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CITY OF OSAWATOMIE

CITY MANAGER'S REPORT

April 10, 2008

REAL ESTATE SALES CONTRACT FOR ETI BUILDING:

The real estate sales contract for the ETI building south of town is a standard sales contract. The terms are for a 6% commission to be paid.

APPROVAL OF DOCUMENTS TO FINALIZE MEMBERSHIP IN KMIT:

Also included on this agenda are documents the council must adopt to finalize its membership into the Kansas Municipal Insurance Trust. They are standard documents that each current member of the Trust has adopted.

2007 UPDATE ON LEVEE REPAIR AND UPGRADE:

The US Army Corps of Engineers has all of the necessary documents and approvals needed to proceed with the levee repair project. They will be advertising for the job shortly (if they have not already done so by the time of this writing) and begin as soon as possible.

UPDATE OF CITY ZONING MAP AND ZONING REGULATIONS:

We have received a draft zoning map from Miami County. A public hearing will be scheduled to discuss the map as well as proposed changes to the zoning regulations. The first change, referring to overlay areas for singlewide trailers has already been mentioned here, but last week, we were notified that our new flood insurance rate maps were approved (remember the provisional accreditation agreement we signed with FEMA in early June) and those must be approved as well as some minor changes to the city's floodplain management regulations. I will be advocating adopting the model regulations as provided by FEMA and the Kansas Department of Agriculture as opposed to making the minor adjustments required in our current regulations. Failure to make the changes or adopt the map within six months will put the city's participation in the National Flood Insurance Program (NFIP) at risk.

NORTHLAND UPDATE:

We have met with two more potential developers for the Northland. At this point in time, I believe we are as close as we have ever been to seeing some possible activity in the area and I want to make the council aware that as things continue to develop and progress, there may be a need at some point to consider forming a TIF District, TDD, or some other economic development incentive to make the extension of infrastructure possible and not place the burden of extending infrastructure onto our existing tax base. These two options (TIF and TDD) are financed purely from the development itself.

JENSEN DRIVE OVERPASS RE-DECK:

Progress has again begun on the re-deck of the Jensen Drive Overpass. Weather permitting, it is anticipated to be opened again to traffic by mid-Summer.

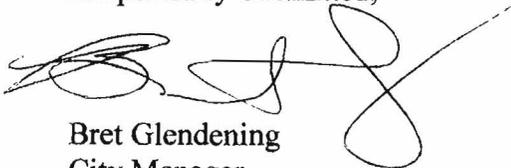
2008 STREET IMPROVEMENTS:

It is anticipated that the contractor for our 2008 street improvements will begin work on the planned street replacements within the next two weeks.

2008 SEWER PROJECT:

Work continues to move forward on the sewer project. Most of the work on the sewer project that will be overlapped by our street project has been completed. On tonight's agenda, you will find Change Order No. 3, in the amount of approximately \$61,000. This is a change order that was discussed in general at a council meeting last month by our engineer, Brian Kingsley. This change order reflects those point repairs that were negotiated to be for "time and materials" only. Staff recommends approval of the Change Order. As was also discussed, we continue to seek opportunities for value engineering in order to reduce the cost of the project and thus return more dollars into street repairs.

Respectfully Submitted,



Bret Glendening
City Manager