

OSAWATOMIE CITY COUNCIL
WORK SESSION / MEETING AGENDA
Thursday, May 22, 2008
7:00 p.m., Memorial Hall

WORK SESSION

1. Annexation
2. Capital Improvement Plan

REGULAR MEETING – 7:30 p.m.

- A. Call to Order
- B. Roll Call
- C. Approval of Agenda
 1. Appointments – Building Code Board of Appeals
 2. Capital Improvement Plan
- D. Adjournment of Regular Meeting

WORK SESSION – continued if necessary

3. Discussion of EM Plan



CITY OF OSAWATOMIE
439 Main Street
P.O. Box 37
Osawatomie, Kansas 66064
913-755-2146
FAX: 913-755-4164

To: Mayor and City Council of Osawatomie

From: Bret Glendening; City Manager

Re: Annexation of Land by State Hospital

Date: May 19, 2008

Included in this packet is the original annexation ordinance as it was presented at the public hearing held on the issue of annexation in late April. Also included is the most recent written communication from those in the annexation area as presented by Virginia Adams at the last council meeting.

As I mentioned at that meeting, I do not feel that any of the issues raised by the owners of property in the annexation area were out of the question. With regard to point number one, the city is in the process of negotiating an agreement to utilize the state hospital lift stations and force main to provide sewer service to not only this area, but to the Northland territory as well. Additionally, we will be making application for grant monies to assist in the sewer main installation from the state hospital lift stations, to the north side of K-279. I would propose that the city, *provided grant money can be obtained*, install as much of the sewer main infrastructure as funds would allow. I believe however that as septic systems in the area need to be replaced, the property owners should be required to pay for their own lateral line coming from their house to the main, just as every other property owner in the City of Osawatomie currently must do. Additionally, each owner of property in the area will also be responsible for all permit and tap fees, just as our current citizens are required to pay these same fees.

Regarding point number two, Overland Park did not “phase in” over the course of 10 years, the property taxes individuals in their annexation area were required to pay. Our City Attorney, Richard Wetzler has verified this with Overland Park’s City Attorney. The deadline for getting annexed territory on the city’s tax rolls is April 1st of each year. After April 1st, (as is the case here) any annexations that take place will not have a financial impact on the property owners until the 2009 tax year. Bills for the 2009 tax year will not be mailed by the county until November of 2009. Therefore, property owners will have approximately a year and a half to plan for the property tax increase.

Finally, on point number three, phasing in the enforcement of certain ordinances over the course of 10 years is a reasonable request for the owners of property in the area to make. I would recommend phasing in the enforcement of certain ordinances that are not currently enforceable in the area due to their unincorporated status. As I mentioned at the last meeting, many of the issues raised in the letter from Mrs. Adams already are addressed in the city’s zoning regulations but there are other code issues that can be addressed by the City Council at this time and I would not have any objections to doing so.

The residents in the proposed annexation area are fine upright citizens and supporters of the Osawatomie economy as well as that of Paola and other surrounding areas. The majority however, associate most closely with Osawatomie in many ways. We attend church, shop, have membership in the YMCA, use the school system and generally consider Osawatomie our *home town*. Some of us work the food pantry, serve on the school board and have given many hours of volunteer assistance with recovery efforts after the flood in July, 2007. We are not opposed to the Northland Development Project or to growth of the areas around Osawatomie. We are opposed to being annexed without being offered additional benefits not realized in our current county status. If we are annexed we should have a right to expect additional benefits for the added tax dollars assessed.

A neighborhood meeting was held and the following items not currently received from the county or private contractors were identified. These could be provided by the city as benefits in the event of annexation.

1. Where as, the city of Osawatomie is providing the funding for sewer lines, pumping stations and infra-structure for the Northland development, it would be considered a fair benefit to provide the same services for the proposed annexation area. We request a pumping station and sewer lines with hook ups for each current dwelling, with work to begin within five years. As there are some new county approved septic systems in the area, we request the right for individuals to refuse the sewer services.
2. Where as, the tax increase for a new annexed area in Overland Park was provided a "*phased in*" approach, we request the increase in taxes be phased in over a 10 year period (10% of the increase each year). This would permit individuals to maintain in their homes as long as possible and prepare to relocate elsewhere as needed.
3. Where as, the city ordinances and codes are not compatible with our area and way of life, we request a review be done and adjustments made, example (but not limited to), retain rights to hunt with fire arms along the river timber, permit farm animals & poultry, decrease the road easement to adjust for current structures, etc.

If the above items cannot be met, we request the following, for reasons previously stated at the public hearing held 4/24/08 .

Whereas, this area is not part of the Northland Development project and this annexation would have no direct effect on it moving forward, and, whereas, there is no current growth north, west or east within or without the area deemed the city limits on those borders, and, where as, the city is not offering benefits not currently received with our county status, the residents of the proposed annexation area request not being considered for annexation until the Northland Development Project is 30% occupied with productive businesses offering significant employment opportunities. (This does not mean storage units or general warehousing.)

Thank you for giving consideration to this proposal.

(Published in the Osawatomie Graphic, April 30, 2008) It

ORDINANCE NO. _____

AN ORDINANCE ANNEXING LAND TO THE CITY OF
OSAWATOMIE, KANSAS.

WHEREAS: the following described land is located in Miami County, Kansas; and

WHEREAS: the following described land meets one or more of the conditions prescribed by
KSA 12-520(a)(1-6); and

WHEREAS: the governing body of the City of Osawatomie, Kansas finds it advisable to annex
such land;

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE,
KANSAS:

SECTION ONE: That the following described land, meeting the conditions for annexation
prescribed in KSA 12-520(a)(1-6), is hereby annexed and made a part of the City of Osawatomie, Kansas:

All that part of the Southwest Quarter of Section 1, and all that part of the Northwest
Quarter of Section 12, all being in Township 18, Range 22, Miami County, Kansas,
described as follows: All of the West Half of the South West Quarter of said Section 1,
lying West of the Westerly right-of-way line of U.S. 169 Highway as now established,
and all of the Southeast Quarter of the Southwest Quarter of said Section 1, lying West of
the Westerly right-of-way line of U.S. Highway 169 as now established, and all of the
North Half of the Northwest Quarter of said Section 12, lying West of the Westerly right-
of-way line of U.S. Highway 169 as now established.

SECTION TWO: EFFECTIVE DATE. That this ordinance shall be effective from and after its
passage, approval, and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this
24th day of April , 2008.

APPROVED AND SIGNED by the Mayor.

Philip A. Dudley, Mayor
City of Osawatomie

(SEAL)

ATTEST:

Ann Elmquist, City Clerk

**City of Osawatometie Capital Improvement Program
Annual Project Requests**

2009 Requested CIP Projects

Department	Project	2008 Project Total	Department Ranking	2009	2010	2011	2012	2013	2014	Funding Source
<u>EQUIPMENT</u>										
PW	New Snow Plow w/Attachment	\$ 6,500	PW/Streets - 1	\$ 6,500				Total Water Fund \$ 66,500		CIP
P&R	Replace 1995 Mower	\$ 7,000	P/R - 1	\$ 7,000				Total Sewer Fund \$ 65,000		CIP
PW	Replace Crack Seal Machine	\$ 40,000	PW/Streets - 2	\$ 40,000				Total Golf Fund \$ 23,750		CIP
Cemetery	Purchase Kawasaki Mule 3000 Mower	\$ 7,500	Cemetery - 1	\$ 7,500				Total Electric Fund \$ 130,000		CIP
PW	Replace 1992 Pickup - 2WD 3/4 Ton	\$ 29,500	PW - 1	\$ 29,500				Total Public Safety Fund \$ 25,000		CIP
PW	Replace JD 301-A Tractor w/New 42 hp. Tractor	\$ 16,000	PW 2	\$ 16,000				Total CIP Fund \$ 156,500		CIP
P&R	Replace Shed @ Sports Complex	\$ 15,000	P/R - 3	\$ 15,000						CIP
Golf	Replace 16' Finish Mower	\$ 10,000	Golf - 1	\$ 10,000						GOLF
Electric	Replace Small Bucket Truck	\$ 130,000	Electric - 1	\$ 130,000						ELECTRIC
Sewer	Replace Sewer Machine	\$ 50,000	Sewer - 1	\$ 50,000						SEWER
Police	Replace Patrol Unit #4	\$ 25,000	PD - 1	\$ 25,000						PUB. SAFETY
								TOTAL 2009 EQUIPMENT	\$ 336,500	
<u>FACILITIES</u>										
Sewer	Maintenance to Sewer Plant - Digesters/Blowers	\$ 15,000	Sewer - 3	\$ 15,000						SEWER
Sewer	Cover UV System	\$ 5,000	Sewer - 4	\$ 5,000						CIP
Water	Replace Raw Water Flow Meter	\$ 6,500	Water - 2	\$ 6,500						WATER
Water	Repair #2 Raw Water Pump/Auto Dialer	\$ 10,000	Water - 1	\$ 10,000						WATER
Golf	Regrass Select Fairways/Rough/Fringe Areas	\$ 10,750	Golf - 2	\$ 10,750						GOLF
Golf	Upgrade Kitchen Facility	\$ 3,000	Golf - 3	\$ 3,000						GOLF
Admin	Recover steps inside City Hall Front Doors	\$ 3,000	Admin - 4	\$ 3,000						CIP
Police	Expand Dog Pound	\$ 7,000	PD - 3	\$ 7,000						CIP
Police	Remodel Selected Areas of P.D. Offices	\$ 10,000	PD - 2	\$ 10,000						CIP
								TOTAL 2009 FACILITIES	\$ 70,250	
<u>INFRASTRUCTURE</u>										
Water	Replace Water Main on Main St. from 12th to 18th St.	\$ 50,000	Water - 4	\$ 50,000						WATER
								TOTAL 2009 INFRASTRUCTURE	\$ 50,000	
<u>TECHNOLOGY</u>										
Admin	Upgrade Telephone System	\$ 10,000	Admin - 3	\$ 10,000						CIP
								TOTAL 2009 TECHNOLOGY	\$ 10,000	
2009 Totals		\$ 466,750		\$ 466,750	\$ -	\$ -	\$ -	\$ -	\$ -	

**City of Osawatomie Capital Improvement Program
Annual Project Requests**

2010 Requested CIP Projects

Department	Project	2009 Project Total	Department Ranking	2009	2010	2011	2012	2013	2014	Funding Source
<u>EQUIPMENT</u>										
PW	New Mosquito Fogger	\$ 12,000			\$ 12,000					
P&R	Sports Complex Concession Stand Remodeling	\$ 5,000			\$ 5,000					
P&R	Playground Equipment Component Units/Mulch	\$ 10,000			\$ 10,000					
PW	Replace 1987 Dump Truck 2.5T w/Dump Body	\$ 80,000			\$ 80,000					
PW	Replace Athey Street Sweeper/Elgin Pilican	\$ 150,000			\$ 150,000					
Cemetery	Replace Kubota 72" Mower	\$ 15,000			\$ 15,000					
Sewer	Replace Dump Truck	\$ 75,000			\$ 75,000					
Water	Replace Backhoe	\$ 78,000			\$ 78,000					
Electric	Reel Trailer	\$ 6,000			\$ 6,000					
Admin	Replace 1999 Crown Victoria	\$ 25,000			\$ 25,000					
Sewer	Replace Mower	\$ 7,000			\$ 7,000					
Golf	Replace 72" Front Deck Mower	\$ 13,000			\$ 13,000					
Golf	Replace Dakota Topdresser	\$ 11,000			\$ 11,000					
Golf	Replace Select Golf Carts	\$ 9,000			\$ 9,000					
Police	Update/Standardize Radar Guns	\$ 10,000			\$ 10,000					
Police	Replace Patrol Unit # 3	\$ 25,000			\$ 25,000					
Fire	Replace 1969 Fire Truck	\$ 300,000			\$ 300,000					
<u>FACILITIES</u>										
Sewer	Maintenance to Sewer Plant - Ballasts/Bulbs	\$ 15,000			\$ 15,000					
Water	Replace Filter Control Valves w/Auto Filters	\$ 100,000			\$ 100,000					
Water	UltraSonic Level Indicator for Cleanwell	\$ 10,000			\$ 10,000					
Water	Replace Filter Media	\$ 50,000			\$ 50,000					
Electric	Clean/Test Generators & Switchgear	\$ 45,000			\$ 45,000					
Electric	Replace/Repair Water Plant Breaker	\$ 40,000			\$ 40,000					
Golf	Regrass Select Fairways/Rough/Fringe Areas	\$ 10,000			\$ 10,000					
Golf	Upgrades to Course - Fences/Ladies T's/Bathrms/H2O featr	\$ 19,000			\$ 19,000					
<u>INFRASTRUCTURE</u>										
PW	Brown/Pacific 12-14 & 14-18 w/possible engineering for	DNK @ this time			DNK @ this time					
PW	8th from Main to Pacific & 9th from Main to Walnut	\$ 550,000			\$ 550,000					
Water	Replace Water Main Valves	\$ 25,000			\$ 25,000					
Electric	Replace Lines on Brown Circle Drive (Underground)	\$ 10,000			\$ 10,000					
<u>TECHNOLOGY</u>										
Admin	Replace 1990 LaserJet Printer (Utility Billing)	\$ 1,500			\$ 1,500					
2010 Totals		\$ 1,706,500		\$	\$ 1,706,500	\$	- \$	- \$	- \$	-

**City of Osawatอมие Capital Improvement Program
Annual Project Requests**

2011 Requested CIP Projects

Department	Project	2010 Project Total	Department Ranking	2009	2010	2011	2012	2013	2014	Funding Source
<u>EQUIPMENT</u>										
P&R	Replace 2 Mowers	\$ 15,000				\$ 15,000				
PW	Replace 1985 Dump Truck 2.5T w/Dump Body	\$ 85,000				\$ 85,000				
Cemetery	Replace 2 Kubot 48" Mowers	\$ 15,000				\$ 15,000				
Water	Line Push Machine	\$ 10,500				\$ 10,500				
Sewer	Replace Plant Truck	\$ 15,000				\$ 15,000				
Electric	Replace Pole Truck	\$ 145,000				\$ 145,000				
Electric	Dyna Meters	\$ 7,300				\$ 7,300				
Golf	Purchase Tractor Mount Blower	\$ 6,000				\$ 6,000				
Golf	Purchase New Groom. Attach. For Greensmower	\$ 8,500				\$ 8,500				
Police	Add 5th Patrol Vehicle	\$ 25,000				\$ 25,000				
<u>FACILITIES</u>										
PW	Repair Roof of PW Facility	\$ 50,000				\$ 50,000				
P&R	Sports Complex Improvements - Fence/Bathroom/Playgrnd	\$ 7,000				\$ 7,000				
Water	Replace #1 High Service Pump	\$ 40,000				\$ 40,000				
Water	Replace/Add Filter Back Wash Pump	\$ 30,000				\$ 30,000				
Sewer	Replace SBR Air Valve/Sludge Waste Pump	\$ 10,000				\$ 10,000				
Golf	Regrass Select Fairways/Rough/Fringe Areas	\$ 5,000				\$ 5,000				
Golf	Upgrades to Course - Sand Traps/Turf&Tree Nursery/Jr.hole	\$ 9,000				\$ 9,000				
Golf	New Cart Storage Building	\$ 25,000				\$ 25,000				
<u>INFRASTRUCTURE</u>										
Water	Replace Water Main Valves	\$ 25,000				\$ 25,000				
PW	Pacific - 6-1 and Brown 7-12	\$ 1,320,000				\$ 1,320,000				
Electric	Replace Electric Lines Brown 16 -18th Street (Underground)	\$ 10,000				\$ 10,000				
<u>TECHNOLOGY</u>										
Admin	Replace Payroll Specialist's Computer	\$ 1,500				\$ 1,500				
2011 Totals		\$ 1,864,800		\$	- \$	- \$ 1,864,800	\$	- \$	- \$	-

**City of Osawatomie Capital Improvement Program
Annual Project Requests**

2012 Requested CIP Projects

Department	Project	2011 Project Total	Department Ranking	2009	2010	2011	2012	2013	2014	Funding Source
<u>EQUIPMENT</u>										
Cemetery	Replace Inmate/Super. 2001 Truck 4dr/4wd 1 ton	\$ 37,000					\$ 37,000			
Cemetery	Snow Plow w/Attachment	\$ 8,000					\$ 8,000			
Police	Replace K-9 Unit Vehicle	\$ 28,000					\$ 28,000			
<u>FACILITIES</u>										
P&R	Swimming Pool Repairs	\$ 15,000					\$ 15,000			
P&R	Upgrades to JB Park - Picnic Tables/Safety Mulch	\$ 10,000					\$ 10,000			
Water	Clean & Dredge Intake	\$ 25,000					\$ 25,000			
Water	Clean Sludge Lagoon	\$ 60,000					\$ 60,000			
Golf	Upgrades to Course - Cap Mens T's/Reseed	\$ 13,000					\$ 13,000			
Golf	Clubhouse Upgrades	\$ 90,000					\$ 90,000			
Golf	New Maintenance Building	\$ 30,000					\$ 30,000			
<u>INFRASTRUCTURE</u>										
Water	Replace Water Main Valves	\$ 25,000					\$ 25,000			
PW	Main Street 1-12 w/Downtown Streetscape	DNK @ this time					DNK @ this time			
Electric	Replace Lines - Main from 16th to 18th Street (Underground)	\$ 70,000					\$ 70,000			
<u>TECHNOLOGY</u>										
Admin	Replace/Expand File Server	\$ 20,000					\$ 20,000			
2012 Totals		\$ 431,000		\$	- \$	- \$	- \$ 431,000	\$	- \$	-

**City of Osawatomie Capital Improvement Program
Annual Project Requests**

2013 Requested CIP Projects

Department	Project	2012 Project Total	Department Ranking	2009	2010	2011	2012	2013	2014	Funding Source
<u>EQUIPMENT</u>										
PW	Replace 2002 Pickup 4dr 4wd 1 Ton	\$ 38,000						\$ 38,000		
Cemetery	Replace Kubota 72" Mower	\$ 15,750						\$ 15,750		
PW	Replace PW Director's Pickup (2002)	\$ 35,000						\$ 35,000		
Water	Replace Department Service Truck	\$ 50,000						\$ 50,000		
Police	Replace Handguns (approx. 20)	\$ 10,000						\$ 10,000		
Police	Replace Patrol Unit # 1	\$ 25,000						\$ 25,000		
<u>FACILITIES</u>										
Water	Expand Water Treatment Plant to 6MGD	\$ 5,000,000						\$ 5,000,000		
<u>INFRASTRUCTURE</u>										
Water	Replace Water Main Valves	\$ 219,000						\$ 219,000		
PW	East Pacific/Oscar/Parker 1-3/1st Main to Carr/Kelly 6-3	DNK @ this time						time		
Electric	Replace Lines on Lockhart Lane (Underground)	\$ 10,000						\$ 10,000		
<u>TECHNOLOGY</u>										
Admin	Replace 2004 LaserJet Printer (Acct. Super.)	\$ 3,000						\$ 3,000		
2013 Totals		\$ 5,405,750		\$	- \$	- \$	- \$	- \$ 5,405,750	\$	-

**City of Osawatomie Capital Improvement Program
Annual Project Requests**

2014 Requested CIP Projects

Department	Project	2013 Project Total	Department Ranking	2009	2010	2011	2012	2013	2014	Funding Source
<u>EQUIPMENT</u>										
Cemetery	Replace 2 Kubota 48" Mowers	\$ 50,000							\$ 50,000	
<u>FACILITIES</u>										
Police/Fire	Construct Joint Facility	\$ 3,000,000							\$ 3,000,000	
Admin	Remodel/Upgrade City Hall - Upstairs & Outside	\$ 100,000							\$ 100,000	
2014 Totals		\$ 3,150,000		\$ -	\$ 3,150,000					

MEETING/WORK SESSION

4. Appointments

NEW BOARD:

Building Code Board of Appeals

Recommendations

Kevin Bradley

James Rice

John Wendt

Chris Troxel (Ex)

City Council Emergency Operations Plan outline

I. Current status

- A. New/formalized Severe Weather policy
 - Authority to activate the storm sirens
 - Storm Shelter in the basement of City Hall
 - Storm Spotter activation
- B. Code Red phone notification system
 - Allows for contacting the town/sections of town by phone in an emergency. Residents can register their cell phone numbers with the site.
- C. Evacuation Plans
 - Notification for evacuation conducted by Code Red
 - Door to Door notifications when possible
 - Use of Police loud speaker systems
 - Citizens will be advised of shelters to evacuate to as the information becomes available.
 - Each incident is different and requires evaluation of the hazard and the best method to protect citizens.

II. Specific threats

- A. Use of the National Incident Management System
 - Required by Federal mandates.
 - All Police and most volunteer firefighters are now trained in system.
- B. Work Closely with the County Emergency Management center for event planning.
- C. No Disaster is the same, but the city plans for generic threats with some specific plans. We attempt to have a framework of control that can be applied to all situations with specific things planned for as identified during threat analysis.
- D. Osawatomie's threats are primarily of a natural sort (Floods, tornado, ice storm), with Manmade a close second (Hazardous materials spills from Rail Road derailment or spill on the highway).
- E. Department of Public Safety staff are trained in how to deal with various threats and procedures should they occur.

III. Future planning

- A. Research/find funding to equip a city of Osawatomie Emergency Operations Center in the basement. Funds would be needed to equip the room with phones, computers, radios, video, etc. should it be needed for disasters or the dispatcher has to relocate for an emergency.
- B. Research/find funding to replace older sirens with new wireless models.
- C. Publicize the Code Red system.
- D. Arrange a meeting with Railroad, KDOT, EOC to plan for HAZMAT events.
- E. Research how to get flood gauges placed on the Pottowatomie creek to get advanced warning of flood conditions.
- F. Train city staff in the use of NIMS for greater communication between all departments during emergency events.

G. Re-start training of Community Emergency Response Teams (CERT) to assist city staff

H. Research other buildings (churches, businesses) that could be used as storm shelters. Possibly combine their use with CERT training.

The Flood of 2007 was a learning experience for all, and no disaster is perfect. However it should be noted that the staff of the City of Osawatomie received compliments for its handling of the crisis and has been told that we handled the situation better than many other communities.