

Regular Board of Education Meeting

Monday, February 5, 2024 6:00 PM

Board Meeting Room, Educational Support Center, 1205 Fleming Street, Garden City, KS 67846

A. **PLEDGE**

B. **APPROVAL OF AGENDA with the following amendments:**

1. Additional certified and classified personnel actions for consideration, Item# E.3.

C. **DELEGATIONS, Q & A, PUBLIC COMMENTS, RECOGNITIONS, COMMITTEE REPORTS**

1. Recognition of Megan Brungardt, school nurse at Buffalo Jones Elementary and Plymell Elementary, recipient of the Outstanding Oral Health Volunteer Award.
2. Building Presentation - Garden City Achieve
3. Housing Update and Neighborhood Revitalization Plan

D. **CORRESPONDENCE**

E. **CONSENT AGENDA**

1. Minutes
 - a. January 15, 2024 Regular Board of Education Meeting
2. Accounts Payable totaling \$6,842,465.37 noting that all major accounts contain adequate balances to meet current obligations.
3. Personnel
 - a. Certified
 - b. Classified
4. Bids
 - a. The Board of Education is asked to consider and approve a bid for Kenneth Henderson Middle School - Tatro Plumbing - Makeup Air Unit Replacement in the amount of \$37,867.00
5. Other
 - a. The Board of Education is asked to consider and approve a State Contract - Rubber Mulch - in the amount of \$45,000.00
 - b. The Board of Education is asked to consider and approve a State Contract - Chemical Sprayer - in the amount of \$22,435.00

F. **BOARD REPORTS**

1. Music Department Presentation

G. **NEW BUSINESS**

1. The Board of Education is asked to consider and approve the purchase of 12 VMware Vsphere 8 Standard licenses and subscription services in the amount of \$19,788.84.

H. **BOARD OPEN DISCUSSION**

I. **NEXT BOARD MEETING**

J. **ACCOUNTS PAYABLE REVIEW - Mark Hinde and Randy Ralston**

K. **EXECUTIVE SESSION - After the completion of all other business, the Board of Education will adjourn to executive session for the following reason:**

1. Preliminary discussion relating to the acquisition of real property.
2. Matters relating to employer-employee negotiations whether or not in consultation with the representative or representatives of the body or agency.
3. Personnel matters for non-elected personnel.

L. **ADJOURNMENT**

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Lucas Sullivan, Principal GC Achieve
DATE: 2/5/24
RE: GC Achieve Building Presentation

ISSUE:

Achieve has been scheduled to make a building presentation to the Board of Education. This is a video tour featuring the Therapeutic Education Program (TEP) and STRIVE program. Participants in the video include Rebecca Huber (Compass) and Achieve staff Caitlin Sotelo, Glenda Gibson, and Lucas Sullivan.

BACKGROUND:

The last few board presentations we have featured Achieve High School, we really wanted to inform the board about other programs in the building including the TEP and STRIVE programs.

ALTERNATIVES:

No other alternatives applicable

RECOMMENDATION:

No recommendations are applicable

FISCAL NOTE:

There is no fiscal impact for the BOE to consider

ATTACHMENTS:

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Matt Allen, City Manager City of Garden City
DATE: 2/5/2024
RE: Housing Update and Neighborhood Revitalization Plan

ISSUE:

Matt Allan will update the Board on housing and the revitalization plan for Garden City.

BACKGROUND:

The City of Garden will update the board on additional housing units planned for construction in the future and the Neighborhood Revitalization Plan which will help:

- Stabilize neighborhoods
- Rehabilitate older homes.
- Provide incentives for affordable housing
- Promote Residential property improvements
- Promote Commercial/Industrial property improvements
- Promote improvement of rental properties
- Encourage infill housing
- In time, increase tax base

ALTERNATIVES:

No other alternatives applicable

RECOMMENDATION:

No recommendations are applicable

FISCAL NOTE:

There is no fiscal impact for the BOE to consider

ATTACHMENTS:

None

Economic Development Tool Overview and RHID Annual Housing Update

Economic Development Tools

HOUSING

- **Reinvestment Incentive Housing District (RHID)**
- Special Assessments
- Neighborhood Revitalization Program (NRP)
- Various State and Federal Programs
 - Moderate Income Housing (MIH)
 - Low Income Housing Tax Credit (LIHTC)
- Cash Incentives/Waiver of Fees

COMMERCIAL AND INDUSTRIAL

- Community Improvement District (CID)
- Tax Increment Financing (TIF)
- Sales Tax and Revenue Bonds (STAR)
- Cash Incentives/Waiver of Fees
- Neighborhood Revitalization Program (NRP)



Housing Update for Reinvestment Incentive Housing Districts

2024 ANNUAL RENEWAL



Housing Needs

2021 CHAT: 1,395 units
needed by 2030

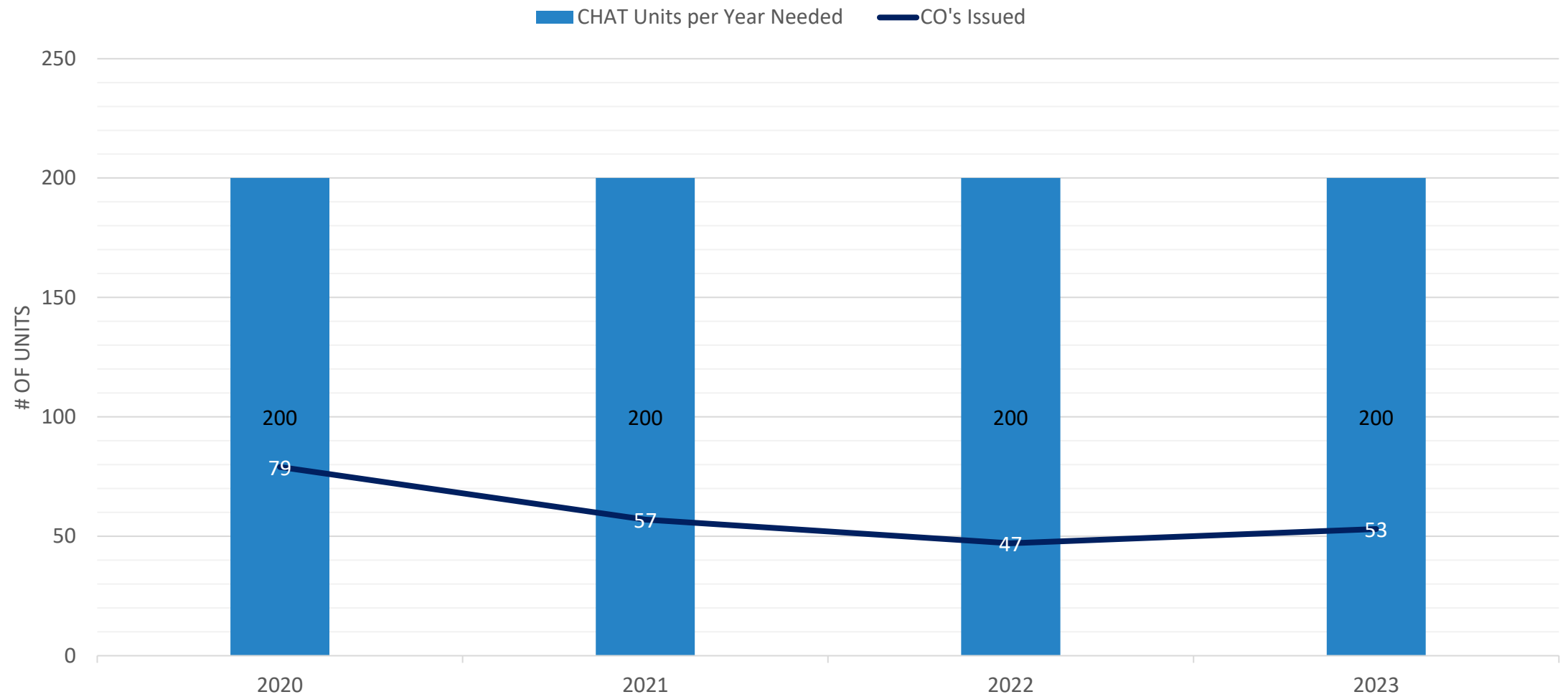
Average units needed per
year: 200

City Commission Goals:
4,000 units by 2030

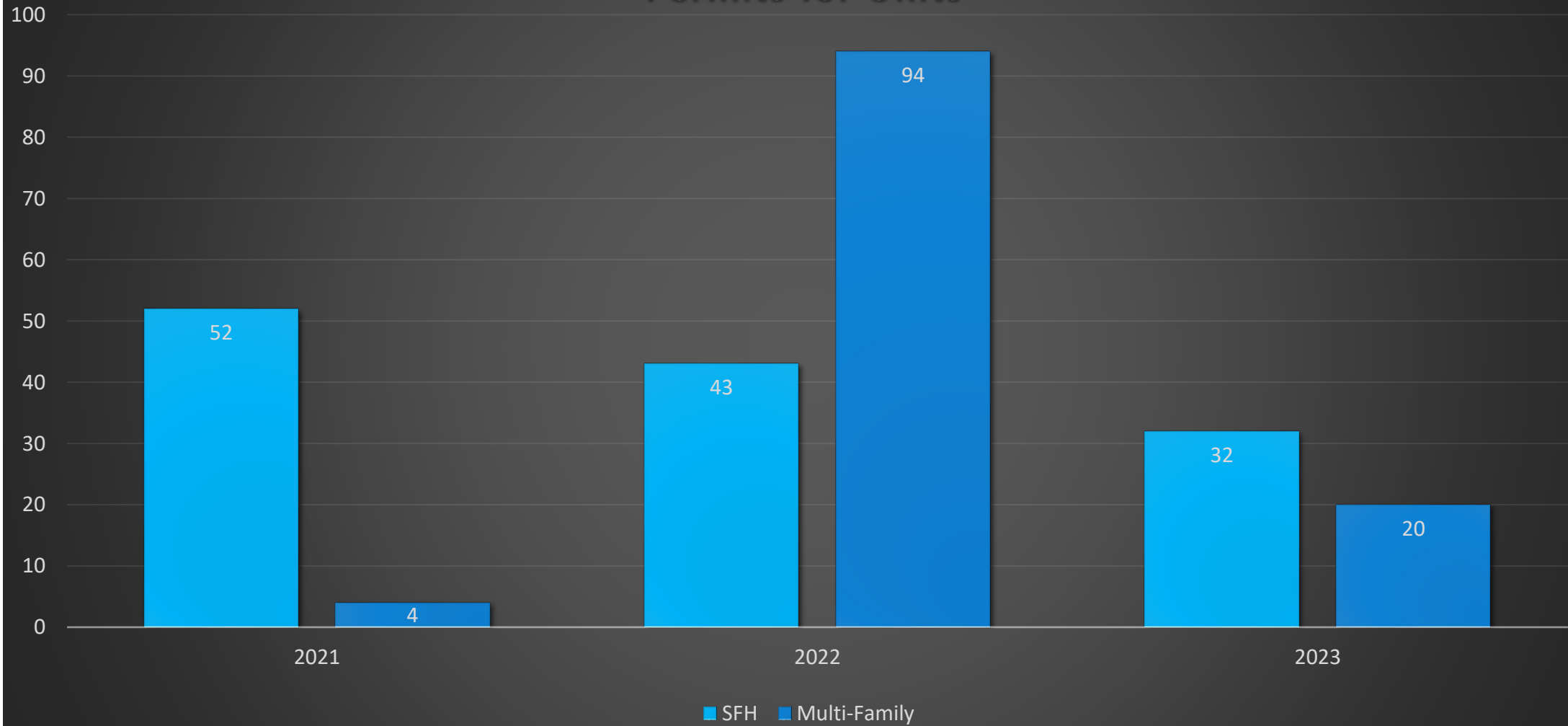
2021 CHAT

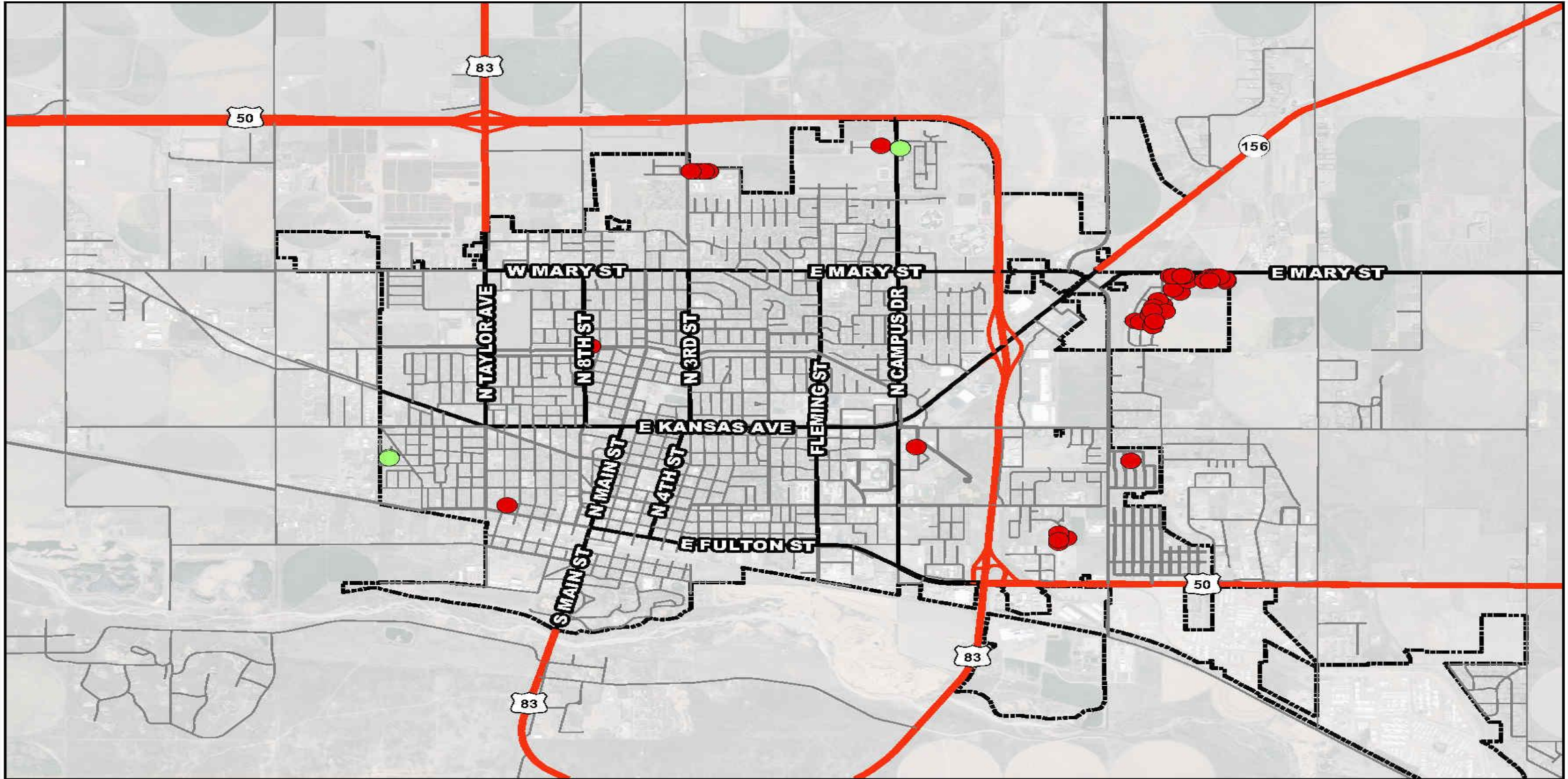
	2025	2030	2020-2030
Total Need	680	715	1,395
Total Owner Occupied	340	357	697
Affordable < \$200,000	187	197•	384
Moderate Market: \$200,000-250,000	68	72	140
Market: \$250,000-350,000	58	61	119
HighMarket: > \$350,000	27	28	55
Total Renter Occupied	266	334	600
Low: Less than 500	76	80	156
Affordable: 500-1,000	109	114	223
Market: 1,000-1,500	85	89	174
High Market: \$1,500+	70	74	144

Supply and Demand



Permits for Units

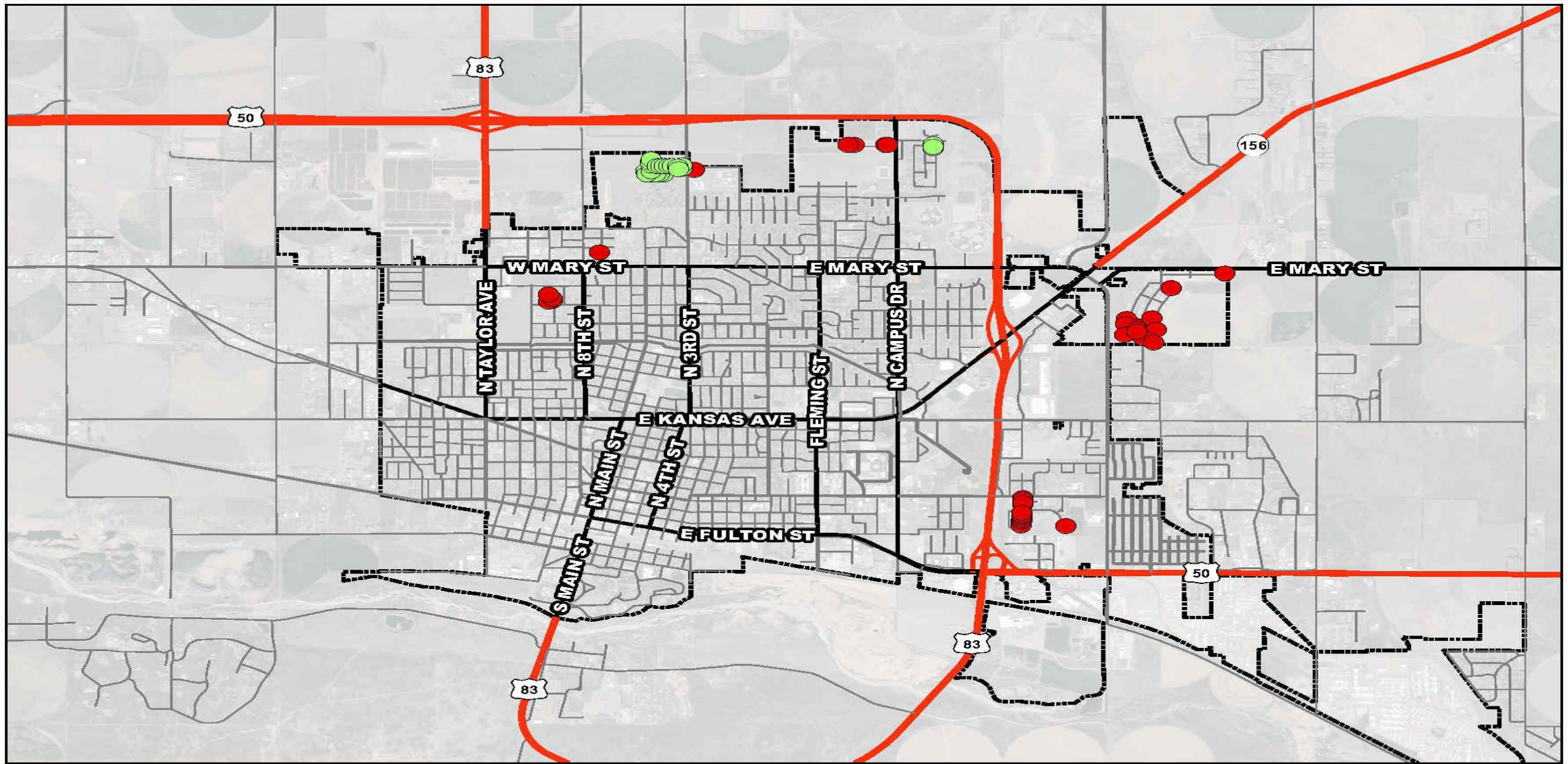




Garden City

Permit Types
2021

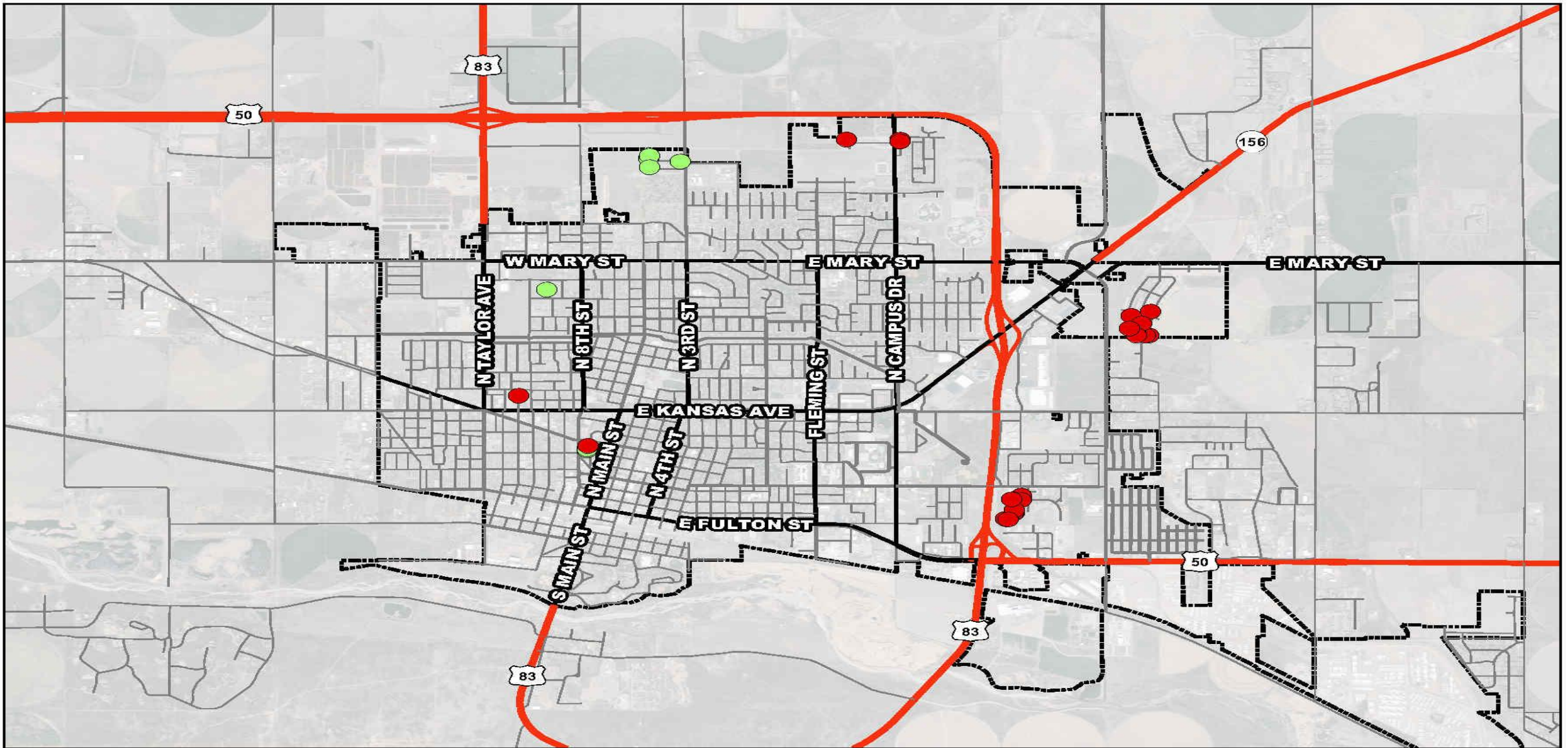
- | | | |
|-------------------------------|---------------------------------|----------------------|
| New Industrial | Residential Remodel | Municipal Boundaries |
| New Commercial | SF Manufactured (HUD Standards) | |
| Commercial/Industrial Remodel | SF Residential Includes Modular | |
| Multi-Family | Misc | |



Garden City

Permit Types
2022

- | | | |
|-------------------------------|---------------------------------|----------------------|
| New Industrial | Residential Remodel | Municipal Boundaries |
| New Commercial | SF Manufactured (HUD Standards) | |
| Commercial/Industrial Remodel | SF Residential Includes Modular | |
| Multi-Family | Misc | |

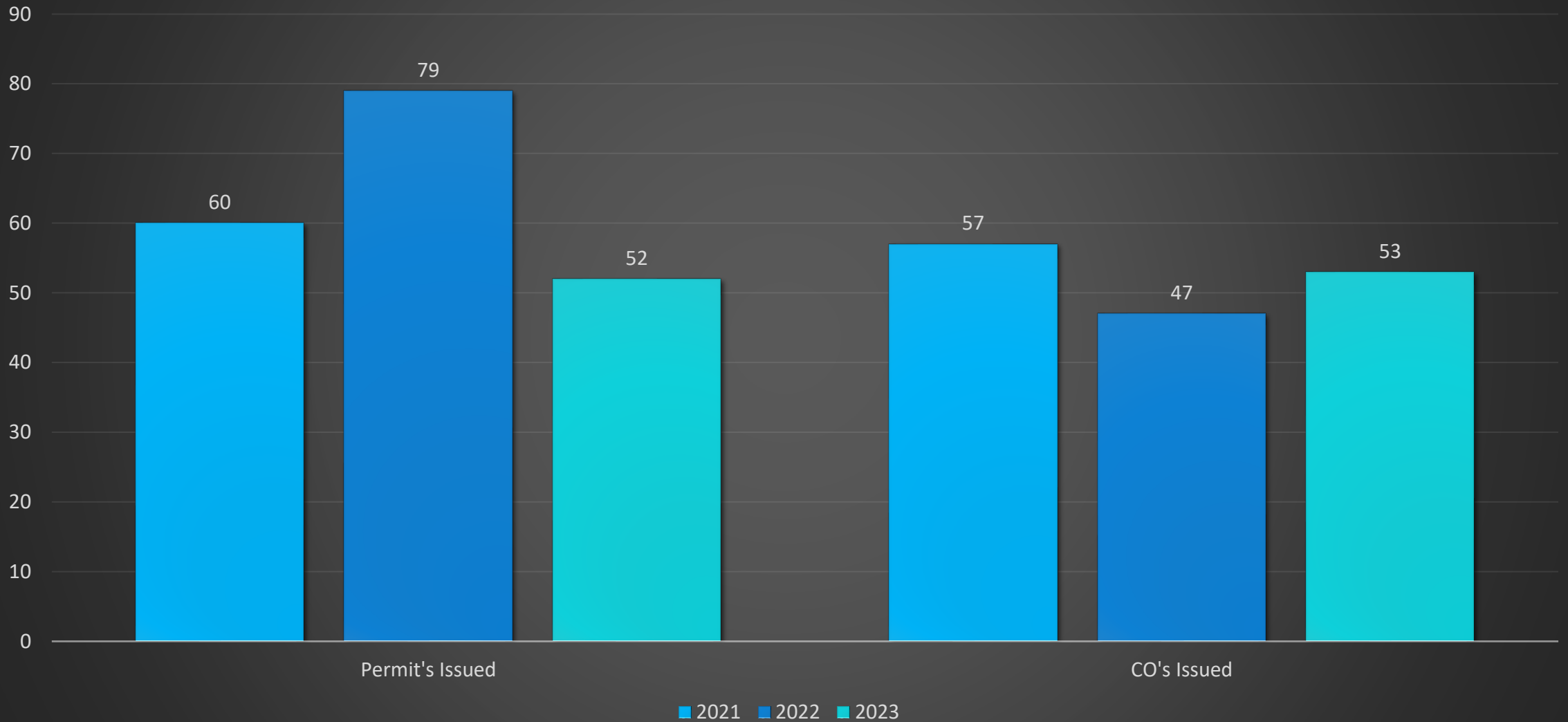


Garden City

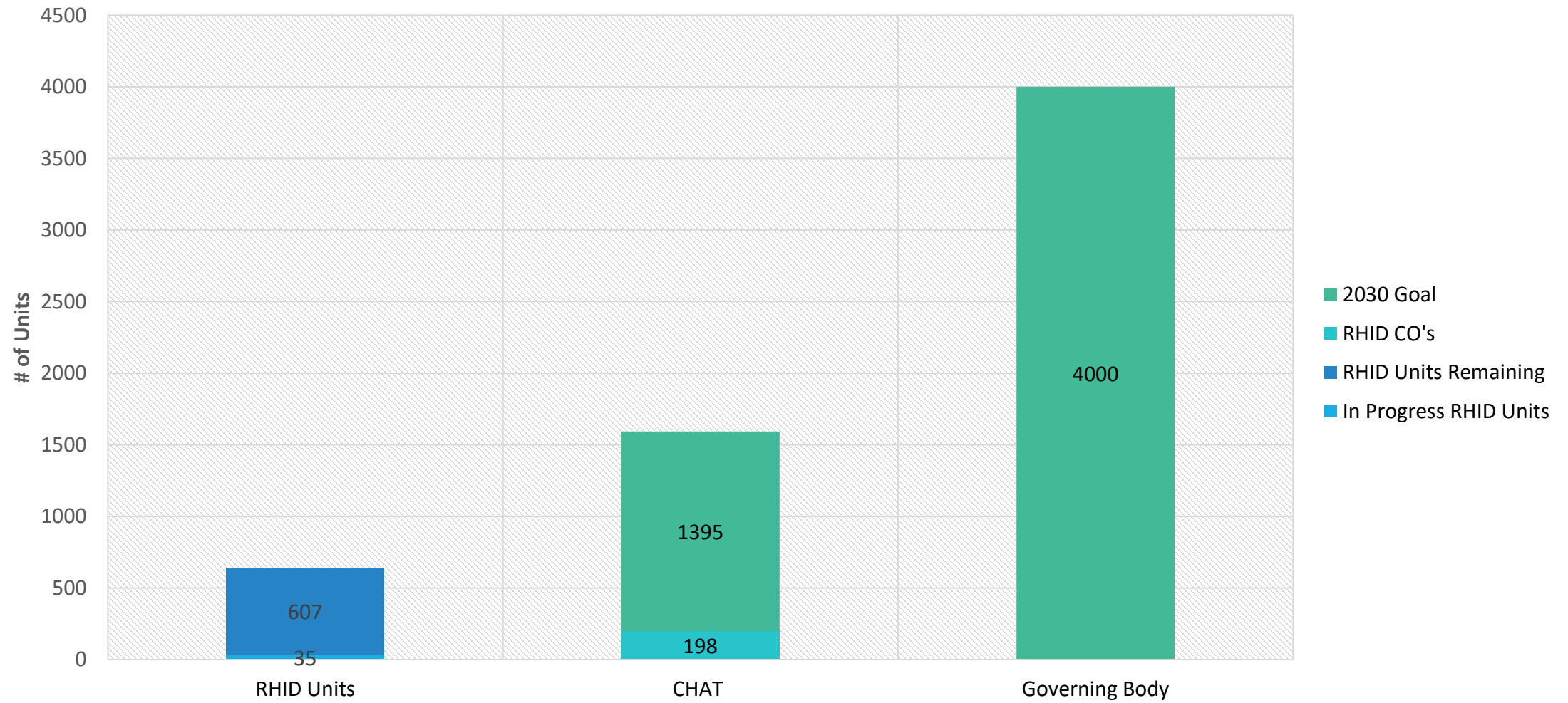
Permit Types
2023

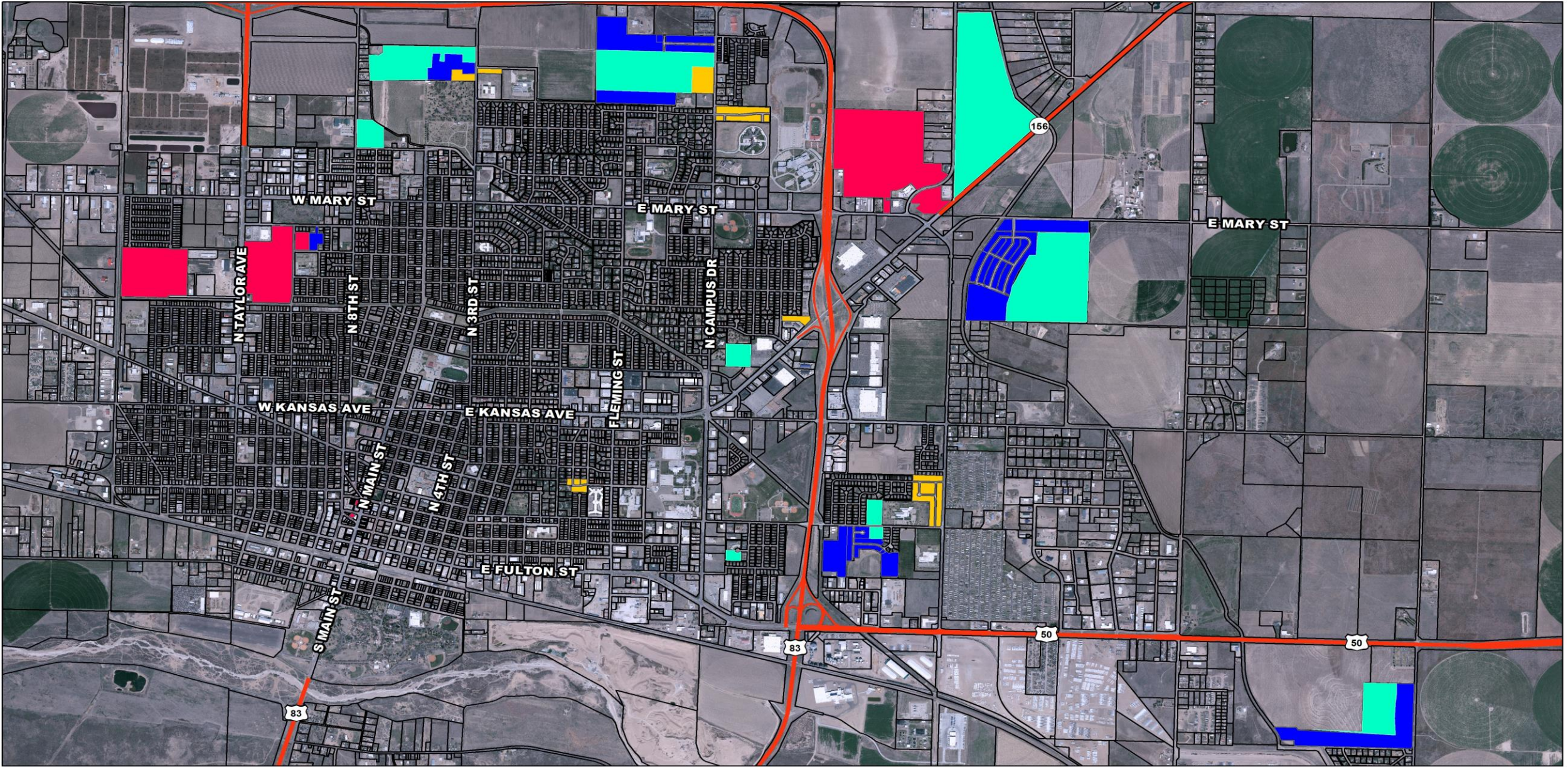
- | | | |
|---|---|----------------------|
| ● New Industrial | ● Residential Remodel | Municipal Boundaries |
| ● New Commercial | ● SF Manufactured (HUD Standards) | |
| ● Commercial/Industrial Remodel | ● SF Residential Includes Modular | |
| ● Multi-Family | ● Misc | |

Residential Permits vs Certificate of Occupancies' Issues



Residential Units 2020-2030





RHID Build Status



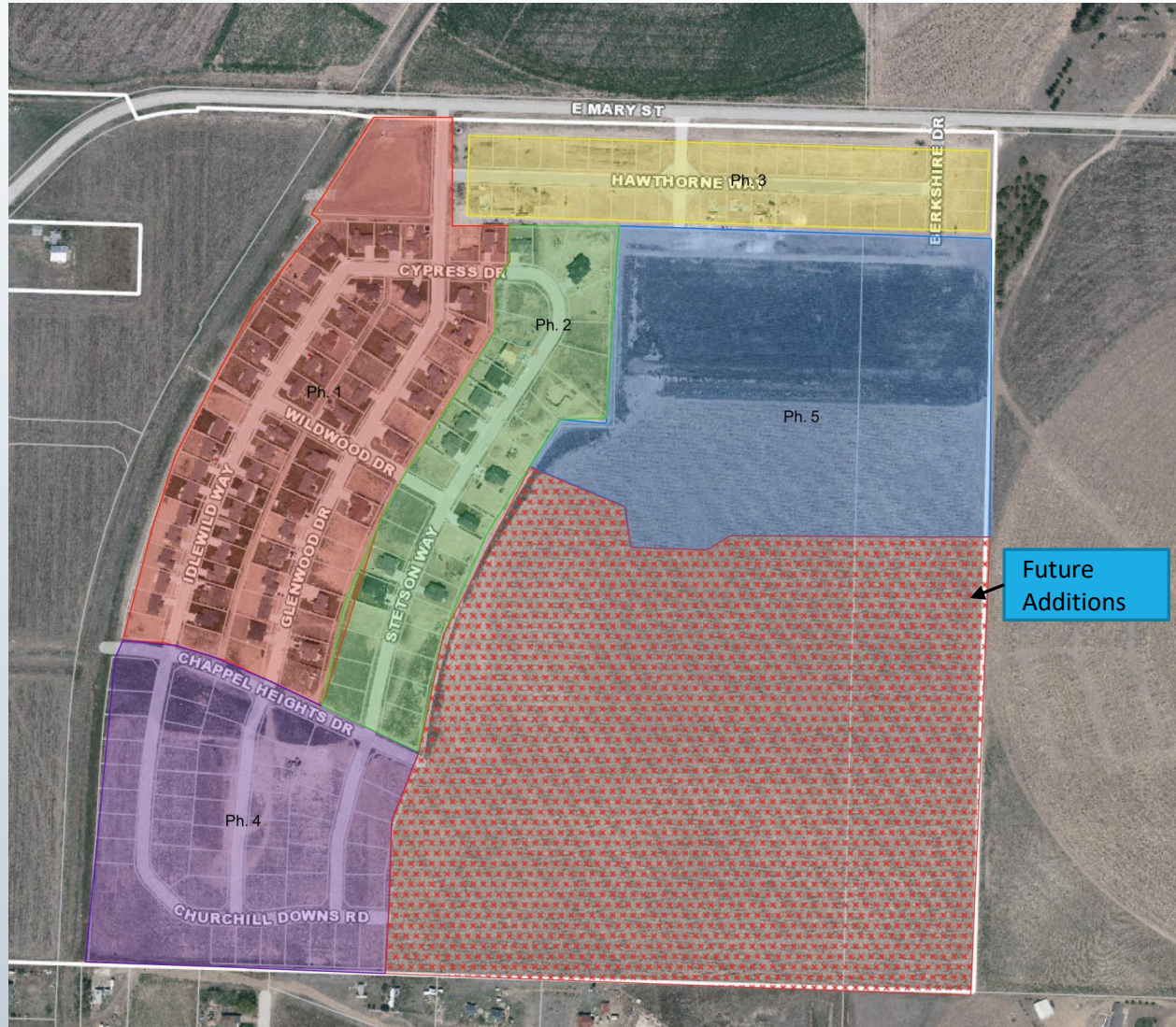
Last updated:
January 2024

Disclaimer: This map is produced by Neighborhood & Development Services and is for informational purposes. This map is not prepared for or suitable for legal, engineering, or surveying purposes.



ACTIVE & IN
PROGRESS
RHID'S



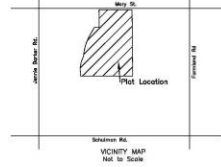


Chappel Heights Addition

- ▶ Phase 1 – 70 units (2 duplexes)
- ▶ Phase 2 = 37 units
- ▶ Phase 3 = 38 units
- ▶ Phase 4 = 49 units
- ▶ Phase 5 = 82 units

Total units for Phases 1 thru 5 = 276

PRELIMINARY PLAT OF FUTURE
CHAPPEL HEIGHTS ADDITION,
In the N/2 of Section 10, T24S, R32W,
Garden City, Finney County, KS.



- GENERAL NOTES**
1. This survey does not certify to ownership.
 2. Easements are based on the benchmark U.S.A.S. 134.
 3. R-1 Building Setback Lines: Front 15' Dealing 25' Garage
 4. Side 3.5' Rear 10'
 5. Lot Area of Field Work was 17 January, 2022
 6. Proposed 8" Water and Sanitary Sewer Mainlines

- LEGEND**
- Found Monument
 - Measurement
 - Measured = M
 - Surveyed = S
 - Public Utility Easement
 - Non-Acces Easement

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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RECEIVED

City of Garden City, KS

Project Number: **SPGC19-07AMEND3**

Received by: **MB**

Date: **13 May 2022**

No. of Pages: **1 (PRELIM PLAT)**

3rd Submittal

DEVELOPER
Chappel Heights, LLC
Attn: Benard Chappel
3170 N. Farmstead Rd.
Garden City, KS 67846
620-521-0857

CORNERSTONE | 1805 North Shaw Circle
Professional | Garden City, KS 67846
Services, Inc. | 800-676-7992
1700 West 10th Street





Sunflower Crossings Addition

SPRUCE & SARAH



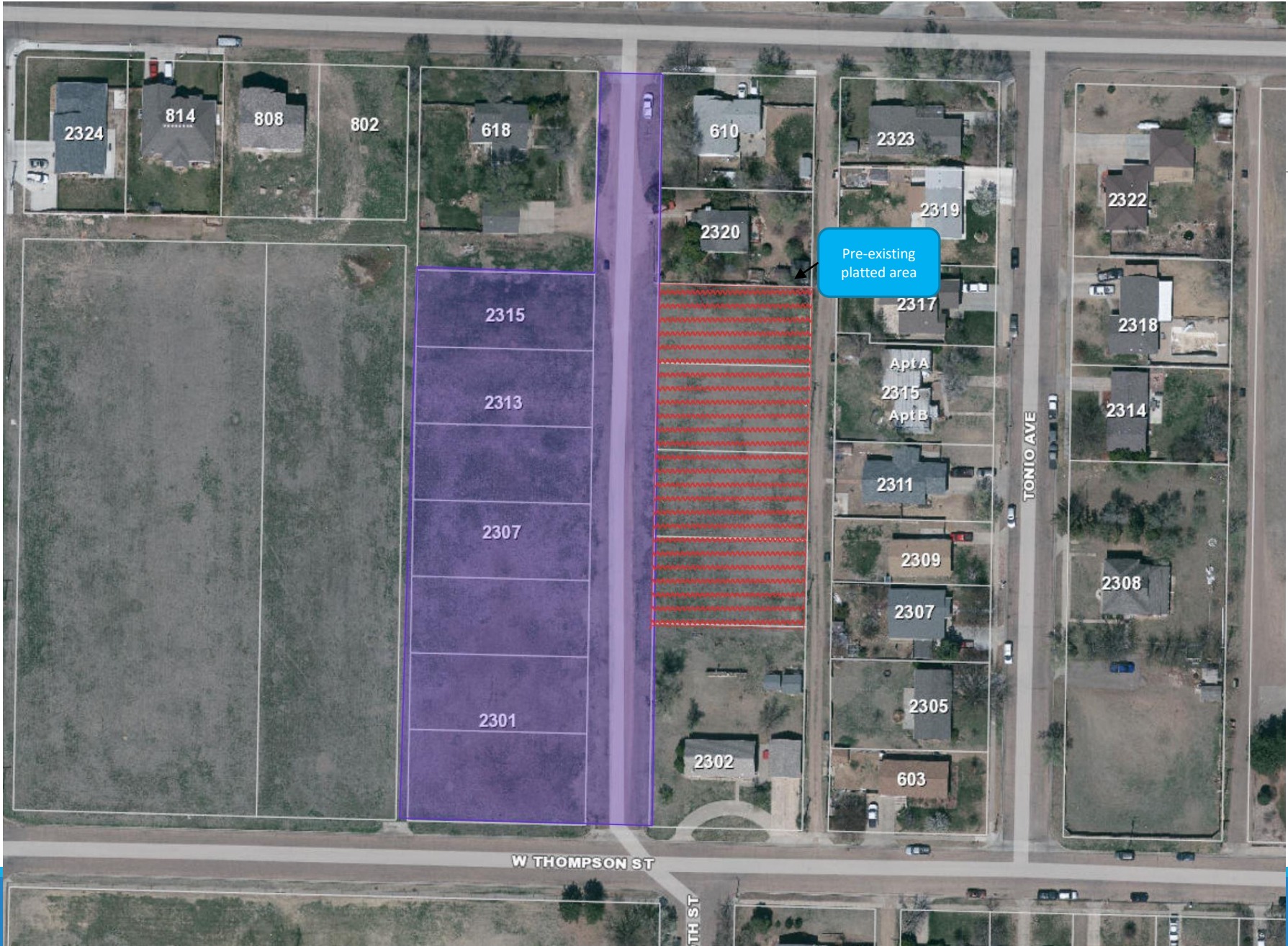
- 62 Single Family Dwellings
- PUD Overlay for 18 lots = smaller lots
- 18 Homes completed
- 44 Homes remaining to build





Hawkeye Development

W. Emerson & 9th Street

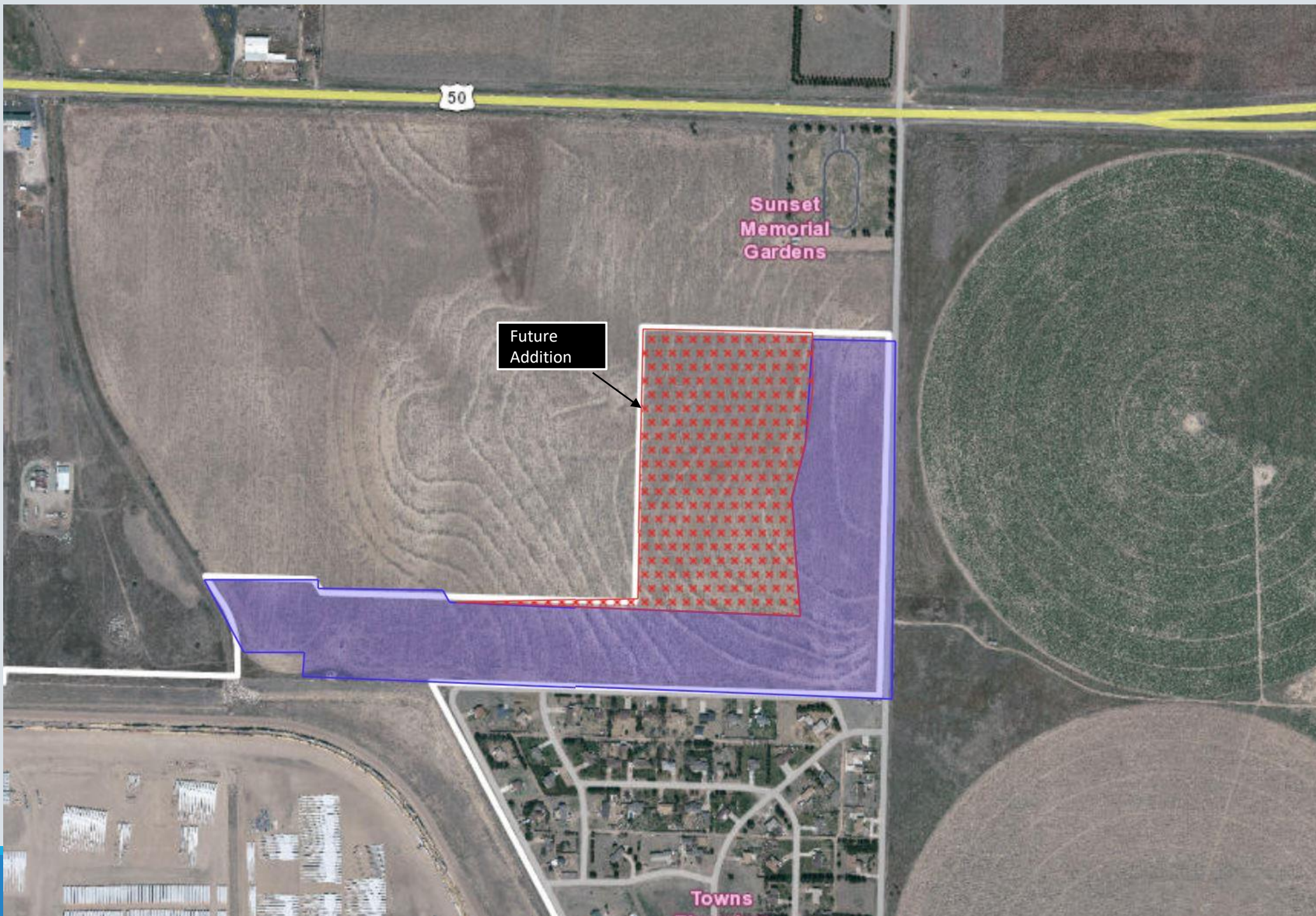


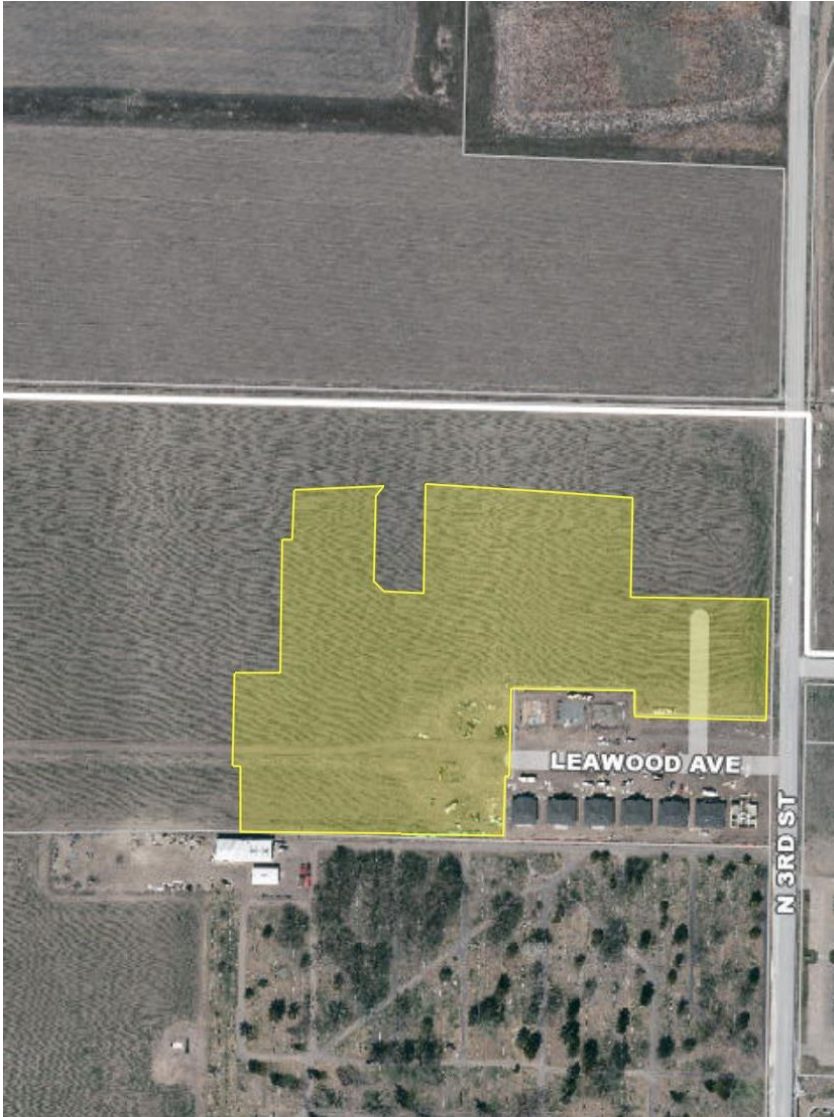


- ▶ 55 UNITS
- ▶ ALL SINGLE
FAMILY
DETACHED
HOMES

Sunset Terrace Estates Phase 1A

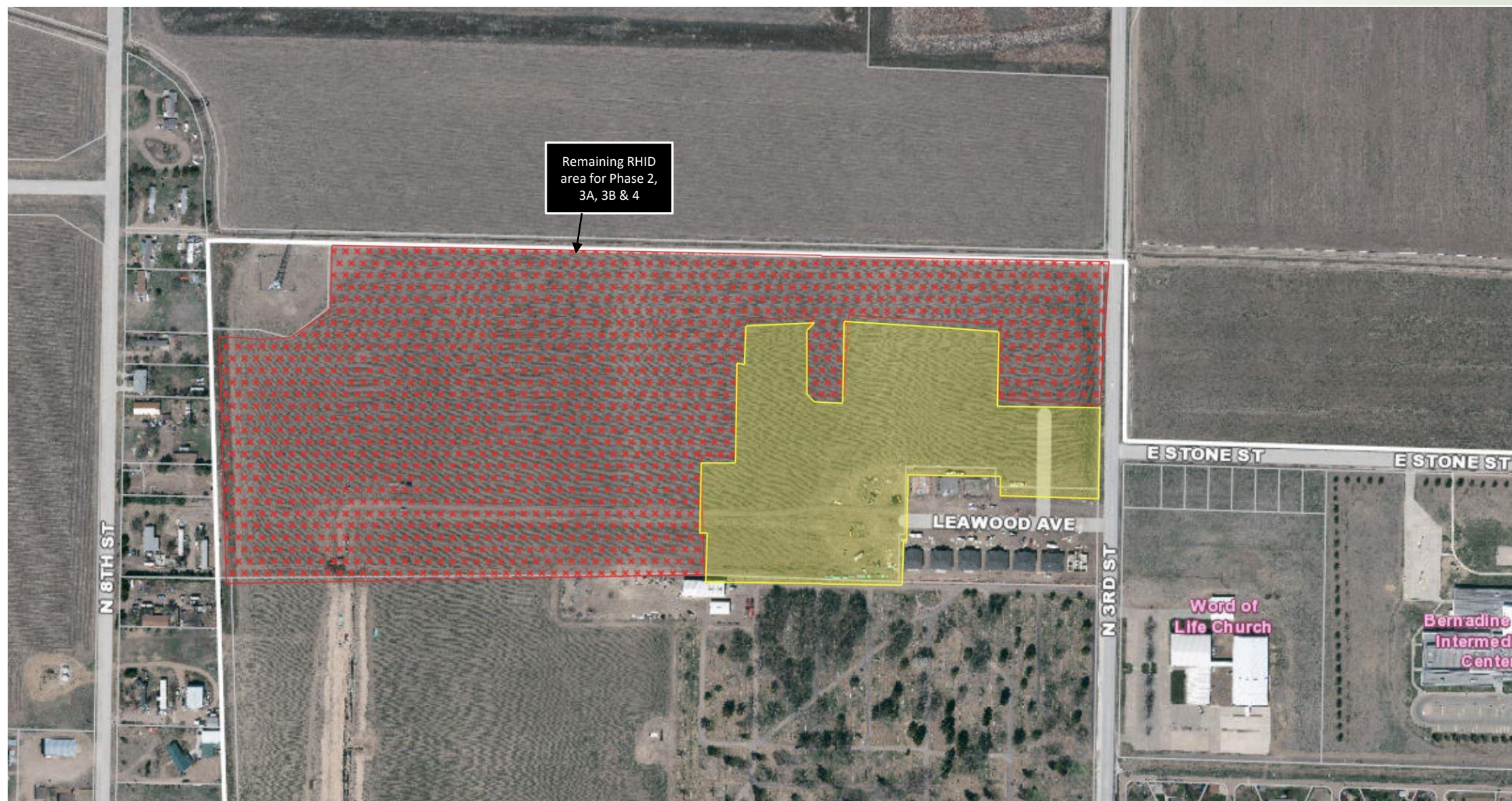
West of S. Towns Road





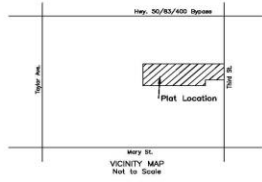
HUNTERS GLEN PHASE 1

- 23 lots total
- Consist of 4-plex & duplex



Preliminary Plat of HUNTERS GLEN

A Tract of Land in the NE/4 of Section 6, T24S, R32W,
Garden City, Finney County, KS.



PLAT LEGAL DESCRIPTION:

A Tract of Land, surveyed by Ken Parks, PLS1289, on 30 September, 2021, in the Southwest and Southeast Quarters of the Northeast Quarter of Section 6, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of Lot 1, Block 2 of the Northborough Replat of the First Addition being a found 1/2" R-bar, CPS (electric cap typist);

thence North 88°38'20" West on the North line of said Addition a distance of 270.03 feet to a found 1/2" R-bar, Sloan;

thence North 00°58'40" East on the North line of said Addition a distance of 48.02 feet to a found 1/2" R-bar, Sloan;

thence North 88°47'54" West on the North line of said Addition a distance of 236.75 feet to a found 1/2" R-bar, Sloan;

thence South 00°58'40" East on the North line of said Addition a distance of 178.02 feet to a set 1/2" R-bar;

thence North 88°47'54" West on the West line of said Addition a distance of 15.31 feet to a set 1/2" R-bar;

thence South 00°58'40" West on the West line of said Addition a distance of 124.98 feet to a found 1/2" R-bar, Matthews;

thence North 88°48'42" West on the North line of a Cemetery Tract a distance of 518.44 feet to a found 1/2" R-bar, origin unknown;

thence South 88°42'55" West a distance of 1211.94 feet to a found 1/2" R-bar, Matthews;

thence North 01°43'37" West on the East line of the Howard Smith First Addition a distance of 657.80 feet to a set 1/2" R-bar;

thence South 88°47'54" East a distance of 123.73 feet to a set 1/2" R-bar;

thence South 74°34'21" East a distance of 84.85 feet to a set 1/2" R-bar;

thence North 51°47'20" East a distance of 126.84 feet to a set 1/2" R-bar;

thence North 00°59'28" East a distance of 166.92 feet to a set 1/2" R-bar;

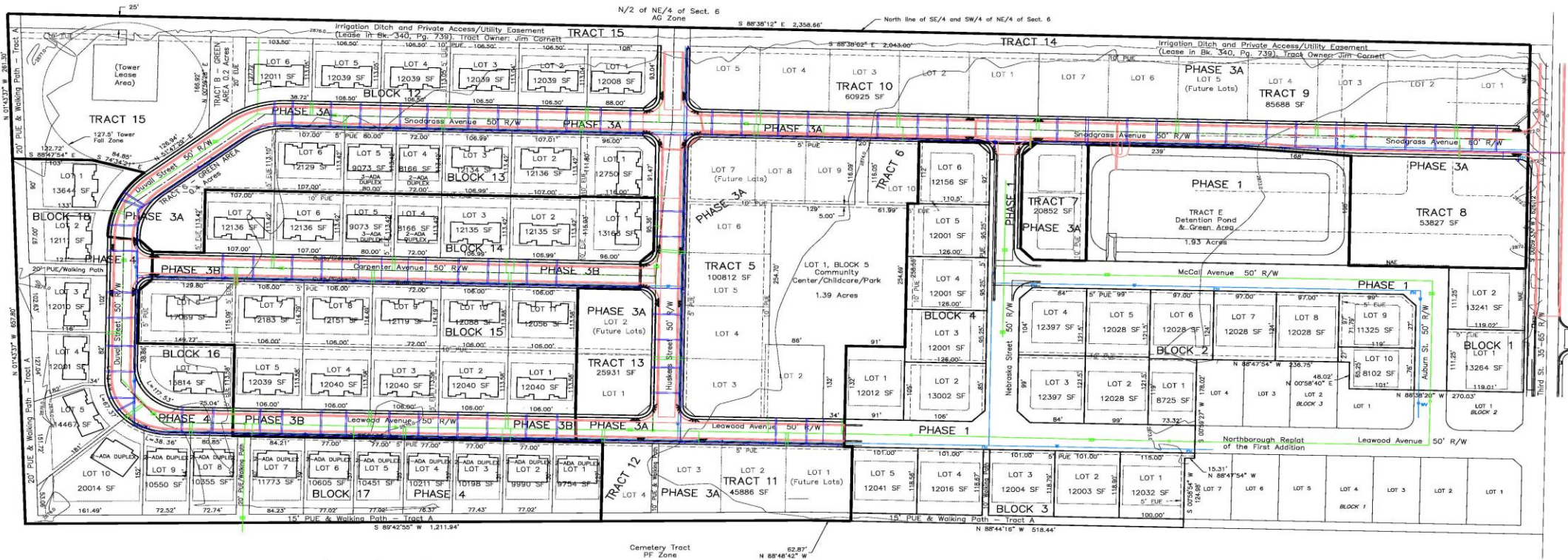
thence South 88°38'02" East on said South Eastment line a distance of 2,043.00 feet to a set 1/2" R-bar;

thence South 00°58'33" West on the West Third Street Right of Way line a distance of 582.51 feet to the Point of Beginning, containing an area of 41.17 acres, more or less.



GENERAL NOTES:

- This survey does not certify to ownership.
- R-3 Building Setback Lines:
 - Front 20' Dwelling
 - Side 5'
 - Rear Smaller of 25' or 20% of Lot Depth
- R-3 Lot Size Minimum Requirements:
 - Duplex - 8,000 s.f.
 - Fourplex - 12,000 s.f.
- Elevations are based on the benchmark 1444.4 N. Point 1111.
- This property does not fall within a 100 year floodplain.
- Latest Date of Field Work was 12 May, 2022.
- Tracts B and C will be owned and maintained by the Developer.
- Phrasing is indicative of platting only, and not necessarily of infrastructure development.
- Sidewalks are 5 feet wide.



Oikos Development Corp.
Attn: Kevin Eynart
1712 Main St., #206
Kansas City, MO 64108
816-215-3247

CORNERSTONE
Professional
Services, Inc.

7.0. Nov 2008
Garden City, KS 67846
2021 600-276-7999
P.L. No. 2021 Copyright



EAST CAMBRIDGE SQUARE PHASE 3





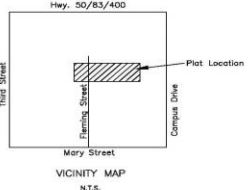


Lost River Addition Phase 1

- 37 Units
- All Single Family Detached Homes

In the E/2 of Section 5, T24S, R32W, Garden City, Finney County, KS.

CURVE	DELTA	ANGLE	RADIUS	AS	NCENTR	NCENTR	LNCE1	LNCE2	BEARING
C1	49:22.14"	53.00	17.23		16.71		N	67:23.44"	E
C2	82:59.58"	53.00	76.78		70.24		N	84:12.11"	E
C3	82:59.58"	53.00	76.78		70.24		N	84:12.11"	E
C4	43:39.00"	53.00	40.21		39.25		S	31:20.12"	W
C5	88:26.24"	53.00	81.81		76.73		N	89:15.11"	W
C6	88:26.24"	53.00	81.81		76.73		N	89:15.11"	W
C7	49:24.24"	53.00	17.25		16.72		S	64:18.21"	E
C8	82:59.58"	53.00	76.78		70.24		N	84:12.11"	E
C9	82:59.58"	53.00	76.78		70.24		N	84:12.11"	E
C10	82:59.58"	53.00	58.12		57.55		N	82:39.45"	E
C11	82:59.58"	53.00	58.12		57.55		N	82:39.45"	E
C12	85:48.08"	53.00	60.87		57.58		S	42:23.07"	W
C13	49:24.24"	53.00	17.25		16.72		S	68:17.15"	W



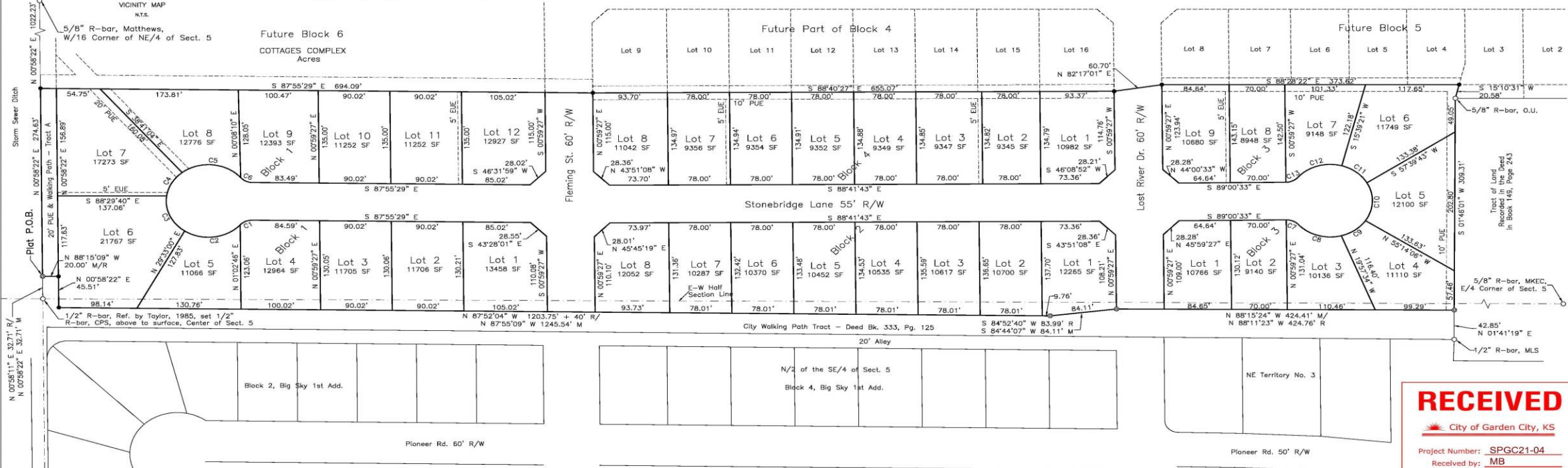
LEGEND

○ Found Monument
⊙ Found 5/8" R-bar,
Wilson & Co.
● Set 1/2" x 24" R-bar &
"CPS CL5292" cap
R Record Measurement
— Plots & Deeds
0.00' Measured = M
PUE Public Utility Easement
OU Origin Unknown

KANSAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE NAD 1983
IS BASIS OF BEARING

SCALE

0 60'



PLAT LEGAL DESCRIPTION:

A Tract of Land in the East Half of Section 5, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas more particularly described as follows:

Commencing at the Center corner of said Section 5 being a found 1/2" R-bar, CPS;
 thence North 00°58'22" East on the West line of the Northeast Quarter of said Section 5 a distance of 32.71 feet to the Point of Beginning; being a found 5/8" R-bar, Wilson;
 thence continue North 00°58'22" East on said West line a distance of 274.63 feet to a set 1/2" R-bar, CPS cap typical;
 thence South 87°52'29" East a distance of 694.09 feet to a set 1/2" R-bar;
 thence South 88°25'07" East a distance of 655.07 feet to a set 1/2" R-bar;
 thence North 82°17'01" East a distance of 60.70 feet to a set 1/2" R-bar;
 thence South 88°28'22" East a distance of 373.62 feet to a set 1/2" R-bar;
 thence South 15°10'31" West a distance of 20.58 feet to a found 5/8" R-bar, origin unknown;
 thence South 01°46'01" West on the West line of the Church of Christ Tract a distance of 309.31 feet to a found 5/8" R-bar, Wilson;
 thence North 88°15'24" West on the North line of the City's Walking Path Tract a distance of 424.41 feet to a found 5/8" R-bar;
 thence South 84°44'07" West on said North line a distance of 84.11 feet to a found 5/8" R-bar, Wilson;
 thence North 87°55'09" West on said North line a distance of 1,245.54 feet to a set 1/2" R-bar;
 thence North 88°25'07" East a distance of 45.51 feet to a set 1/2" R-bar;
 thence North 88°15'09" West on said North line a distance of 20.00 feet to the Point of Beginning, containing 13.2 acres, more or less.

GENERAL NOTES

1. Only known improvements, utilities, and easements are shown.
2. This survey does not certify to ownership.
3. Plat Zone is R-1. Building Setback are per the latest Subdivision Zoning Regulations.
4. All house fronts will face the narrowest lot frontage.
5. Latest Field Work was on 19 March, 2021.

Boundary Closure Information:

Closure Error Distance = 0.002'
Error Bearing = N 13°40'10" E
Closure Precision = 1 in 1,799.

SURVEYOR'S CERTIFICATION

This is to certify to the best of my knowledge that the survey of the described land division is accurately represented on this plat.

COUNTY REVIEW SURVEYOR'S CERTIFICATION

I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.



Ken Parks, PS No. 1289



David J. Matthews

OWNER'S CONSENT AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, being the sole proprietor and owner of the land included within the plat shown hereon, am the only person whose consent is necessary to pass clear title to said land and I hereby consent to the making and recording of said plat. The public Right of Ways and Easements and Tract A are hereby dedicated to the public for such public uses.

IN WITNESS WHEREOF these consent and dedications are executed this day
of , 2021.

Danny Welpert
WVG Investments, LLC

State of Kansas ss
Finney County

These consents and dedications were acknowledged before me, the undersigned officer, by Danny Weipert, WVG Investments, LLC this day of , 2021.

Notary Public

HOLCOMB/GARDEN CITY/FINNEY COUNTY AREA PLANNING COMMISSION

State of Kansas ss.
Finney County

This plot has been reviewed and is hereby approved this day
of , 2021.

Vicki M. Germann, Chairman

THE CITY OF GARDEN CITY, KANSAS

State of Kansas ss.
Finney County

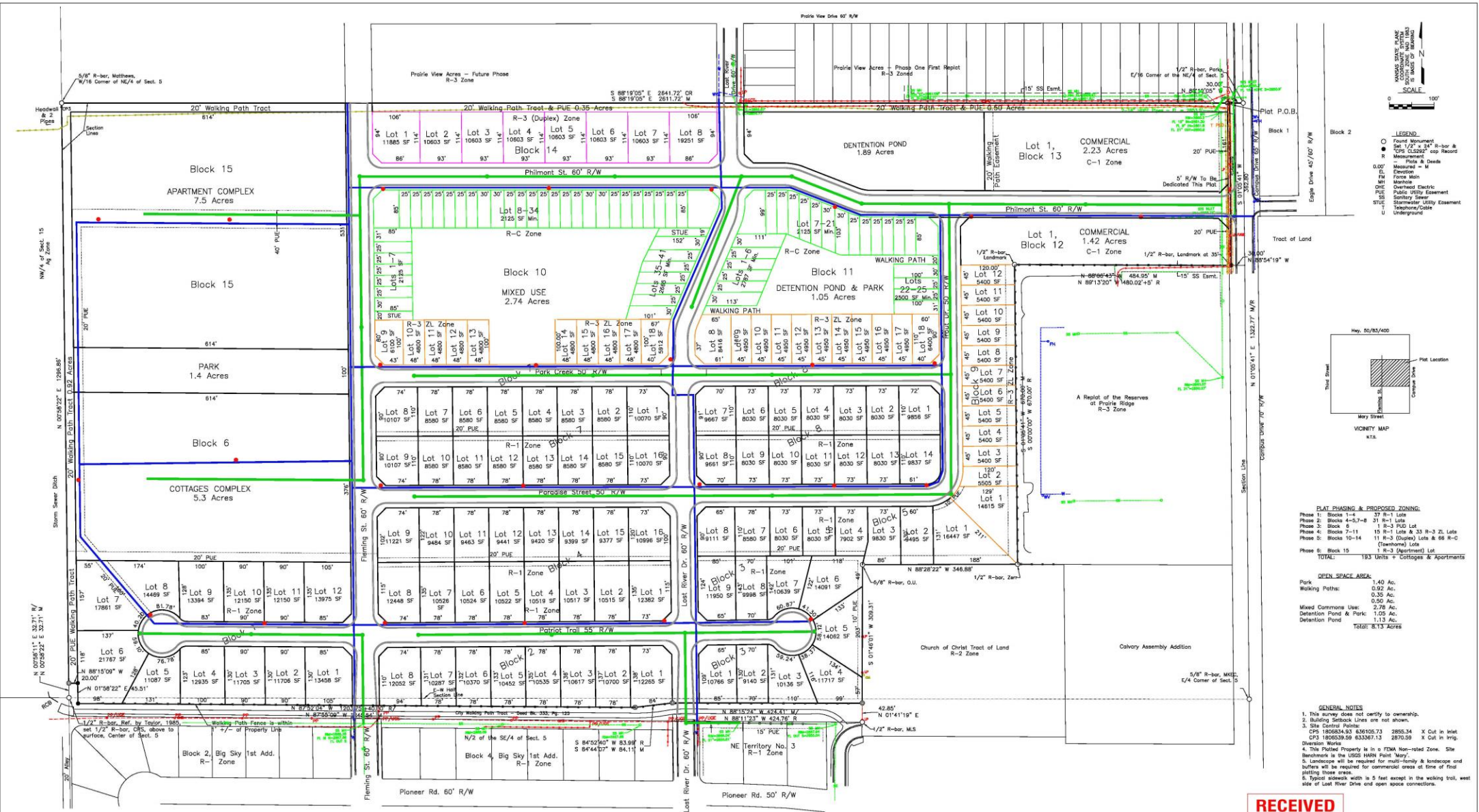
The public right of ways and easements and Tract A are accepted by the Governing Body of the City of Garden City, Kansas, as shown on this plat, and are hereby dedicated this day of , 2021.

Roy Cessna, Mayor

Attest: Celyn N. Hurtado, City Clerk

CORNERSTONE 1555 North Shore Circle
Professional 678-446
Services, Inc. 2238 620-272-7592
09 June, 2021 Copyrighted

SPGC21-04 AMEND1 Lost River Addition Phase One
1st Submittal, 10Jun2021; Page 1 of 1



A Tract of Land being the Remainder of a Tract of Land recorded in the Deed in Book 170, Page 251, located in the South Half of the Northeast Quarter and in the North Half of the Southeast Quarter of Section 5, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas more particularly described as follows:

Commencing at the Southeast Corner of said South Half being a found 5/8" R-bar, MKC; thence North 01°00'41" East on the East line of said South Half a distance of 1322.77 feet to found 1/2" R-bar, Parks; thence North 88°19'05" West a distance of 30.00 feet to the Point of Beginning being a set 1/2" R-bar, CPS cap typical; thence South 01°00'41" East on the West Camp Drive Right of Way Line a distance of 302.80 feet to a set 1/2" R-bar; thence North 88°05'43" West on the North line of a Replat of the Reserves of Prairie Ridge a distance of 484.95 feet to a found 1/2" R-bar, Landmark; thence South 01°00'41" East on the West line of said Replat a distance of 670.00 feet to a found 1/2" R-bar, Zero; thence North 88°28'22" West on the North line of a Tract of Land recorded in the Deed in Book 145, Page 243 a distance of 346.88 feet to a found 1/2" R-bar, origin unknown; thence South 01°00'41" East on the West line of said Tract of Land in Book 170, Page 251 a distance of 309.31 feet to a found 5/8" R-bar, origin 0.25 feet East; thence North 88°15'24" West on the North line of the City Walking Path Tract of Land recorded in the Deed in Book 333, Page 125 a distance of 424.41 feet to a found 5/8" R-bar, Wilson; thence South 84°44'27" West continuing on said North line a distance of 84.11 feet to a found 5/8" R-bar, Wilson; thence North 87°55'09" West continuing on said North line a distance of 1245.54 feet to a set 1/2" R-bar; thence North 02°58'22" East a distance of 45.51 feet to a set 1/2" R-bar; thence North 88°15'09" West continuing on said North line a distance of 20.00 feet to a found 5/8" R-bar, Wilson; thence North 02°58'22" East on the West line of said South Half a distance of 1298.66 feet to the Northwest Corner of said South Half being a found 5/8" R-bar, Matthews; thence South 88°19'05" East on the North line of said South Half and partially on the South line of Prairie View Acres - Phase One First Replat a distance of 2611.72 feet to the Point of Beginning, containing 67.1 acres, more or less.

PRELIMINARY PLAT LOST RIVER ADDITION, In the E/2 of Section 5, T24S, R32W, Garden City, Finney County, KS.

RECEIVED
City of Garden City, KS
Project Number: SPGC21-03
Received by: MB
Date: 21Apr2021
No. of Pages: 1 (PLAT)
4th Submittal

Developer:
WVG Investments, LLC
1808 Van Dittie
Garden City, KS. 67846

CORNERSTONE
Professional
Services, Inc.
1555 North Shore Circle
Garden City, KS. 67846
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COMPLETED
RHID'S



This aerial map shows the 2500 block of Nottingham Hill Ct, with lots 2503 through 2611 highlighted in green. The lots are arranged in a row, with a circular driveway or cul-de-sac at the end of the block. Surrounding streets include E Kansas Ave to the east and E 1st St to the south. Other nearby buildings and parking areas are visible, including a large building labeled 1818 and a parking lot with several cars. The map also shows the surrounding neighborhood, including other lots and buildings.

[illegible]

Pioneer Road Estates



Clarion Estates



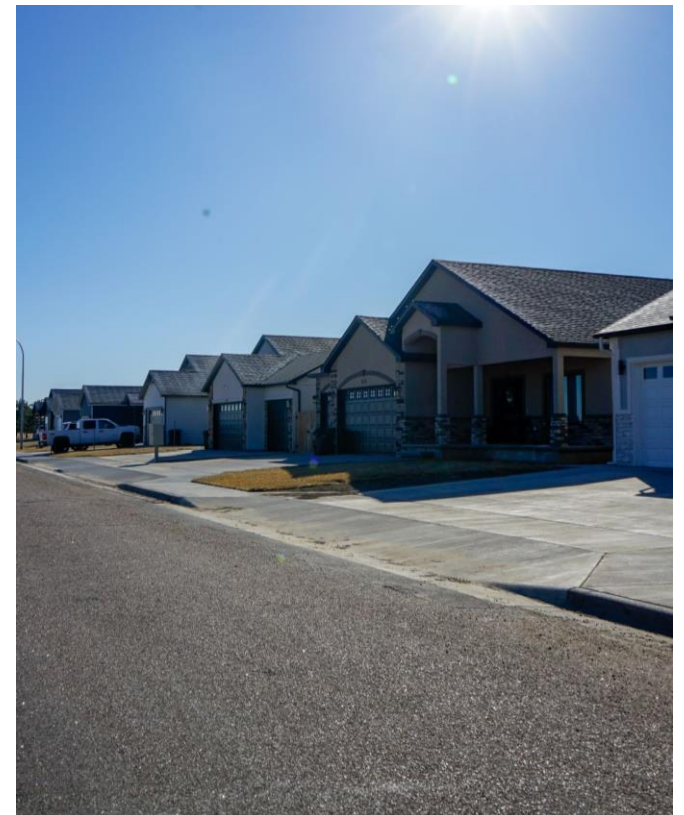


NORTHBOROUGH FIRST ADDITION REPLAT



- ▶ Total lots= 10
- ▶ Duplex units completed = 20

Milestone Addition



Maggie's Addition

Total units: 6



NON-RHID RESIDENTIAL DEVELOPMENTS

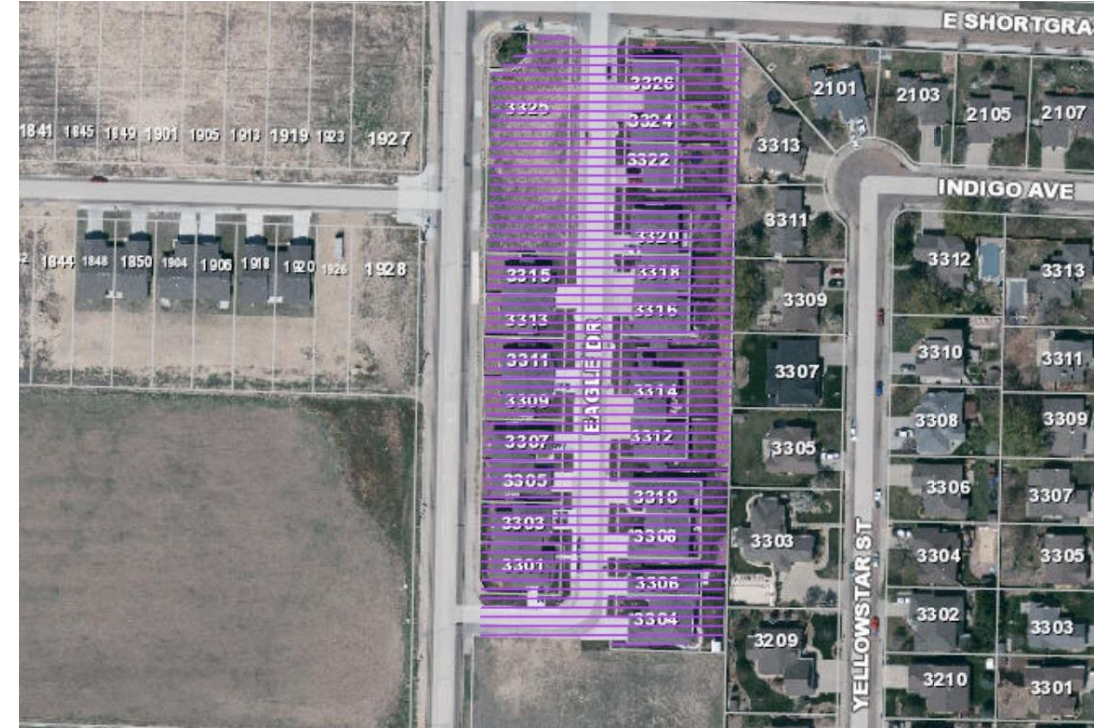




East Cambridge Square Phase 1

Pheasant Valley Third Addition Replat





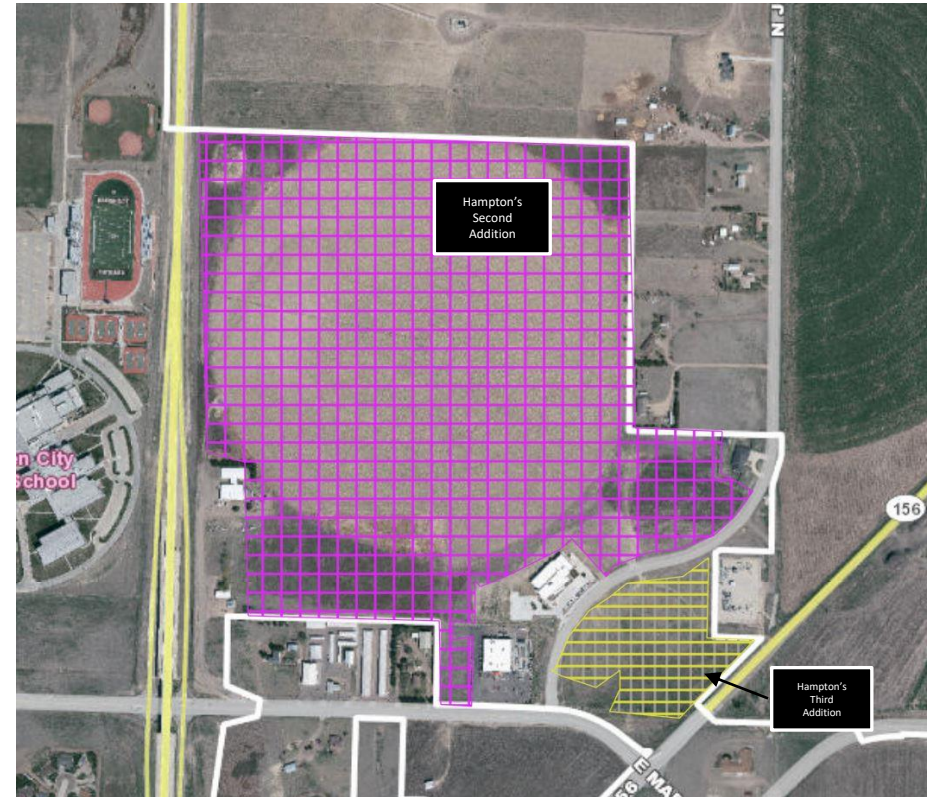
Eagle Crest Addition

INACTIVE RHID'S



Hamptons Second & Third Addition

- ▶ Has been through the entire RHID Process with a development agreement, but developer did not proceed



Columbus Addition

- Has been through the entire RHID Process with a development agreement, but developer did not proceed



Anticipated 2024 RHID's and Housing Developments



Montoya Addition

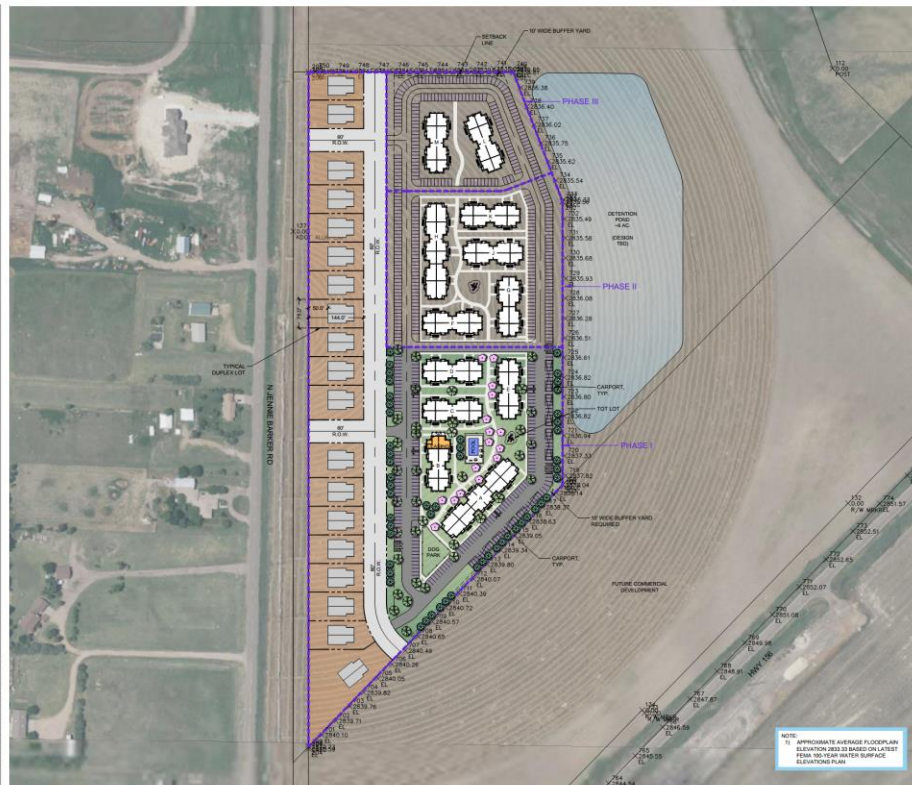
- Potential lots: 11
- Single Family homes with a PUD overlay for reduce lots sizes

SLIGO STATION

- 60 apartment units
- Received \$2 million in MIH-ARPA in 2023
- Applied for Round 3 of LIHTC in 2023



PETRA RESIDENCES



VICINITY MAP



DEVELOPMENT SUMMARY

Phase	Units	Total Units	Acres	% of Acres	BLDG
Phase I					
Apartments	342	342	8.35	88.61%	30.8
1br	80	80	1.96%	4.75%	7.2
2br	262	262	6.39%	15.86%	23.6
Total	342	342	10.34%	25.56%	38.0
Phase II & III					
Apartments	84	84	2.05	5.05%	21.4
1br	44	44	1.08%	2.68%	4.0
2br	40	40	0.97%	2.37%	4.4
Total	84	84	3.10%	7.72%	8.4
PHASE I DEVELOPMENT					
Apartments	342	342	8.35	88.61%	30.8
1br	80	80	1.96%	4.75%	7.2
2br	262	262	6.39%	15.86%	23.6
Total	342	342	10.34%	25.56%	38.0

PARKING REQUIREMENTS

Item	Requirement	Required	Provided
Phase I			
Multi-Family			
1br	1.5 spaces/unit	80	80
2br	2.0 spaces/unit	262	262
Total		342	342
Auto spaces	1/10 spaces	8.4	12
Total		350	354
Phase II & III			
Multi-Family			
1br	1.5 spaces/unit	44	44
2br	2.0 spaces/unit	40	40
Total		84	84
Auto spaces	1/10 spaces	8.4	12
Total		92	96

- 348 units
- Duplexes and apartments
- State approved RHID area
- Applied for LIHTC Round 3 in 2023

156 & N JENNIE BARKER RD - SITE PLAN CONCEPT





GARDEN CITY APARTMENTS

- Duplexes and apartments
- Applied for MIH Round 3 in 2023
- 140 studio apartments



Additional Housing Developments within Finney County & Holcomb

City of Garden City, KS
Project Number: SPFC22-41
Approved by: SR
Date: 20Sept2022
No. of Pages: 1(PLAT)

City of Garden City, KS

Project Number: SPFC22-41
Received by: SR
Date: 12Sept2022
No. of Pages: 1(PLAT)

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James E. Randall
9250 N Hwy 83 Garden City

NOTARY ACKNOWLEDGEMENT
State of _____)

this _____ day of _____, 2022.

Salary Public

Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____, 2022

Lod Fishery, Chaffinch

County Clerk, Desei Murryan

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA
PLANNING COMMISSION

DOI: 10.1002/for

this _____ day of _____, 2022, and the same is hereby recommended for approval.

Leonard Hitz, Chairman _____ Date _____

Leonard Fritz, Chairman Date

Trent Maxwell, Secretary Date

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

SURVEYOR
I, Benjamin A. Rumbough, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on July 15, 2022, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

NOTES:

- 1) The preliminary plat attempts to show all improvements and easements affecting the property. The owner is responsible for the easements.
- 2) This map does not certify as to ownership.
- 3) The origin of found monuments is unknown, undetermined.
- 4) Twenty foot wide utility easements are created with this plat. Side lot line easements will be ten feet wide.
- 5) Trust C is for future emergency access.
- 6) Proposed Zoning for this property is Rural.
- 7) Front Yard: The front yard is determined as the yard that has the front door facing the street right-of-way. Seventy five (75) feet from the center of the street.

Side Yard: Twenty (20) feet.

Rear Yard: The Rear Yard is determined as the back and opposite of the front yard, which is the location of the front door facing the street right-of-way. Fifty (50) feet.

- 1) Property owner is James A. Randall of 9250 N Hwy 83, Garden City, KS 67536
- 2) Tracts A and B are for green space and natural recreation areas
- 3) Road surfaces are 26' wide gravel
- 4) Water and septic will be individual lot wells and

PARTIAL LATERAL EXTERIOR LOAD DESCRIPTION
The South limit of the Highway 14 of Section 1, Township 23 South, Range 33 West of the 6th P.M. lies right of way, all in Finney County, Kansas, more particularly described on the plan of the Highway 14 of Section 1, Township 23 South, Range 33 West of S1/2N12E14, the East 1/4 corner of said Section 1, thence along the south line of said S1/2N12E14 N87°15'30"E 66.16 to foot a fringed 12" curb at the westernly right of way line of Highway 14, thence along said westernly right of way line N88°34'14"W 2564.01 to foot a 12" curb and plastic cap CL3505 at the Center of said Highway 14, thence along said center line N88°34'14"W 101.28' to the center of said Highway 14, thence along said center line N01°28'28"E 1339.13 to foot a 12" curb and plastic cap ML13114, thence along the north line of said S1/2N12E14 N87°15'30"E 66.16 to the center of said Highway 14, thence along said center line N11°11'44"E 101.28' to the westernly right of way of US Highway 83, thence along said westernly right of way of US 249°09'W 1321.87 to the Point of Beginning.

EXTERIOR CLOSURE PERIMETER 100.00 ± 30 acres.

CLOSURE REASON: This property has a calculated closure area of 0.01 over 7787' perimeter for a closure ratio of 1:7787.

compliance with K.S.A. 58-2005 and the Kansas Minimum Standards Boundary Surveys.

SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional
Land Surveyor in the State of Kansas and that the property described
hereon was surveyed under my supervision on July 15, 2022, and all of
the monuments shown exist and their positions are correct to the best
my knowledge.

Section breakdown
not to scale

0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000 18100 18200 18300 18400 18500 18600 18700 18800 18900 19000 19100 19200 19300 19400 19500 19600 19700 19800 19900 20000 20100 20200 20300 20400 20500 20600 20700 20800 20900 21000 21100 21200 21300 21400 21500 21600 21700 21800 21900 22000 22100 22200 22300 22400 22500 22600 22700 22800 22900 23000 23100 23200 23300 23400 23500 23600 23700 23800 23900 24000 24100 24200 24300 24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 25800 25900 26000 26100 26200 26300 26400 26500 26600 26700 26800 26900 27000 27100 27200 27300 27400 27500 27600 27700 27800 27900 28000 28100 28200 28300 28400 28500 28600 28700 28800 28900 29000 29100 29200 29300 29400 29500 29600 29700 29800 29900 30000 30100 30200 30300 30400 30500 30600 30700 30800 30900 31000 31100 31200 31300 31400 31500 31600 31700 31800 31900 32000 32100 32200 32300 32400 32500 32600 32700 32800 32900 33000 33100 33200 33300 33400 33500 33600 33700 33800 33900 34000 34100 34200 34300 34400 34500 34600 34700 34800 34900 35000 35100 35200 35300 35400 35500 35600 35700 35800 35900 36000 36100 36200 36300 36400 36500 36600 36700 36800 36900 37000 37100 37200 37300 37400 37500 37600 37700 37800 37900 38000 38100 38200 38300 38400 38500 38600 38700 38800 38900 39000 39100 39200 39300 39400 39500 39600 39700 39800 39900 40000 40100 40200 40300 40400 40500 40600 40700 40800 40900 41000 41100 41200 41300 41400 41500 41600 41700 41800 41900 42000 42100 42200 42300 42400 42500 42600 42700 42800 42900 43000 43100 43200 43300 43400 43500 43600 43700 43800 43900 44000 44100 44200 44300 44400 44500 44600 44700 44800 44900 45000 45100 45200 45300 45400 45500 45600 45700 45800 45900 46000 46100 46200 46300 46400 46500 46600 46700 46800 46900 47000 47100 47200 47300 47400 47500 47600 47700 47800 47900 48000 48100 48200 48300 48400 48500 48600 48700 48800 48900 49000 49100 49200 49300 49400 49500 49600 49700 49800 49900 50000 50100 50200 50300 50400 50500 50600 50700 50800 50900 51000 51100 51200 51300 51400 51500 51600 51700 51800 51900 52000 52100 52200 52300 52400 52500 52600 52700 52800 52900 53000 53100 53200 53300 53400 53500 53600 53700 53800 53900 54000 54100 54200 54300 54400 54500 54600 54700 54800 54900 55000 55100 55200 55300 55400 55500 55600 55700 55800 55900 56000 56100 56200 56300 56400 56500 56600 56700 56800 56900 57000 57100 57200 57300 57400 57500 57600 57700 57800 57900 58000 58100 58200 58300 58400 58500 58600 58700 58800 58900 59000 59100 59200 59300 59400 59500 59600 59700 59800 59900 60000 60100 60200 60300 60400 60500 60600 60700 60800 60900 61000 61100 61200 61300 61400 61500 61600 61700 61800 61900 62000 62100 62200 62300 62400 62500 62600 62700 62800 62900 63000 63100 63200 63300 63400 63500 63600 63700 63800 63900 64000 64100 64200 64300 64400 64500 64600 64700 64800 64900 65000 65100 65200 653

Vicinity Map
not to scale

57th Road

North Shore Estates 1st Add

Site 1

7th Highway S

Seventh Mile Road

Legend

- sec 1/2"x24" rebar with plastic cap CLS305
- found rebar and cap M1
- found 1/2" rebar of unk
- found corner as noted

(0.00') plotted dimension
P.O.B. Point of Beginning
front75' front building setback 1/4
side10' side building setback 2
rear50' rear building setback 5
r/w right of way width

PROSTATE SURVEYING PO Box 2324 Garden City, KS 67846 620-272-1499 or 620-385-0547 9-10-2022 rev2 Sheet 1 of 1

- 17 lots
- County RHID



Cambridge Square Phase 4

South of Laura Lane

- 15 detached single-family homes
- 9 attached single-family homes
- Holcomb RHID



MINUTES

Regular Board of Education Meeting

Garden City Public Schools USD 457

Monday, January 15, 2024 - 6:00 PM

Board Meeting Room, Educational Support Center, 1205 Fleming Street, Garden City, KS 67846

The Board of Education of Garden City USD 457 met for a Regular meeting on Monday, January 15, 2024, at 6:00 PM in the Board Meeting Room, Educational Support Center, 1205 Fleming Street, Garden City, KS 67846.

Board members present were Andy Fahrmeier; Jackie Gigot; John Wiese; Mark Hinde; Nathan Haeck; Randy Ralston; Robin Bergkamp. Joining board members at the conference table was Superintendent, Dr. Mike Dominguez. Also in attendance were Dr. Maria Gomez-Rocque, Deputy Superintendent; Josh Guymon, Assistant Superintendent; Colleen Drees, Chief Financial Officer; and Drew Thon, Chief Human Resources Officer.

John Wiese called the meeting to order at 6:00 P.M. The meeting opened with the Pledge of Allegiance.

A.PLEDGE – Everyone stood for the Pledge of Allegiance.

B.APPROVAL OF AGENDA with the following amendments:

That the Board of Education approve the meeting agenda with the following amendments: This motion, made by Jackie Gigot and seconded by Nathan Haeck, Carried.

Bergkamp: Yea

Fahrmeier: Yea

Gigot: Yea

Haeck: Yea

Hinde: Yea

Ralston: Yea

Wiese: Yea

Yea: 7, Nay: 0

B.1.Additional certified and classified personnel actions for consideration, Item# E.3.

B.2.Remove Item C.3. - Recognition of Megan Brungardt, school nurse at Buffalo Jones Elementary and Plymell Elementary, recipient of the Outstanding Oral Health Volunteer Award.

B.3.Remove Item F.1. - Music Department Presentation

C.DELEGATIONS, Q & A, PUBLIC COMMENTS, RECOGNITIONS, COMMITTEE REPORTS

Justin Mastin requested to address the Board of Education regarding a recent event at Horace Good Middle School. He was given five minutes to present his information to the Board.

C.1.Election of Board of Education Officers and Consider Resolution to Establish Election of School Board Officers

That the Board of Education adopt the Resolution to Establish Election of School Board Officers. This motion, made by Jackie Gigot and seconded by Nathan Haeck, Carried.

Bergkamp: Yea

Fahrmeier: Yea

Gigot: Yea

Haeck: Yea

Hinde: Yea

Ralston: Yea

Wiese: Yea

Yea: 7, Nay: 0

C.2.Recognition of Board of Education Members for School Board Recognition Month - Dr. Mike Dominguez, Superintendent, recognized the Board of Education members and presented them with a plaque. He thanked them for their time and dedication to the Board of Education.

D.CORRESPONDENCE - None

E.CONSENT AGENDA

That the Board of Education approve all consent agenda items as amended. This motion, made by Jackie Gigot and seconded by Randy Ralston, Carried.

Bergkamp: Yea

Fahrmeier: Yea

Gigot: Yea

Haeck: Yea

Hinde: Yea

Ralston: Yea

Wiese: Yea

Yea: 7, Nay: 0

E.1.Minutes

E.1.a.December 21, 2023, Regular Board of Education Meeting – approved as presented.

E.2.ACCOUNTS PAYABLE totaling \$204,887.76 noting that all major accounts contain adequate balances to meet current obligations – approved as presented.

E.3.Personnel – All Certified and Classified Personnel actions were approved as presented.

E.3.a.Certified

Appointments:

Gene Juno, Scott City, Kansas, is recommended for a sixth-grade communications position at Charles Stones Intermediate Center with effective date to be determined. He has fourteen years' experience and is a former USD 457 teacher.

Mary Morton, Ingalls, Kansas, is recommended for a second-grade position at Jennie Barker Elementary School effective January 4, 2024. She is a first-year teacher.

Transfer:

Casey Wise from 205-day instructional technology coordinator to 206-day instructional technology coordinator position at the Educational Support Center.

Contract Recommendation:

Requesting that the recommendation on April 17, 2023 for Jeffrey Dunlap be changed from non-

renewal to renewal effective January 4, 2024. He has completed requirements for Kansas teaching license.

Supplemental Contracts:

Ana Urrutia	GE	Bilingual, Level 2
Ana Urrutia	GE	Supplemental SPED
Supplemental Addendum Contracts:		
Violet Johnson	HG	Spring Activity Supplemental
James Beard	HS	Supplemental Overload NS
James Burnfin	HS	Supplemental Overload NS
Rebecca Burnfin	HS	Supplemental Overload NS
Rajneesh Devgan	HS	Supplemental Overload NS
Emily Hamlin DeLoach	HS	Supplemental Overload NS
Biju Kalarikkal	HS	Supplemental Overload NS
Karan Long	HS	Supplemental Overload NS
Kelsi Shannon	GW	School Counselor Elementary
Kelsi Shannon	GW	SAT Team Member
Curtis Wedel	HG	Supplemental Overload

Tuition Reimbursement Agreement:

Kristopher Bussen – Special Education

E.3.b.Classified

Retirements: Kyle Crum, Jenny Lopez, Santa Ana Lopez, Norma Morales

Resignations: Lorena Meraz De Castillo

Assignments: Neveah Robinson-Dailing

Transfers:

- Marissa Hernandez from Long-term Substitute at Edith Scheuerman Elementary to Special Education Paraprofessional at Edith Scheuerman Elementary
- Martha Arteaga from Special Education Paraprofessional at Edith Scheuerman Elementary to Special Education Paraprofessional at Victor Ornelas Elementary School

Other:

- Michael Burns, Director of Transportation, requests approval of Temporary Transportation Driver Agreements with Mayra Varela and Aidan Sparks
- Steve Nordby, Principal at Garden City High School, is requesting to transfer Alma Garcia from her current .5 Bilingual/Migrant Paraprofessional/.5 Office Assistant position to the open 1.0 Career Services Office Assistant in the Career Center.

E.4.Bids

E.4.a.Floor covering - Charles Stones Intermediate Center - accepted the bid of Star Commercial Flooring in the amount of \$23,702.44

E.4.b.Floor covering - Gertrude Walker Elementary School - accepted the bid of Star Commercial Flooring in the amount of \$42,091.73

E.4.c.Floor covering - Plymell Elementary School - accepted the bid of Country Carpet in the amount of \$49,450.00

E.4.d.Floor covering - Victor Ornelas Elementary School - accepted the bid of Star Commercial Flooring in the amount of \$76,855.65

E.4.e. Wazer - Sole Source Purchase of GCHS Welding Waterjet - in the amount of \$11,999.00 – approved as presented.

E.5.Other

E.5.a. State Contract - Pur O Zone - Custodial Equipment - in the amount of \$31,207.82 – approved as presented.

E.5.b. State Contract - Alta Brown Playground - in the amount of \$95,998.90 – approved as presented.

E.5.c. State Contract - Next Generation Recreation - Victor Ornelas Playground - in the amount of \$124,294.83 – approved as presented.

E.5.d. Taylor True Value Hardware quote for the purchase of a fence at Georgia Matthews Elementary School - in the amount of \$16,171.20 – approved as presented.

E.5.e. State Contract - Greenbush - Bulk Copy Paper - in the amount of \$28,812.00 – approved as presented.

E.5.f. Board of Education Standards – approved as presented.

E.5.g. Adopted a Resolution to Establish Board Meeting Dates and Times

E.5.h. Scheduling of Board Meeting dates for July: July 8 and July 22, 2024 – approved as presented.

F.NEW BUSINESS

F.1.The Board of Education is asked to consider and approve the purchase of Harris Solutions eTriton Front of House and Back of House Software - in the amount of \$28,876.00, with an annual maintenance fee of \$17,341.00. Josh Guymon, Assistant Superintendent and Tracy Johnson, Nutrition Director

Board members' questions were answered and the following action was taken.

That the Board of Education approve the purchase of Harris Solutions eTriton Front of House and Back of House Software in the amount of \$28,876.00, with an annual maintenance fee of \$17,341.00. This motion, made by Randy Ralston and seconded by Jackie Gigot, Carried.

Bergkamp: Yea

Fahrmeier: Yea

Gigot: Yea

Haeck: Yea

Hinde: Yea

Ralston: Yea

Wiese: Yea

Yea: 7, Nay: 0

F.2.The Board of Education is asked to consider and approve the purchase of a new walk-in freezer at Gertrude Walker Elementary School – Weber Refrigeration in the amount of \$25,700.00. Josh Guymon, Assistant Superintendent and Tracy Johnson, Nutrition Director

Board members' questions were answered and the following action was taken.

That the Board of Education approve the purchase of a new walk-in freezer at Gertrude Walker Elementary School as presented. This motion, made by Jackie Gigot and seconded by Nathan Haeck, Carried.

Bergkamp: Yea

Fahrmeier: Yea

Gigot: Yea

Haeck: Yea

Hinde: Yea

Ralston: Yea

Wiese: Yea

Yea: 7, Nay: 0

F.3.Boundary Study - Enrollment Analysis – RSP - Colleen Drees, Chief Financial Officer, Josh Guymon, Assistant Superintendent, and RSP Consultants. The Board received an Enrollment Analysis from RSP Associates, the following information was provided: Past enrollment and demographics of the district, development and growth trends of the community, enrollment projections, guiding principles for the boundary committee and they set the criteria for the boundary committee.

F.4.Abe Hubert Elementary School HVAC - Shane Faurot, Plant Facilities Director provided the Board of Education members with an update on updating the HVAC system at Abe Hubert Elementary and a designed system for Plymell Elementary School.

Board members' questions were answered.

F.5.Board of Education Committee Assignments – The board members signed up to serve on district committees.

Nathan Haeck left the meeting room at 7:29 and returned to the meeting room at 7:30.

G.BOARD OPEN DISCUSSION

Jackie Gigot welcomed the new Board members.

Randy Ralston welcomed the new Board members and thanked everyone for their hard work, time, and dedication and stated that he is looking forward to everything coming together with the boundary study.

Andy Fahrmeier welcomed the new Board members and stated that we have had a couple rough weeks with the weather and thanked facilities and maintenance crews for all their hard work. He stated that he is also looking forward to the boundary study process and what they will hear from the community members.

Robin Bergkamp stated that she is excited to be on the Board and looks forward to learning a lot.

Mark Hinde stated that he is excited to be here and thinks the boundary study is going to be extremely important to the district and that it will be interesting to see the options the committee comes up with for the Board to consider.

Nathan Haeck stated that he appreciates all the work being done and the history of everything that's going on and the reports. He stated that he appreciates the leadership and what they have done and is excited to see where they go from here and to make this the best school system in the state.

John Wiese joined the other board members in welcoming the new members. He stated that the January weather has been challenging and looks forward to getting back to normal and to getting the students and teachers back in school. He stated that he thinks the boundary study will be insightful and will bring a lot of good data to the Board and that it will be fun going through that process.

Dr. Dominguez thanked the Board members for their service, support and commitment. He stated that the district's goal is to engage, enrich, and empower everybody. He stated with the recent weather the district's upmost concern is the safety of the students and staff and that they absolutely want to get teachers and students back to school when it is safe to do so.

H.NEXT BOARD MEETING The next meeting of the Board of Education will take place on February 5, 2024, at 6:00 p.m. in the Board Meeting Room at the Educational Support Center, 1205 Fleming St., Garden City, Kansas.

I.ACCOUNTS PAYABLE REVIEW - Jackie Gigot and John Wiese

J.ADJOURNMENT

That the Board of Education meeting be adjourned at 7:37 P.M. This motion, made by Randy Ralston and seconded by Nathan Haeck, Carried.

Bergkamp: Yea

Fahrmeier: Yea

Gigot: Yea
Haeck: Yea
Hinde: Yea
Ralston: Yea
Wiese: Yea
Yea: 7, Nay: 0

Respectfully submitted,

Jennifer Ramos, Clerk

Approved:

John Wiese, President

BOARD OF EDUCATION

Certified Personnel Actions

February 5, 2024

RETIREMENTS:

Deborah Adler, first grade teacher at Jennie Barker Elementary School, is submitting her letter of intent to retire through KPERS effective May 24, 2024.

Glenda Koehn, school counselor at Horace Good Middle School, is submitting her letter of intent to retire through KPERS effective May 31, 2024.

Dr. Roger Syng, associate principal at Garden City High School, is submitting his letter of intent to retire through KPERS effective June 14, 2024.

RESIGNATIONS:

Deanna Clark, English language arts teacher at Garden City Achieve, is submitting her letter of resignation effective May 24, 2024.

Katherine Cole, Spanish teacher at Horace Good Middle School, is submitting her letter of resignation effective May 24, 2024.

Penny Douglass, physical education teacher at Jennie Barker Elementary and Buffalo Jones Elementary, is submitting her letter of resignation effective May 24, 2024.

APPOINTMENTS:

Marissa Gonzales, Garden City, Kansas, is recommended for a behavior specialist position for the Therapeutic Education Program effective January 22, 2024. She is a first-year behavior specialist.

Japheth Quilicol, San Julian, Philippines, is recommended for a family and consumer science position at Garden City High School effective for the 2024-25 academic year. He has six years' experience.

TRANSFER:

Kristine Carr – from adaptive/interrelated position at Charles Stones Intermediate Center to adaptive/interrelated position for the Therapeutic Education Program and parochial schools effective for the 2024-25 academic school year.

BOARD OF EDUCATION

Addendum to Certified Personnel Actions

February 5, 2024

RETIREMENT:

Catherine Whited, instructional coach at Jennie Barker Elementary School, is submitting her letter of intent to retire through KPERS effective May 24, 2024.

APPOINTMENT:

Jennifer Sanders, Holcomb, Kansas, is recommended for a music assistant position at Garden City High School effective for the 2024-25 academic year. She has six years' experience.

ADDENDUM CONTRACTS:

Miriam Ravichagua	SI	Bilingual, Level 2
Areli Rico	AB	Supplemental Overload
Angelica Selvas	GM	Bilingual, Level 2

SUPPLEMENTAL ADDENDUM CONTRACTS:

Norman Smithson	HS	Supplemental Overload
Valeria Arambula Rascon	HS	Soccer Girls A/C

OTHER:

Notice of personnel action for the following rule 10 coach assignment:

Sarah Stucky	HG	Basketball Boys A/C
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STUDENT TEACHER AGREEMENTS:

Tylee Biera – Fort Hays State University
Marina Guardiola – Newman University
Luisa Hopkins – Newman University
Sofia Montoya-Ortiz – Fort Hays State University

BOARD OF EDUCATION
Classified Personnel Actions

February 5, 2024

RETIREMENTS	POSITION	BUILDING	DATE
Juventino Solis	Nutrition Delivery	Educational Support Center	3/22/24
RESIGNATIONS	POSITION	BUILDING	DATE
Arlette Garcia	Special Education Paraprofessional	Charles Stones Intermediate Center	1/19/24
Alejandra Gutierrez	Intervention Paraprofessional	Georgia Matthews Elementary School	1/31/24
Amarissa Hernandez	Office Assistant	Kenneth Henderson Middle School	1/18/24
Kamryn Lamb	Special Education Paraprofessional	Horace Good Middle School	1/19/24
Arleth Lopez-Chavez	Title I Paraprofessional	Charles Stones Intermediate Center	1/19/24
Denise Ortiz	Health Paraprofessional	Plymell and Buffalo Jones Elementary Schools	1/12/24
Paula Stevenson	Special Education Paraprofessional	Alta Brown Elementary School	1/12/24
Monica Venegas	Intervention Paraprofessional	Florence Wilson Elementary School	1/30/24
ASSIGNMENTS	POSITION	BUILDING	DATE
Chiara Banda-Padilla	Intervention Paraprofessional	Alta Brown Elementary School	1/29/24
Kathy Bryant	Bus Driver	Transportation	1/12/24
Dina Carbajal	Special Education Paraprofessional	Bernadine Sitts Intermediate Center	1/23/24
Kalen Carr	Special Education Paraprofessional	Garfield Early Childhood Center	1/22/24
Nataly Carrera	Special Education Paraprofessional	Gertrude Walker Elementary School	1/29/24
Anny Froese	Special Education Paraprofessional	Charles Stones Intermediate Center	1/29/24
Madison Kafton	Special Education Paraprofessional	Bernadine Sitts Intermediate Center	1/16/24
BrieAnna Lee	Library Paraprofessional	Garden City High School	2/1/24
Katie Navarro-Alcala	Special Education Paraprofessional	Abe Hubert Elementary School	1/29/24
Sindy Reyes	Paraprofessional	Garden City High School	1/16/24
Maria Salazar Garcia	Nutrition Assistant	Garden City High School	1/29/24

Emily Smith	Special Education Paraprofessional	Bernadine Sitts Intermediate School	1/23/24
William Witzke	Special Education Paraprofessional	Garfield Early Childhood Center	1/15/24

TRANSFERS	FROM	TO	DATE
Jacqueline Acosta Piedra	Intervention Paraprofessional Horace Good Middle School	Intervention Paraprofessional Florence Wilson Elementary School	2/5/24
Martha Arteaga	Special Education Paraprofessional Victor Ornelas Elementary School	Special Education Paraprofessional Edith Scheuerman Elementary School	1/23/24
Alma Garcia	.5 Paraprofessional/.5 Office Assistant II Garden City High School	1.0 Office Assistant II Garden City High School	1/16/24
Rachel Norton	Special Education Paraprofessional Garden City High School	Special Education Paraprofessional Horace Good Middle School	1/22/24
Silvia Ortiz	Nutrition Assistant Edith Scheuerman Elementary School	Nutrition Assistant Charles Stones Intermediate Center	1/25/24

OTHER

Kelley Gerber, TOSA at Victor Ornelas Elementary School, is requesting to move Brooklyn Gossman to a full time Special Education Resource paraprofessional. This will open a .5 Special Education Rise Room position previously held by Kendra Denning.

Drew Thon, Chief HR Director, requests moving one Special Education Paraprofessional II position from Plymell Elementary School to Edith Scheuerman Elementary School effective 1/23/24.

Michael Burns, Director of Transportation, is requesting approval of a Temporary Transportation Driver Agreement with Diana Gaucin.

Brad Hill, Principal at Bernadine Sitts Intermediate Center, is requesting to move Ashlie Sosa from an ESL Paraprofessional which is ESSER funded to the open ESL Paraprofessional previously held by Alondra Mena effective 2/1/24.

Gina Galpin, Director of Special Education, is requesting to move the open Gifted Paraprofessional position from Jennie Wilson Elementary School to Buffalo Jones Elementary School as a Special Education Paraprofessional 1:1 position.

BOARD OF EDUCATION
Classified Personnel Actions Addendum

February 5, 2024

RESIGNATIONS	POSITION	BUILDING	DATE
Colleen Drees	Chief Financial Officer	Educational Support Center	3/8/24

ASSIGNMENTS	POSITION	BUILDING	DATE
Elizabeth Trejo-Ortiz	Special Education Paraprofessional	Garfield Early Learning Center	2/5/24

TRANSFERS	FROM	TO	DATE
Serenity Cagle	Special Education Paraprofessional II Garden City Achieve	Special Education Paraprofessional II Charles Stones Intermediate Center	2/5/24
George Ross II	Maintenance I Plant Facilities	HVAC Apprentice Plant Facilities	2/7/24

OTHER:

Drew Thon, Director of Human Resources, is requesting to move an open Special Education Paraprofessional II position from Victor Ornelas to Charles Stones Intermediate Center effective 2/5/24.

Jessica Nothern – from Director of Employee Services at the Educational Support Center to Chief Financial Officer at the Education Support Center effective March 11, 2024.

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Colleen Drees, Chief Financial Officer
DATE: February 5th, 2024
RE: Kenneth Henderson Make-up Air Unit Replacement

ISSUE:

The Board of Education is asked to approve the bid for replacement of the make-up air unit over the top of the kitchen at Kenneth Henderson Middle School..

BACKGROUND:

We engaged our mechanical engineer to design and bid out a new make-up air unit for the kitchen HVAC system that sits over top of the kitchen at Kenneth Henderson. We received two bids for this project. We are asking the Board to award it to the low bidder Tatro Plumbing and HVAC.

ALTERNATIVES:

No other alternatives applicable.

RECOMMENDATION:

1. Approve the bid to Tatro.
2. Reject the bids.
3. Recommend an alternative solution.

FISCAL NOTE:

This purchase has been budgeted for this fiscal year from the following account: 016 E 4700 21 7138 056 00 610 with adequate balances remaining for this purchase. The total for this project is, Total - \$37,867.00

ATTACHMENTS:

Board Packet – Makeup Air Unit - KH

Bid Tabulations
Makeup Air Unit Replacement
Kenneth Henderson Middle School

Bid Opening: January 25, 2024

Bid 2024-17

Vendor	Bid
Central Consolidated, Inc.	\$54,200.00
Kruse Corporation	No Bid
Tatro Plumbing Co., Inc	\$37,867.00

RECOMMENDATION: To accept the bid of Tatro in the amount of \$37,867.00

Payment to be made from budgeted funds in account:

016 E 4700 21 7138 056 00 610 Improvements - KHMS

Bidders List
Makeup Air Unit Replacement
Kenneth Henderson Middle School

Central Consolidated, Inc.

3435 W Harry
Wichita, KS 67213
316.945.0797

Kruse Corporation

3636 N Topeka
Wichita, KS 67219
316.838.7885

Tatro Plumbing Co., Inc.

1285 Acraway Suite 300
Garden City, KS 67846
620.277.2167

BID OPENING: January 25, 2024

Bids and Quotations
Makeup Air Unit Replacement
Kenneth Henderson Middle School

Bid 2024-17

Bid Opening: January 25, 2024

Board Meeting: February 5, 2024

Item, Material and/or Service that is being bid:

1. HVAC upgrades

2. Brief description of the item, material, or service listed above:

Upgraded & more efficient units

3. Period of time item, material or service bid will cover:

20+ years

4. Reason that the item, material or service is needed:

Replace aged units, increase efficiency, better ventilation,
as scheduled in our long range facilities plan

5. Department and person responsible for the expenditure of the budget:

Plant Facilities - Shane Faurot

6. Line item and amount budgeted for this item:

Improvements - KHMS

016 E 4700 21 7138 056 00 610

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Colleen Drees, Chief Financial Officer
DATE: February 5th, 2024
RE: Replenish playground mulch District Wide

ISSUE:

The Board of Education is asked to approve the purchase of 72 tons of rubber mulch to replenish playgrounds District Wide

BACKGROUND:

As a part of our Building Assessment we recognized that we need to replenish playground mulch. The mulch being purchased are targeting the playgrounds at Plymell, Edith Scheuerman, Georgia Matthews and Victor Ornelas.

ALTERNATIVES:

No other alternatives applicable

RECOMMENDATION:

1. Approve the bid to purchase the mulch from government contractor Rubberecycle
2. Deny the purchase of the mulch
3. Recommend an alternative solution

FISCAL NOTE:

The total expense for this purchase is \$45,000.00. This purchase has been budgeted in the current fiscal year from the following account: 016 E 1000 21 0000 002 04 730
Adequate balances are remaining for this purchase.

ATTACHMENTS:

Board Packet – Rubberecycle

RUBBERECYCLE™

1985 Rutgers University Blvd • Lakewood, New Jersey 08701
888.436.6846 • Fax: 732.370.4247 • www.rubberecycle.com

QUOTE

Quote # 629924

January 22, 2024

Sales Rep: Sandy Gartner; sandy@rubbermulch.com

Bill To:

USD 457
Attention: Leanna Norton
4665 E. Hwy. 50 Plaza
Garden City, KS 67846

Ship To:

USD 457
Attention: Leanna Norton
4665 E. Hwy. 50 Plaza
Garden City, KS 67846

Quantity	Product		
72	Playsafer Rubber Mulch Brown Super Sack 2,000Lbs.		
		Special Delivered Price	\$45,000.00

NOTES: 40 lb bags are available at the same cost. _____

Available Mulch Colors: Basic Black, Royal Blue, Forest Green, Cocoa Brown, Terra Cotta Red
Playsafer rubber mulch exceeds ASTM Standard F-1292, is ADA Compliant and IPEMA Certified.

Delivery will be via tractor trailer. A large turning area is required for access by tractor trailer.

Customer is responsible to unload 2,000 lb pallets from the trailer, using a forklift and pallet jacket or similar.

Payment Terms: Net 30 Days

Purchase order should be made payable to Rubberecycle.

Preferred Date of Delivery	Delivery Contact Person	Delivery Contact Phone	Alternate Phone
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Quote is valid through February 21, 2024

Customer signature is required to process this quote as an order. Please email or fax to (855) 856-5237

Accepted by: _____

Customer name

Customer signature

Prices do not include installation. Rubber mulch should not be stored or placed directly on or near asphalt. The petroleum distillates used in asphalt may adversely affect the pigmentation of the rubber mulch and cause a harmless "bleeding affect". Please check all local & state guidelines, recommendations and applicable laws governing the use of safety surface materials in and around play equipment. Playsafer is guaranteed to be 99.9% free of steel, by weight. All sales final. All deposits are non-refundable. Rubberecycle will not be responsible for any loss or injury resulting from defects in the goods sold or use. Buyer agrees to Rubberecycle harmless of and from any liability which may be asserted against Rubberecycle by virtue of any suit or claim of any kind arising out of, connected with or resulting from the purchase, sale, use or consumption of the goods by the Buyer or any subsequent user of the goods. Buyer shall pay any judgements rendered against Rubberecycle as a result of the foregoing and shall pay all costs and expenses incurred by Rubberecycle in defending any action brought against Rubberecycle as a result thereof, including attorney fees and expenses, expert witness fees, and court costs. The validity, construction and interpretation of these terms and conditions shall be governed and construed in accordance with the laws of the State of New Jersey. All overdue accounts are subject to a monthly 2% rate of interest. Buyer will be responsible for all legal costs associated in collecting outstanding debts.



playground rubber mulch accessories

Playsafer™
RUBBER MULCH

commercial rubber border



- Flexible
- Stackable
- Interlocking
- Non-warping

- Splinter-free
- Easy to install
- Maintenance-free

4"H x 72"L x 4"W | 30 lbs. | \$40*

6"H x 72"L x 4"W | 45 lbs. | \$70*

8"H x 72"L x 4"W | 70 lbs. | \$90*

plastic border



- Light-weight
- Smooth textured
- Non-warping

- Splinter-free
- Easy to install
- Maintenance-free

6"H x 52"L x 4"W | 4 lbs. | \$25*

12"H x 46"L x 4"W | 7 lbs. | \$40*

residential rubber border



- Extremely Flexible
- Durable
- Interlocking

- Easy to install
- Made from 100% recycled tires

4"H x 4'L x 3"W | 13 lbs. | \$25*

commercial wear mat



- Beveled
- Slide Mat - Black
- Swing Mat - Green, Black, Red, Brown

Slide Mat: 1.5"H x 36"L x 36"W | 55 lbs. | \$90*

Swing Mat 2"H x 54"L x 32"W | 90 lbs. | \$160*

residential wear mat



- Beveled
- Green, Black, Brown, red, grey

1"H x 40"L x 24"W | 24 lbs. | \$50*

filter fabric



- Weed barrier

4' x 100' | 8 lbs. | \$55*

6' x 100' | 12 lbs. | \$75*

* May be subject to delivery fees

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Colleen Drees, Chief Financial Officer
DATE: February 5th, 2024
RE: Purchase of a Stand-On Chemical Prayer

ISSUE:

The Board of Education is asked to approve the cost of a Stand-On chemical sprayer. This sprayer will be purchased through our State contract we have with Site One Landscape. It is equipped with a 70-foot boom and a 60-gallon tank. The sprayer will come with foam markers to allow the operator to be more precise with the applications

BACKGROUND:

In our annual evaluation of our grounds department a couple areas we thought we could improve on was weed control and application of topical fertilizer. This stand-on sprayer will be easy to haul and the boom is in front of the operator.

ALTERNATIVES:

No other alternatives applicable.

RECOMMENDATION:

1. Approve the purchase of the new sprayer from Site-One, this is a state contract.
2. Deny the purchase
3. Recommend an alternative solution

FISCAL NOTE:

This purchase has been budgeted for this fiscal year from the following account: 016 E 2630 19 0000 056 01 730 with adequate balances remaining for this purchase.

Total - \$23,634.99

ATTACHMENTS:

SiteOne Landscape Quotation

Order Summary



Wichita KS #66
2249 N Hoover Rd
Wichita, KS 67205-1024
W: (316)946-9788

Sold To:

Garden City Unified School District #457 (#897241)
1205 Fleming St
Garden City, KS 67846-4751
W: (620)805-8700 F: (620)805-8748

Ship To:

Garden City Unified School District #457 (#897241)
1205 Fleming St
Garden City, KS 67846-4751
F: (620)805-8748 F: (620)805-8748

**For Chemical Emergency Spill, Leak, Fire,
Exposure, or Accident Emergency Response
Assistance, call: CHEMTREC
Day or Night- 1 (800) 424-9300**

Ordered	Master Order#	PO#
12/13/2023	M137122953	Z-Spray
Printed	Customer Contact	Sales Associate
12/13/2023	Brad Knight	Ryan Murray



Order#: 137122953-001		Ship Via: Customer Pick up						
LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	ZSX5260	Z- Spray Max Hopper 21 HP VG 20/50 Charging System 60 GA Tank 5.3 GPM Pump 250lb.	1	0	0	1	22000.000 / EA	22000.00

Subtotal: \$22000.00
Sales Tax: \$0.00
Freight: \$435.00
Estimated Total: \$22435.00

This order summary is for reviewing purposes only. This is not a receipt.

CUSTOMER SIGNATURE:

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Josh Guymon
DATE: 02/05/2024
RE: 5th and 6th Grade Band/Orchestra/Choir Presentation

ISSUE:

The Board of Education will be receiving a presentation on an update to Band and Orchestra instruction for our 5th & 6th grade population.

BACKGROUND:

Band and Orchestra has been difficult to schedule at the 5th/6th grade level in the past years. District and building administration met with music teachers to develop a plan for band, orchestra and choir for this level that will support the students and meet the scheduling constraints.

ALTERNATIVES:

No other alternatives applicable

RECOMMENDATION:

No recommendations are applicable, no action is necessary.

FISCAL NOTE:

There is no additional fiscal impact for the BOE to consider as these positions have been previously budgeted but remained unfilled.

ATTACHMENTS:

Slide Presentation



USD #457

5-12 MUSIC
DEPARTMENT
REDESIGN

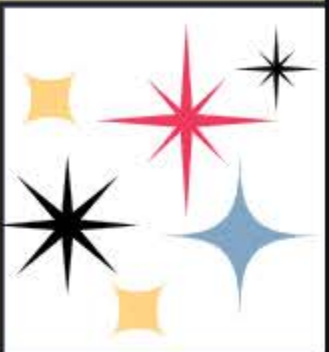
January 8, 2024

WHAT?

The 5–12 vocal and instrumental music teachers have been working with district leadership to redesign our department to create better opportunities for Garden City students. We believe that the plan we have come up with is going to benefit the entire department positively for many years to come.



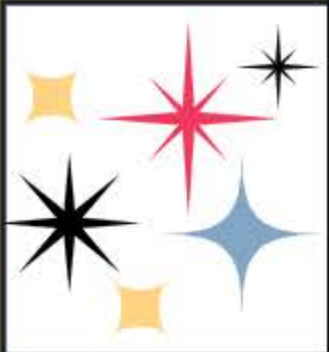
REDESIGN OBJECTIVES



- 
- 
- 
1. Create a schedule that allows music classes to meet daily for 6th grade band, choir, and orchestra.
 2. Create a schedule that will allow Choir classes to meet daily during the school day at the intermediate centers.
 3. Create a schedule that will reduce amount of travel for music teachers.
- 
- 
- 



CHANGES TO BE MADE



1 Beginning band and orchestra will be centralized at the Intermediate Centers.



6th grade Students attending Jennie Barker, Plymell & Abe Hubert will be allowed to transfer so they can participate in Choir, Band or Orchestra.





CHANGES TO BE MADE



2 5th Grade music at the Intermediate Centers will be a combination of choir and instrument introduction. Introducing the instruments will allow students to make an informed decision for their 6th grade year.



6th graders at Intermediate Centers can choose to take choir, which will meet every day, during the school day.



BENEFITS

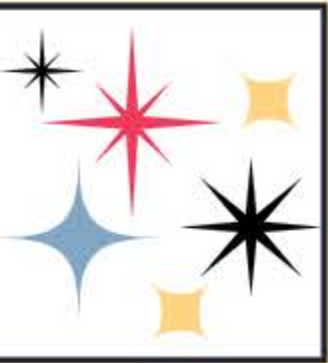


More student contact time for Music Instruction. 6th grade students will receive approximately 210 min of music instruction per week.



Students have the consistency of classes that meet every day.





BENEFITS



The new schedule provides a consistent feeder program for the Middle School choir programs.



Teachers will spend less time travelling between buildings.





Schedule

Choir – 2 sections of 6th grade choir, 4 sections 5th grade general music
LiM, MTSS, Plan, PLC & Lunch
one teacher per building.

Band – 3 sections of 6th grade band at each school
LiM, MTSS, Plan, PLC & Lunch
one teacher between both buildings

Orchestra – 3 sections of 6th grade orchestra at each school
LiM, MTSS, Plan, PLC & Lunch
one teacher between both buildings.

Schedule

	Homeroom	MTSS	1	2	3	4	5	6	7	8	Homeroom	
	8:30-8:55	8:55-9:26	9:26-10:09	10:09-10:52	10:52-11:35	11:35-12:48	12:48-1:31	1:31-2:14	2:14-2:57	2:57-3:40	3:40-3:45	
CSIC												
Choir - Open	Music LiM	Music LiM/MTSS	6th Choir	Music-5th	6th Choir	PLC	Lunch	Music-5th	Music-5th	Music-5th	Plan	Choir LiM
Band - Abbey	Open	Open	Open	Open	Open	Open	Lunch	Plan	6th Band	6th Band	6th Band	Orchestra LiM
Orchestra - Rotenberger	Orchestra LiM	Orch LiM/MTSS	6th Orchestra	6th Orchestra	6th Orchestra	PLC	Lunch	Open	Open	Open	Open	Open
BSIC												
Choir - Open	Music LiM	Music LiM/MTSS	6th Choir	Music-5th	6th Choir	PLC	Lunch	Music-5th	Music-5th	Music-5th	Plan	Choir LiM
Band - Abbey	Band LiM	Band LiM/MTSS	6th Band	6th Band	6th Band	PLC	Lunch	Open	Open	Open	Open	Open
Orchestra - Rotenberger	Open	Open	Open	Open	Open	PLC	Lunch	Plan	6th Orchestra	6th Orchestra	6th Orchestra	Band LiM

MEMORANDUM

TO: Board of Education
THRU: Dr. Mike Dominguez, Superintendent
FROM: Roxie Schafer, Director of Technology
DATE: February 5th, 2024
RE: VMware VSphere

ISSUE:

The Board of Education is asked to consider and approve the purchase of 12 VMware VSphere 8 Standard licenses and subscription services.

BACKGROUND:

USD 457 utilizes virtualization technology. These additional licenses and subscription services will be applied to new virtual serves needed to expand. This purchase will be under NASPO Master Contract Number AR2472.

ALTERNATIVES:

1. Approve the purchase
2. Deny the purchase
3. No other alternatives will work with our current setup

RECOMMENDATION:

The Technology Department recommends that the Board of Education consider and approve the purchase of 12 VMware VSphere 8 Standard from Carahsoft.

FISCAL NOTE:

\$19,788.84 to be paid from the following account: 016 E 2840 17 1000 017 00 736

Adequate funds are available

ATTACHMENTS:

Carahsoft Quote 42067584

GOVERNMENT - PRICE QUOTATION

CARAHSOFT TECHNOLOGY CORP



11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8585 | FAX (703) 871-8505 | TOLL FREE (888) 6VMWARE
WWW.CARAHSOFT.COM | VMWARE@CARAHSOFT.COM



TO: Dale Wainwright
Manager, Technology Services Support
Garden City Public Schools
1205 Fleming St
Garden City, KS 67846 USA

FROM: Rimma Heverly
Carahsoft Technology Corp.
VMware Government Team
11493 Sunset Hills Road
Suite 100
Reston, Virginia 20190

EMAIL: dwainwright@gckschools.com

EMAIL: Rimma.Heverly@carahsoft.com

PHONE: (620) 805-8735

PHONE: (571) 662-4586

FAX: (703) 871-8505

TERMS: Contract Number: 000000000000000000043262
NASPO Master Contract Number: AR2472
Contract Term: 07/01/2017 to 09/15/26
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Sales Tax May Apply

QUOTE NO: 42067584
QUOTE DATE: 12/04/2023
QUOTE EXPIRES: 01/03/2024
RFQ NO:
SHIPPING: ESD
TOTAL PRICE: \$19,788.84
TOTAL QUOTE: \$19,788.84

LINE NO.	PART NO.	DESCRIPTION	LIST PRICE	QUOTE PRICE	QTY	EXTENDED PRICE
1	VS8-STD-A-491	Academic VMware vSphere 8 Standard for 1 processor VMware Inc. - VS8-STD-A	\$657.00	\$612.34 CO OP	12	\$7,348.08
2	VS8-STD-3P-SSS-A-491	Academic Production Support/Subscription for VMware vSphere 8 Standard for 1 processor for 3 years VMware Inc. - VS8-STD-3P-SSS-A	\$1,065.00	\$1,036.73 CO OP	12	\$12,440.76
SUBTOTAL:						\$19,788.84
TOTAL PRICE:						\$19,788.84
TOTAL QUOTE:						\$19,788.84

VMware may, at its sole discretion, withdraw and cancel this quote in the event of a change of control of VMware.