



CITY OF OSAWATOMIE
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CITY OF OSAWATOMIE

CITY MANAGER'S REPORT

March 12, 2009

As I will be “on the road” with Don Osenbaugh of the League of Kansas Municipalities teaching the Municipal Leadership Academy class on Finance, I will not be in attendance at the March 12, 2009 Council Meeting. However, I have included everything that I believe the council needs to make informed decisions on a couple of agenda items. Of course as always, Ann Elmquist, City Clerk will be present at the meeting. Should any questions arise, I will only be a phone call away.

2007 AND 2008 STREET PROJECTS:

Payments have been made as approved by the council at the February 12, 2009 Council Meeting. Retainage remains to be held by the city for the 2007 project in the amount of \$24,768.60 and for the 2008 project in the amount of \$22,745. A letter communicating the city's position regarding the 1,505 feet of damaged sidewalk was transmitted with the last payment to Miller Paving and to date no response has been received regarding the council's decision to withhold 100% of the value of the new concrete sidewalks.

OSAWATOMIE COMPLETE COUNT COMMITTEE:

There are a few more appointments that need to be made to the city's Complete Count Committee for the 2010 Census. Wes Cole and Karen LaDuex have already been appointed, if my memory serves me correctly. Osawatomie's response rate to the 2000 census was 64%. A representative is recommended to be on this committee from each of the following: city government, school district, religious community, the media, community organizations and business.

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.

SCHEDULE FOR LEVEE CERTIFICATION STUDY PHASE 1:

Wilson & Co. continues to work towards completing the Phase I study for levee certification. As soon as a report is available, they will attend a council meeting to answer any questions the council may have regarding the process, and what work remains in order to become compliant with 44 CFR 65.10 et seq. (levee certification statutes). Representatives from Wilson & Co.

have met with city staff to collect documents to aid in their development of the Phase 1 report. Some limited survey work will also be accomplished (if it has not been accomplished already). Phase 2 will need to be performed under a separate contract and the cost will be determined on how much work needs to be done.

WOODLAND HILLS PAY REQUEST:

The seventh pay request for the infrastructure at Woodland Hills has been received. The amount of this pay request for offsite infrastructure work only is \$17,538.87.

UPDATE ON NORTHLAND SEWER:

At the time of this writing, we have received a proposal to construct the force main to the Northland. Our engineers are reviewing the proposal with USDA Rural Development to ensure its accuracy, completeness and adequacy. Once this process is complete, it is likely that the change order will be approved, pending authorization being issued by the City Council.

2009 CAPITAL IMPROVEMENTS PROGRAM UPDATE ON PURCHASES MADE:

After the last council meeting, Louisburg Tractor Boyz were given the opportunity to adjust their bid in accordance with the city's purchasing policies. They did so, and offered, after trade in, a price of \$8,100. Bidders on the mechanics truck were informed of the city's decision to reject all bids and reopen the bidding on the truck to include Louisburg Ford. All bidders resubmitted, as well as Louisburg Ford, who submitted a successful bid of \$21,763.58 for the truck. We moved forward, at the council's direction and ordered the truck from Louisburg Ford.

The last CIP item to be purchased from the CIP fund is the sewer machine. As was discussed in the last City Manager's Report, there are a number of issues our crews deal with on our existing machine. We sent out for bids, and received three responses. The bids we received are as follows:

Coe Equipment (Rochester, IL)	\$55,500
Key Equipment/Supply (KCK)	\$51,275
Henard Utility Products (Searcy, AR)	\$59,500

The budget in the CIP fund for this item was \$60,000. Staff respectfully requests authorization to move forward and order the sewer machine, which was bid as specified, from Key Equipment & Supply, located in Kansas City, Kansas. A simple motion to approve the purchase would be appreciated. With the council's approval of this purchase, we will conclude the CIP purchases from the CIP fund for 2009 with savings under budget of \$7,626. These monies will be retained in the fund's balance for 2010 CIP items.

Lastly, from the Public Safety Fund, we are requesting authority to initiate the replacement of patrol unit #4. It has approximately 175,000 miles on the frame/chassis. Since I've been here, I don't believe a month has gone by where it hasn't been in the shop for one reason or another. In my first year, we also replaced the motor to get a couple more years out of it (and we have). This car was originally purchased as a surplus highway patrol vehicle. The budget for vehicle is in the Public Safety Fund in the amount of \$28,352. Our purchasing policies state that items purchased through collective government purchasing contracts are exempt from competitive bidding requirements. In reviewing the types of vehicles that are available, Chief Stiles has

found a 2009 Chevrolet Impala for approximately \$19,543, not including any equipment. To equip the vehicle, you are looking at approximately \$5,000 of additional expense. In visiting with Chief Stiles, we would like to go ahead and order this vehicle however the dealer is not local. We would like to contact local dealers to see if they can match the government contract price and give them an opportunity for the business. The County Sheriff's department has been moving towards Impalas and they are very complimentary towards the vehicle as a patrol unit. A simple motion to move forward with this process would be appreciated.

RECOMMENDATION ON BANKING SERVICES RFP:

As is provided in more detail in a separate memo (which will be sent out on Thursday, March 12, 2009 after 4:00 p.m.) we have completed our review of proposals received for banking services. Should anyone have any questions, I would encourage you to contact either Ann or myself for clarification. I apologize for not being able to be in attendance at this critical decision of the council but Ann has been involved in the process from the beginning and will be able to assist you in the event you have questions that arise at the meeting. All banks have been notified of the recommendation that I have made to the council as of 5:00 p.m. today.

RECOMMENDATION ON BIDS TO REPAIR ROOFS:

As a result of the June 2, 2008 hail storm, the city received authorization to move forward with full replacement of roofs at memorial hall, the sports complex, the library, and the lake shelter house and golf course club house. We sent bid documents to all individuals licensed to do roofs in Osawatomie and received four bids. Three of those bids were for all of the roofs in need of replacement and one of the bids was for the sports complex roofs only. Of the three that bid on all of the roofs, Diversified Contracting Co. was the low bidder with a total price of \$34,925. The next low bidder was Yutzy Construction in the amount of \$36,900. Butler Custom Builders Inc. was the third lowest bidder with a price of \$38,661. Wendt Construction submitted a bid on the sports complex only in the amount of \$9,950. Wendt Construction's bid was the third lowest bid for the Sports Complex roofs. City staff recommends awarding the bid to Diversified Contracting Co. in the amount of \$34,925. This amount is reimbursable by the city's insurance company.

PUBLIC SCREENING OF DOCUMENTARY ENTITLED "I.O.U.S.A.":

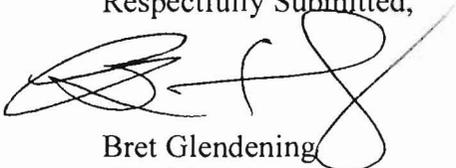
At the Midwest Regional Public Finance Conference held in Wichita last month, I attended a session presented by an economist with the Concord Coalition who discussed in detail, the pro's and con's of the American Recovery & Reinvestment Act (the "stimulus" bill). She highlighted a documentary that has been made regarding the levels of debt the federal government is incurring and the concerns all Americans should have for this debt. I have previewed approximately 30 minutes of the film and I believe that while the movie discusses the downsides of debt at a national level, I also believe the message is applicable to all levels of government as well as our personal finances. I have borrowed the movie (free of charge) from the Concord Coalition and I expect to have it in about a week. After viewing the movie I felt like this would be something that the council may want to spend its March work session watching. The movie is approximately an hour and a half in length and if the council so desires, I can get it set up. I have also contemplated after visiting with Councilman Hunter, about inviting the school board and the county commission as well as other governing bodies of communities in Miami County to view it. Again, this is optional. If the council has no other items to discuss in the work session and

you do not wish to view the movie my recommendation would be to cancel the second meeting in March.

REZONING RECOMMENDATION FOR 327TH AND LONESTAR ROAD:

Edward and Inga Smoot made application to rezone 14.4 acres of property at the SE corner of the intersection of 327th and Lonestar Road. The application was requesting the zoning classification be changed from Business Park (BP) to Highway Commercial (C-3). The stated purpose for the rezoning application was to relocate their RV repair business which is currently based in Olathe. According to their rezoning application, “the owners believe this to be the best location for their business and are hoping to have a 4 to 6 bay facility on the property to house their repair business with some limited retail sales of RV parts and supplies. They are proposing a clean, upscale facility meant to compliment the surrounding area.” Staff recommended approval to the planning commission for the rezoning change as it met all of the criteria outlined in Section 2-25 of the zoning regulations. All necessary materials accompanied the application for staff and the planning commission to consider the change requested. There is a 14 day protest period that must lapse and provided no petition is submitted, the Council can consider the ordinance formally affecting the change at either the March 26th or April 9th council meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bret Glendening', written over a light blue horizontal line.

Bret Glendening
City Manager

Building Permit Activity for the Month of February 2009

Category	Total Permits	Total Value	Received by City
New Residences	6	\$654,570.00	\$11,265.48
Re-roofs	5	20,727.70	180.00
Remodels	1	2,000.00	40.00
Accessory Buildings	0	0	0
Concrete	0	0	0
Mechanical	2	6,700.00	60.00
Repairs	1	150.00	30.00
Decks & Porches	0	0	0
Additions	0	0	0
Com. Buildings	0	0	0
Demolishing	1	0	30.00
Fences	1	2,000.00	0
Plumbing	5	2,550.00	150.00
Electrical	1	400.00	30.00
Ag. Buildings	0	0	0
Penalties	0	0	0
Plan Review	6	900.00	900.00
Totals	28	\$689,997.70	\$12,676.48

Accessory list includes detached accessory structures, storage sheds, signs and carports.

Concrete list includes driveways, sidewalks, concrete pads, porches, basements foundations & patios.



Terry E. Anderson
Building Official