food service facility shall provide training, acceptable to the City of Gardner Wastewater, for each and all of its employees upon hire and at least annually on the BMPs;
- g. *Required conversion.* In the event that the food service facility fails for any reason to comply with any term or condition of the modified permit, including the conditions stated in this subsection, or if for any reason the alternative grease management method is not effective, as contemplated by this section, then the director may require and the food service facility shall cease operation of the alternative method and immediately install, at its own expense, a grease interceptor, or if allowable an approved grease removal device, meeting the requirements of this article.

- (3) *Conversion from existing interceptor or grease removal device.* Any food service facility which has a permit for and is operating either a grease interceptor or grease

removal device pursuant to this subdivision may apply under this section for a modified permit to use an alternative grease management method, and such a modified permit may then be issued to the facility if the director determines that the facility meets all of the requirements for and is qualified to operate such alternative method; provided however, that such food service facility shall not be required to pay the processing fee required by section 13.35.035.9. Upon issuance of the modified permit under this subsection, the permit issued for the grease interceptor or grease removal device shall be rescinded, and the food service facility shall decommission the grease interceptor or grease removal device in accordance with procedures, requirements and standards prescribed by the City of Gardner Wastewater as a condition to and a part of the modified permit.

- (4) *Termination and revocation of modified permit.* Any modified permit issued under this subsection for use of an alternative grease management method shall terminate automatically upon expiration of its term, unless renewed, or upon the occurrence of any event or action which would render the food service facility ineligible or not qualified to use an alternative grease management method. Immediately upon such termination, the food service facility shall cease any discharge of fats, oils or grease to the sanitary sewer system until a proper permit is issued and either a grease interceptor or grease removal device, or other approved alternative method, is installed and operational at the facility. Any modified permit issued under this subsection may be revoked by decision of the director of the City of Gardner Wastewater, following notice and an opportunity to be heard being provided to the food service facility, whenever the director determines that the food service facility has discharged or is discharging fats, oils, and/or grease to the sewer system in quantities which are causing accumulations in the sewer lines that are likely to result in a line obstruction and/or blockage or will result in increased maintenance for the wastewater collection system. Upon revocation of the modified permit, the food service facility shall immediately cease any discharge of fats, oils, and/or grease to the sewerage system until a proper permit is issued and a grease interceptor is installed and operational at the facility. Any food service facility which has had a modified permit revoked under this article shall not be eligible thereafter for issuance of another modified permit for the same facility unless the director of the City of Gardner Wastewater determines that the management of the facility has fully modified operation at the facility and that such modifications reasonably ensure that the facility can effectively meet the intent and requirements of this Article with the use of an alternative grease management method.

Sec. 13.35.035.8 - Notice of noncompliance.

The City of Gardner Wastewater shall record all observations during an inspection of a food service facility subject to the grease management requirements of this article in a written report, including any violations. The department shall notify the food service facility of any violations and provide a time frame for correcting the violations. The

department official may re-inspect any food service facility that has received a notice of noncompliance to determine whether all violations have been timely and completely corrected. The food service facility is subject to reinspection fees as provided under section 13.35.035.9.

Sec. 13.35.035.9 - Fees.

The director of the City of Gardner Wastewater is hereby authorized under this article to assess and collect fees in the amounts and according to the procedures set forth in this section and as subsequently modified by the Governing Body by resolution on an annual basis. The fees provided for in this subdivision are separate and distinct, and in addition to any other fee assessed by the City of Gardner Wastewater. Such fees may be adjusted by the Governing Body of the City on at least an annual basis by resolution. The following shall be a description of the types of fees which may be assessed and the dollar amount of the fees shall be effective until altered or amended by the Governing Body by resolution:

- (1) *Grease interceptor—Plan review fee.* Any food service facility that wishes or is required to make a modification to an existing permitted grease interceptors under this Article, and any food service facility that wishes to or is required to install a new grease interceptor under this article, shall pay a nonrefundable fee to the City of Gardner Wastewater with the plan review application. The fee shall initially be set at \$250.00 for each plan required to be reviewed.
- (2) *Operating fee.* Each food service facility required under this article to have a grease interceptor operating permit shall pay an annual fee to the City of Gardner Wastewater with the permit application, except that the permit fee shall be waived for any facility that has in the same calendar year already paid a grease interceptor plan review fee. The permit fee shall initially be set at \$250.00 for each food service facility.
- (3) *Reinspection fees.* A food service facility that has not corrected violations of this article by the date established in a written notice of noncompliance shall pay a reinspection fee of \$100.00 to the City of Gardner Wastewater for the first reinspection, \$200.00 for the second reinspection and \$300.00 for each subsequent reinspection needed to confirm that the violation has been corrected. The reinspection fees are in addition to any other enforcement action authorized under law to compel compliance with this article.
- (4) *Variance request processing fees.* A food service facility that submits a request for a variance from the provisions of this subdivision, shall pay a processing fee of \$300.00 to the City of Gardner Wastewater.

Sec. 13.35.035.10 - Regulation of waste from other jurisdictions.

Food service facilities regulated by the City of Gardner Wastewater through an interlocal agreement must comply, at a minimum, with this article.

SECTION 5: All other ordinances not in conformity herewith are hereby repealed or amended to conform hereto.

SECTION 6: This ordinance shall take effect and be in force from and after its passage, approval and publication as provided by law.

PASSED by the City Council this ____ day of _____, 2020.

APPROVED by the Mayor this ____ day of _____, 2020.

CITY OF GARDNER, KANSAS

(SEAL)

Steve Shute, Mayor

Attest:

Sharon Rose, City Clerk

Approved as to form:

Ryan B. Denk, City Attorney

UTILITY ADVISORY COMMISSION STAFF REPORT NEW BUSINESS ITEM #1
MEETING DATE: JUNE 4, 2020
STAFF CONTACT: GONZ GARCIA, UTILITIES DIRECTOR

AGENDA ITEM: Consider a recommendation to City Council to approve an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.

Background:

In 2018, Trekk Design Group, LLC was selected via the RFQ process that included 6 firms submitting proposals for the Inflow & Infiltration (I&I) program. The 2017 Wastewater Master Plan made recommendations for the City of Gardner to adopt and implement an I&I program and a Fats, Oils & Grease program.

The I&I program provides prioritization, procedures, schedules, and planning for maintaining and rehabilitation of the existing sanitary storm sewer system through an inspection and data based ranking system. This program allows staff to improve the efficiency of operation, reduces maintenance and unexpected issues. January 2020 UAC & Council approved the Private reimbursement program and Public I&I improvements. These items have been implemented and are ongoing.

The Fats, Oils & Grease program (FOG) is another program that has been recommended for implementation in past Wastewater Master Plans. A FOG program focuses on the fats, oils and greases that enter the system which cause routine maintenance and clog the sewer system. The FOG program and the introduction of Codes pertaining to this issue will create a program in which grease interceptors, inspection and maintenance policies and design requirements will help prevent fats, oils and grease from enter the public system. The proposed code, regulations and design requirements for this program are based off of the Johnson County Wastewater program that has been in place for multiple decades.

Currently, Gardner Line Maintenance staff provides monthly sewer cleanings and routinely performs chemical treatments in areas that are known to have FOG issues within the system. The goal of a FOG program is to permit, implement, report, record and minimize FOG related issues within the system.

Staff and Committee Recommendation:

Approve a recommendation to City Council to approve an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.

Attachments:

A. Ordinance No. **XXX**

**RECORD OF PROCEEDINGS
OF THE UTILITY ADVISORY COMMISSION
GARDNER, KANSAS**

Page No. 2020-11

June 4, 2020

The Utilities Advisory Commission of Gardner, Kansas, met in Regular Session on June 4, 2020, at City Hall. Present were Chairman Gary Williams, Vice-Chairman Kristina Harrison, Commissioner Barbara Coleman, Commissioner Bryce Augustine, Utilities Department Director Gonzalo Garcia and Administrative Assistant Erin Groh.

CALL TO ORDER

The meeting was called to order at 7:11 p.m. by Chairman Gary Williams.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. **Standing approval of the minutes as written for the March 5, 2020, meeting of the Utility Advisory Commission.**

2. **Consider a recommendation to the City Council for appointment of a Director on the Kansas Municipal Gas Agency's Board of Directors.**

Motion by Vice-Chairman Harrison, seconded by Commissioner Augustine to approve the Consent Agenda.

Motion carried 4-0 Aye

OLD BUSINESS

NEW BUSINESS

1. **Consider a recommendation to City Council to approve an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes related to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.**

Director Gonz Garcia presented the staff report.

Director Garcia discussed how the FOG program regulates how grease is disposed of into the collection system and how the fats, oils and grease cause routine maintenance and how it can clog the sewer system. Garcia stated that the current municipal code needs to be updated for various reasons with some examples as it doesn't have a section of I&I prevention stating that you cannot connect your down spouts, etc. to a sump pump and it doesn't specify who is inspecting such connections or how we will discipline people for violations. Garcia stated that there needs to be guidelines and penalties specified.

Motion by Commissioner Augustine, seconded by Vice-Chairman Harrison to forward a recommendation to City Council to approve an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Codes relating to Inflow & Infiltration and Fats, Oils and Grease Discharge (FOG) programs.

Motion carried 4-0 Aye

COUNCIL ACTION FORM

NEW BUSINESS ITEM NO. 1

MEETING DATE: JULY 20, 2020

STAFF CONTACT: ALAN ABRAMOVITZ, HUMAN RESOURCES MANAGER

Agenda Item: Consider adopting an Ordinance amending the City of Gardner's Base Salary Structure-Fiscal Year 2019-2020

Strategic Priority: Fiscal Stewardship

Department: Administration-Human Resources

Staff Recommendation:

Staff recommends adopting an Ordinance amending the City of Gardner's Base Salary Structure-Fiscal Year 2019-2020.

Background/Description of Item:

Staff recommends the creation of an Engineering Technician I position for both the Utilities and Public Works departments in order to aid in recruitment of Engineering Technicians for both departments. This position will provide the City with increased flexibility when hiring for these difficult-to-fill positions, as it will allow for consideration of individuals who may not currently meet all of the requirements for an Engineering Technician II, but could eventually move into such a position with additional on-the-job experience and training.

The Engineering Technician I position is intended to be the entry-level classification in the Engineering Technician position series, and will be distinguished from the existing Engineering Technician II position by its enhanced focus on performance of the more routine tasks and duties assigned to positions within the series.

Financial Impact:

N/A

Attachments included:

- Ordinance No. 2669
- Revised Salary Schedule 2019-2020
- Engineering Technician I Job Description – Utility
- Engineering Technician I Job Description – Public Works

Suggested Motion:

Adopt Ordinance No. 2669, an ordinance adopting a revised City of Gardner Base Salary Structure - Fiscal Year 2019-2020.

ORDINANCE NO. 2669

**AN ORDINANCE ADOPTING A REVISED CITY OF GARDNER BASE SALARY STRUCTURE
- FISCAL YEAR 2019-2020.**

WHEREAS, the City Code at Section 2.10.100(F) provides that the City Administrator shall recommend an appropriate position and classification system and pay plan and shall further recommend advancements and appropriate pay increases within the approved pay plans and position classification system to the Mayor and City Council; and the City Code at Section 2.40.040 provides that the pay scale of the various City officers and employees shall be established by City ordinance; and

WHEREAS, the Governing Body desires to implement changes to the Base Salary Structure regarding position classification;

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

SECTION ONE: Adoption of a revised City of Gardner Base Salary Structure- Fiscal Year 2019-2020: The attached hereto as Exhibit A is hereby adopted.

SECTION TWO: Any prior ordinances adopting any City of Gardner Base Salary Structure and Pay Plan are hereby amended and repealed to be consistent with Exhibit A attached hereto.

PASSED by the City Council this 20th day of July, 2020.

SIGNED by the Mayor this 20th day of July, 2020.

(SEAL)

CITY OF GARDNER, KANSAS

Steve Shute, Mayor

Attest:

Sharon Rose, City Clerk

Approved as to form:

Ryan B. Denk, City Attorney

SALARY SCHEDULE - 2019-2020



City of Gardner Base Salary Structure Fiscal Year 2019-2020

Range	Position	Monthly Minimum	Monthly Maximum
1	Airport Maintenance Worker Assistant Court Clerk Customer Service Representative Police Clerk	\$2,346	\$3,519
2	Accounting Clerk Administrative Assistant Animal Control Officer Maintenance Worker – Streets/Line/Parks/Water/Sewer Mechanic Meter Reader/Technician Municipal Court Clerk Police Records Clerk Utility Inventory Clerk	\$2,707	\$4,061
3	Code Enforcement Officer Engineering Tech I Maintenance Worker- Electric Payroll Clerk Planning Technician Plant Operator– Water/Wastewater Property Evidence Technician Recreation Specialist Senior Maintenance Worker Streets/Line/Parks/Plant Utility Billing Specialist	\$3,124	\$4,686
4	Apprentice Electric Lineman Apprentice Electric Operator Building Inspector Chief Operator-Water/Wastewater Crew Leader Parks/Streets/Line Engineering Technician II/Public Works/Utilities Police Officer Police Officer II Recreation Supervisor Risk Coordinator Senior Maintenance Worker - Electric Special Events Coordinator	\$3,606	\$5,408
5	Accountant Building Maintenance Supervisor Executive Assistant GIS Analyst Information Technology Specialist Planner I Police Corporal Police Detective Human Resources Partner	\$4,161	\$6,241
6	City Clerk Grant Program Coordinator Journeyman Electric Operator Journeyman Lineman Journeyman Meterman Line Maintenance Superintendent Management Analyst Parks Superintendent Plant Superintendent Water/Wastewater Principal Planner Police Sergeant	\$4,786	\$7,178

SALARY SCHEDULE - 2019-2020



	Recreation Superintendent Senior Accountant		
7	Chief Planner Lead Electric Operator Lead Lineman Police Lieutenant Public Works Superintendent Senior Management Analyst Staff Engineer/Public Works/Utility	\$5,503	\$8,255
8	Business Services Manager Communications Manager Electric Distribution Manager Fiscal Services Manager Human Resources Manager Information Technology Manager Police Captain Senior Staff Engineer	\$6,329	\$9,493
9	Business and Economic Development Director City Engineer Parks and Recreation Director	\$7,278	\$10,917
10	Chief of Police Finance Director Public Works Director Utility Director	\$8,370	\$12,555

* Does not include the City Administrator

City of Gardner Position Description

ENGINEERING TECHNICIAN I - UTILITY

Position Title: Engineering Technician I
Department: Utilities
Reports To: Utility Manager
Salary Range: 3
FLSA Status: Non-Exempt (eligible for overtime pay)
Last Update: June 29, 2020

Job Summary:

Participate in a wide variety of technical engineering work, including manual and computer aided drafting, surveying, engineering inspections, data collection and entry; and assist other engineering staff in the performance of office and field engineering work. Since this class is typically used as a training class, employees may have only limited or no directly related work experience. Employees at this level are not fully aware of the operating procedures and policies of the work unit and provide no supervision.

Job Scope:

This is the entry-level class in the engineering technician series. This class is distinguished from the Engineering Technician II by the performance of the more routine tasks and duties assigned to positions within the series. This employee reports to the Utility Manager and does not have supervisory responsibility for subordinate personnel.

Essential Duties and Responsibilities:

- Prepare preliminary plans and layouts for engineering projects; perform quantity and area computations in connection with proposed projects.
- Inspect and monitor construction projects regarding all types of utility and/or public works facilities to ensure conformance with contract specifications.
- Provide information to citizens regarding projects and policies as requested; notify property owners of pending projects.
- Inspect and monitor construction projects regarding all types of utility or public works facilities to ensure conformance with contract specifications.
- Provide information to citizens regarding projects and policies as requested; notify property owners of pending projects.
- Prepare maps to record utility locations and other materials necessary for projects.
- Maintain as-built plans and other documents; file plans, specifications, design and survey data relating to projects.
- Research and gather information for the design of projects; coordinate data gathering activities with other departments and divisions; assist in preparing specifications and costs estimates for proposed projects.
- Perform and review basic mathematical calculations related to design projects.
- Collect and input data into the computer.
- Perform a variety of tests including pressure and leakage tests on water mains; take test samples; oversee chlorination testing.
- Display honest, trustworthy, and ethical behavior when dealing with internal and external customers.
- Establish and maintain cooperative working relationships with those contacted.
- Regular attendance that is punctual and dependable is required.
- Perform related duties as assigned.

Education, Certification and Experience Requirements:

Any combination of experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Experience:

City of Gardner Position Description – Engineering Technician I

Page 2 of 3

One to two years of increasingly responsible experience in the technical engineering functions including drafting, surveying and inspections.

Education:

Equivalent to completion of the twelfth grade with additional specialized courses in maintenance, drafting, engineering, construction technology, inspection, and/or a related technical field.

Skills, Knowledge and Abilities:

- Operation and utilization of various computer software systems (CADD knowledge is desirable).
- Equipment, materials and methods used in construction.
- Procedures, techniques and methodology of computerized drafting and surveying.
- Basic mathematical practices and procedures as pertaining to civil engineering.
- Pertinent Federal, State, and local laws, codes and regulations.
- Basic report preparation techniques.
- Read and interpret construction blueprints, plans and drawings.
- Review plans and documents for conformance to regulations.
- Learn the fundamentals of civil or environmental engineering, depending on departmental assignment.
- Learn the fundamentals of power line construction, depending on departmental assignment.
- Learn to operate and properly utilize a variety of engineering equipment including engineering plotter and copier, GPS data collector, and draftsman tools.
- Learn to utilize geographic information system (GIS) software to: manipulate, analyze, manage, and display various types of geographic data.
- Gather data and perform accurate engineering computations.
- Prepare and maintain accurate records and reports.
- Learn surveying equipment, principles, problems, techniques and practices.
- Interpret and apply Federal, State and local policies, procedures, laws and regulations.
- Communicate clearly and concisely, both orally and in writing.

Tools and Equipment Used:

Personal computer including word processing and spreadsheet applications; telephone; copier; facsimile, and vehicle.

Physical Demands:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. This position requires light physical work requiring the ability to walk and/or climb over rough or difficult terrain, ability to work outside in inclement weather conditions, visual acuity to inspect projects, ability to communicate with co-workers and general public, and the ability to work safely in hazardous situations. Requires mobility to complete errands, flexibility of body, manual dexterity and hand/eye coordination adequate to use equipment as assigned.

Work Environment:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee normally works both outside and within an office environment. Noise levels range from moderately quiet to very noisy.

Selection Guidelines:

Formal application, rating of education and experience; and successful completion of oral interview; reference check; physical and drug screen; and background checks are required. Job related tests including assessments may be required.

City of Gardner Position Description – Engineering Technician I
Page 3 of 3

The City of Gardner is an equal opportunity employer. Any applicant/employee with a disability as defined in the Americans with Disabilities Act may request an accommodation to perform the functions of this position. Requests should be directed to the immediate supervisor.

The duties listed above are intended only as illustrations of the various types of work performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

City of Gardner Position Description

ENGINEERING TECHNICIAN I - PUBLIC WORKS

Position Title: Engineering Technician I
Department: Public Works
Reports To: Public Works - City Engineer
Salary Range: 3
FLSA Status: Non-Exempt (eligible for overtime pay)
Last Update: July 20, 2020

Job Summary:

The Public Works Engineering Technician I performs responsible work in the Public Works Engineering Division performing construction observation of public improvement projects under construction to determine compliance with the construction plans and construction design standards, assists the engineering division with technical design, drafting, reviews, research, reports, record keeping, and all other functions.

Job Scope:

Public Works - This employee reports to the City Engineer and does not have supervisory responsibility for subordinate personnel.

Essential Duties and Responsibilities:

- Construction observation of public improvement projects to ensure construction is in conformance with the plans and specifications, City Codes and policies.
- Reviews asphalt and concrete testing results.
- Performs asphalt and concrete field testing and measurements.
- Approves minor field changes working with the contractor and engineer.
- Ensures deficiencies are documented and Notifies contractor of corrections to be made.
- Reviews as-builts for accuracy.
- Keeps detailed and accurate records of daily activities on all public improvement projects; submits weekly and monthly summaries of those reports to the City Engineer.
- Reviews contractors pay requests to determine accuracy of quantities, cost, and the progress of the projects.
- Assists the City Engineer in design, drafting, easement preparation, project research, report writing, and review of construction plans for public improvements.
- Informs the City Engineer of any existing or potential problems regarding public improvement projects.
- Supports and assists with the general engineering requirements of the division during the non-construction season.
- Responds, or assists others, in responding to citizen inquiries concerning construction projects, drainage issues and other matters.
- Assists the Codes Administrator, when necessary, with engineering inspections related to building permits and site work.
- Performs other related duties as deemed necessary or as required.

Education, Certification and Experience Requirements:

High school diploma or G.E.D. and with a minimum of 2 years experience in the application of design and construction of public improvements or any equivalent combination of training and experience that provides the required knowledge, ability, and skill. Preferred previous experience in Auto CAD Civil 3D. KDOT LPA Certification and/or APWA Certified Public Infrastructure Inspector (CPII) preferred. Requires the possession of a valid driver's license and a good driving record.

Skills, Knowledge and Abilities:

City of Gardner Position Description – Engineering Technician II

Page 2 of 2

A knowledge of the materials, testing methods, and practices used in the design and construction of public improvement projects. Knowledge of the City standards for public improvement projects; considerable knowledge of City codes and subdivision regulations. Ability to recognize faulty construction or unsafe working conditions for public improvement projects, to read and interpret plans and specifications and to recognize deviations from such construction plans, and to be able to make design judgment decisions in the field. Ability to enforce construction standards and contract specifications firmly, tactfully, and impartially. Ability to exercise independent and logical reasoning and judgment when performing work tasks or communicating with others. Ability to operate a computer for general correspondence, record keeping, design, and mapping. Familiarity with word processing, spreadsheet applications, AutoCAD, and GIS software applications such as ArcView and ArcInfo. Basic knowledge of construction surveying. Ability to communicate clearly and concisely, orally and in writing, and maintain effective working relationships with superiors, other employees, and the general public.

Tools and Equipment Used:

Personal computer including word processing and spreadsheet applications; AutoCAD, and GIS software applications such as ArcView and ArcInfo; telephone; copier; facsimile, and vehicle.

Physical Demands:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. This position requires light physical work requiring the ability to walk and/or climb over rough or difficult terrain, ability to work outside in inclement weather conditions, visual acuity to inspect projects, ability to communicate with co-workers and general public, and the ability to work safely in hazardous situations. Requires mobility to complete errands, flexibility of body, manual dexterity and hand/eye coordination adequate to use equipment as assigned.

Work Environment:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee normally works both outside and within an office environment. Noise levels range from moderately quiet to very noisy.

Selection Guidelines:

Formal application, rating of education and experience; and successful completion of oral interview; reference check; physical and drug screen; and background checks are required. Job related tests including assessments may be required.

The City of Gardner is an equal opportunity employer. Any applicant/employee with a disability as defined in the Americans with Disabilities Act may request an accommodation to perform the functions of this position. Requests should be directed to the immediate supervisor.

The duties listed above are intended only as illustrations of the various types of work performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

City of Gardner, KS

Council Actions

July 20, 2020

The City Council took the following actions at the July 20, 2020, meeting:

1. Mayor Shute proclaimed the month of July 2020 as Park & Recreation Month in the City of Gardner, Kansas.
2. Affinis Corporation shared a presentation on the Waverly Road Project, 175th to Madison
3. Approved the minutes as written for the regular meeting held July 6, 2020. (Passed 4-0, 1 absent)
4. Approved City expenditures prepared July 2, 2020 in the amount of \$83,269.05; and July 10, 2020 in the amount of \$510,749.56. (Passed 4-0, 1 absent)
5. Authorized the City Administrator to execute Amendment 2 for easement acquisition and support with Burns & McDonnell-CAS Constructors for the Hillsdale WTP Expansion Phase I, in the amount of \$10,350. (Passed 4-0, 1 absent)
6. Appointed Gonz Garcia as Director with voting rights on the Kansas Municipal Gas Agency Board of Directors for two year terms expiring on August 31, 2022. (Passed 4-0, 1 absent)
7. Denied the execution of a contract with Gardner Disposal, Inc. for the 2020 City-wide Clean Up at the unit price bid amount of \$220 per ton, with a 200 ton minimum. (Passed 3-1, 1 absent)
8. Accepted the dedication of rights-of-way and easements on the revised final plat for Prairie Trace Meadows, 1st Plat. (Passed 4-0, 1 absent)
9. Accepted the dedication of rights-of-way and easements on the revised final plat for Prairie Trace Estates, 1st Plat, as amended. (Passed 4-0, 1 absent)
10. Continued an ordinance amending provisions of Chapter 13.35 of the Gardner Municipal Code and adding additional provision to this same chapter relating to Infiltration and Inflow Prevention and a program providing for the control of fat, oil and grease discharge to the Gardner Municipal Code to the August 3, 2020 meeting. (Passed 4-0, 1 absent)
11. Adopted Ordinance No. 2669, an ordinance adopting a revised City of Gardner Base Salary Structure - Fiscal Year 2019-2020. (Passed 4-0, 1 absent)