



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

CITY OF OSAWATOMIE

CITY MANAGER'S REPORT

January 8, 2009

NEIGHBORHOOD REVITALIZATION PROGRAM:

The final document that needs to be approved to enact the NRP is the interlocal agreement between the City, County, and School District to permit the county to withhold from distribution to the taxing entities, the incremental increase in property taxes due to new construction made under the auspices of the NRP. These tax dollars are subsequently rebated to the property owner. Staff recommends approval of the agreement.

2008 STREET PROJECT:

There are no pay requests available at this time from the street contractor. At our last meeting, I informed the contractor that I needed the pay estimates prior to Friday, January 02, 2009. Since I did not receive them, I am advising the council to withhold action on the pay estimates until the second meeting in January, presuming we do not cancel it, which at the time of this writing, is a possibility, provided there are no issues the council wishes to discuss. In general however, the street projects are for the most part finished, with only final seeding remaining on the 2008 series of projects. The sidewalks that were damaged by the seeding contractor on the 2007 project have been reviewed and while there is a stoning process that the contractor can apply to remove the scratch, once the scratch has been stoned, the repair is more evident than the original damage. We continue to discuss with the contractor a credit to the city for the damaged sidewalk with the thought being that property owners along 9th Street and Walnut Street have put up with their yards being torn up long enough. If the credit in our opinion is adequate, than I would recommend the council accept the credit. If we cannot come to an agreement on the amount of the credit, I will recommend to the council that we require the contractor to remove and replace those portions of the sidewalk that are damaged. Additionally, there is currently \$216,258.65 left in the street improvement capital fund. Most of these dollars will need to be spent to finish paying what is owed to the street contractor. However, we anticipate that some amount of money will be leftover once all the bills are paid. State law requires that if those funds are not going to be spent for the purposes which the debt was issued, then the money must be transferred to the city's bond & interest fund for debt retirement.

UPDATE TO OSAWATOMIE COMPREHENSIVE PLAN:

Data continues to be gathered and compiled for our comprehensive plan update. Interviews with various stakeholders as identified by the consultant have been set up and are taking place

currently. At least one public meeting will need to take place and we hope to have that scheduled in the near future.

STATUS UPDATE ON 1120 3RD STREET:

The contractor for Wells Fargo on 1120 3rd street has completed the remodel of the condemned property and has passed final inspection prior to the deadline of the council.

WOODLAND HILLS PAY REQUEST:

The fifth pay request for the infrastructure at Woodland Hills has been received. The amount of this pay request for both the onsite and offsite infrastructure work is: \$85,872.39. Work continues to be performed on the infrastructure portion of the project as well as footings and slabs. Once the utilities and slabs are complete, vertical construction is expected to begin with an anticipated (as of today) completion timeframe of around the middle of the summer. I recommend approving the pay request.

PROPOSED CLOSURE OF OSAWATOMIE CORRECTIONAL FACILITY:

At the last economic development committee meeting, we discussed the continued planned closing of OCF. Since that meeting, I have drafted a second letter, this time directed to our elected officials. That letter has been shared as a template with the county, Paola, and members of the economic development committee to also send letters of support to keep the facility open. Essentially the letter states that when taking into account the amount of money in the OCF budget dedicated to personnel and the fact that no personnel are going to be cut and comparing it to the amount of money OSH would have spend to have that work done by other individuals/parties, the net savings to the State of Kansas is ZERO.

You will remember that the first letter was sent to Governor Kathleen Sebelius and State Budget Director Duane Goossen stating our area's concerns and asking for reconsideration of the closure, but as of this date, only one planned closure has been halted; the unit at El Dorado. All other planned closures are moving forward. One or two closings have already taken place and by July 1, 2009, absent success in Topeka, all other facilities that were originally planned to be closed will close. A copy of either of these letters is available upon request.

UPDATE ON NORTHLAND WATER:

Negotiations continue to progress on how the city and RWD #1 will work together to provide water to the Northland. At the last meeting with the district, it was discussed that the city would help finance approximately 65% of the cost of the water improvements with the district paying 35%. The city's portion would be financed through a requirement in the contract that the district purchase all water required for the Northland project from the City of Osawatomie. Additionally, we are discussing the possibility of over time, the district reimbursing the City of Osawatomie for a portion of its share of the cost of the infrastructure.

UPDATE ON NORTHLAND SEWER:

At the time of this writing, we are planning on having a field check meeting with Bates Utility to walk the project area and provide them with adequate information to estimate their expenses and provide us with a price to extend the service.

REPLACEMENT OF ELECTRIC DEPARTMENT'S SMALL BASKET TRUCK:

In the 2009 Budget, the council approved for the electric crew to replace the small basket truck. The existing truck is 12 years old and is at a point where it is in need of replacing. In accordance with the city's purchasing policy, council approval is required on two fronts. First, the council needs to authorize staff to dispose of the existing basket truck as its value is in excess of \$1,000 (pg 23 of the new financial policies). Second, generally speaking, purchases in excess of \$20,000 require a 10 day notice to be published in the Graphic. However, given the nature of the equipment to be purchased, there are really only a couple of possible sources (Altec and Drake-Scruggs) for this type of equipment. Therefore, also in accordance with the financial policies, the electric department drafted their specifications for the vehicle and sought bids from both of the aforementioned vendors. Altec's submission most closely mirrored our staff's specifications on the truck, although both vendors supplied bids. I am requesting the council to authorize us to purchase the Altec unit in the amount of: \$125,312. Drake Scruggs' bid was \$113,092, but it did not meet our specifications like the Altec unit did. One of the biggest concerns was the lower priced unit's bed was made of fiberglass as opposed to steel like the Altec unit. Additional benefits for the Altec unit is that it is available for delivery upon approval of the purchase by the council and the truck and chassis is the same make/model as our large basket truck, making it more efficient for our mechanics to stock parts as most are interchangeable between the two trucks. The budgeted line item for this vehicle is \$130,000. Any revenue earned off of the disposal of the existing truck will be put towards the purchase of the new vehicle.

FINAL PLAT OF ECKAN ESTATES:

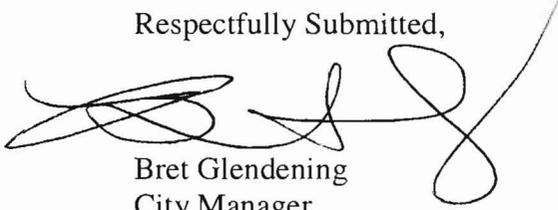
ECKAN has submitted a plat which has been properly surveyed by Allendbrand-Drews and approved by the County Surveyor, Dick Weiss. The name of the plat is ECKAN ESTATES. A public hearing and approval process will need to be followed to divide their property on 3rd street. The purpose for the public hearing and platting process is a formality in that they are desiring to split one large parcel into three smaller ones. The city's zoning and subdivision regulations only permit a lot split to be approved without this process. The public hearing is scheduled for January 27, 2009 – a regularly scheduled Planning Commission Meeting. These properties were flooded in 2007 and at this point in time, are under contract to 2 other parties. Prior to the sale of these properties being finalized however, the land must be split. The lots as they are proposed on the plat conform to the city's zoning regulations in terms of length, width, and square footage. However, the setbacks are not conforming to the minimum side yard setback requirements. Given the fact that these properties are already in place, there is nothing that can be done to make them conform, short of demolition. Staff recommends approval of the plat when it comes before the Planning Commission on January 27 and the City Council on February 12.

PARKS & RECREATION WINTER BASEBALL CAMP/COLLEGE SHOWCASE:

On January 3rd and 4th, the Osawatomie Recreation Commission hosted a winter baseball camp/college showcase for area baseball players hoping to move on and play at the college level. There were approximately 60-70 young athletes that attended the two day event. Fifteen colleges representing all college levels (NAIA and Divisions I, II, and III) as well as professional scouts from the Texas Rangers and the Chicago Cubs were in attendance as well. Channel 13 WIBW out of Topeka spent a couple of hours at the event interviewing those involved and stories were ran on both evening news casts on Saturday and Sunday. Parks & Recreation

Director Ron Maring received lots of good compliments about our city's appearance, the friendliness of citizens they met, and the stores on Main Street. If you get an opportunity, congratulate him on the success of this event.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bret Glendening', with a long, sweeping flourish extending to the right.

Bret Glendening
City Manager