



City of Bonner Springs
KANSAS

Monday, October 26, 2020

P.O. Box 38, 200 East Third Street, Bonner Springs, KS 66012

WORKSHOP MEETING - 7:00 p.m.

REGULAR CITY COUNCIL MEETING - 7:30 p.m.

**MEETING WILL BE IN PERSON
IN THE COMMUNITY CENTER GYMNASIUM**

The meeting is open to the public.

**We will follow all safety precautions recommended by
the Centers for Disease Control and Prevention,
the Kansas Department of Health and Environment, and local health officers.
Attendees are required to wear masks and observe proper social distancing.**

**If you are exhibiting symptoms of illness,
think you may have been exposed to illness or would prefer to listen online
please use the instructions below.**

**Please be aware that online or phone attendance is for listening only
and does not enable participation in the meeting.**

**From your computer, tablet or smartphone use this
link: <https://www.gotomeet.me/CityCouncilMeeting>**

or

From your phone, dial (786)535-3211

From any device, when prompted enter the meeting Code: 209-273-597

or

From your one-touch enabled device: tel:+17865353211,,209273597#

Life is Better in Bonner Springs

Phone: 913-422-1020

Website: www.bonnerrsprings.org

WORKSHOP AGENDA - 7:00 P.M.

1. Water Plant Update

Council provided direction to staff to pursue a new Water Treatment Plant. This Work Session is an update regarding that direction and information related to

recent and planned activity.

The following items will be reviewed and discussed.

- Clearing/grubbing of project site before March, 2021, approximately \$20,000
- Property survey and 500-year flood plain evaluation, approximately \$20,000
- Owners Rep Agreement & project expectations over the next six months
- Status of State Revolving Loan (SRF) process, public hearing, application
- Current status of the existing Water Treatment Plant
- Other items as time permits

Action No action item to be taken.

Recommendation N/A

Documents:

[COUNCIL MEMO WATER WORKSESSION OCT 2020.DOCX](#)

CITY COUNCIL MEETING - 7:30 P.M.

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA. (COPIES OF MATERIAL PRESENTED TO THE CITY COUNCIL MUST ALSO BE PROVIDED TO THE CITY CLERK.)

This item is for comments and questions from the audience about items that are not included on today's agenda.

CONSENT AGENDA

The City Council will consider Consent Agenda items by one motion with no discussion unless the City Council, Staff or the audience requests removal of an item from the Consent Agenda. The City Council will consider an item removed from the Consent Agenda as the next item after their action on the Consent Agenda.

1. Minutes Of The October 12, 2020 City Council Meeting

Action NA

Recommendation NA

Documents:

[10122020 CCM MINUTES.PDF](#)

2. Claims For City Operations

Staff enclosed the supplement claims for City Operations in the amount of \$36,637.49 and the regular claims in the amount of \$1,253,837.12.

Action Make a motion to approve the claims for City Operations for October 26, 2020.

Recommendation The Finance Director recommends approval.

Documents:

[SUPPLEMENT CHECK REGISTER.PDF](#)
[SUPPLEMENT INVOICE APPROVAL LIST.PDF](#)
[MAIN CHECK REGISTER.PDF](#)
[MAIN INVOICE APPROVAL LIST.PDF](#)

3. Claims For Public Housing Authority

Staff enclosed the regular claims in the amount of \$17,861.73.

Action Make a motion to approve the Public Housing Authority claims for October 26, 2020.

Recommendation The Public Housing Authority Director recommends approval.

Documents:

[PHA CHECK REGISTER.PDF](#)
[PHA INVOICE APPROVAL LIST.PDF](#)

4. Powell Drive Roadway Improvement Project Acceptance

The City Council awarded a contract in the amount of \$270,804.50 to McAnany Construction on July 27, 2020 to improve the surface of Powell Drive in the Bonner Springs Industrial Park.

The Contractor began work in late September and completed all work in mid-October 2020. Powell Drive was inspected by Public Works Staff to ensure that the work was completed satisfactory and met City and project specifications. The work included construction of paved shoulders, full depth construction at each driveway entrance, street resurfacing, and pavement markings.

All project costs have received previous Council approval.

Action Make a motion to accept the Powell Drive Roadway Improvement Project as complete.

Recommendation The Public Works Director recommends acceptance.

Documents:

[ACCEPT POWELL DRIVE PROJECT.PDF](#)

5. Cereal Malt Beverage License - 7-Eleven

The 7-Eleven store at 34 N. 130th Street is under new ownership. The new owner

submitted the required application, passed the background check and paid the fee for a CMB License. Staff did not attach the application due to the personal information it contains.

Action Make a motion to approve the new Cereal Malt Beverage license for 7-Eleven.

Recommendation The City Clerk recommends approval.

OLD BUSINESS

NEW BUSINESS

1. Owners Representative Agreement - Water Treatment Plant

The Design/Build approach being pursued includes the contracted services of an “Owners Representative” to coordinate and manage the project details from inception to completion. A Request For Qualifications (RFQ) was published on September 10 with a received date of October 13. The notice was published in the Wyandotte Echo as required. The notice was also published in the Drexel Plan House and twenty (20) individual downloads took place. In addition, the Public Works Department sent out nine (9) separate notices to consulting firms.

One (1) RFQ was received from BG Consultants, Inc. and reviewed by staff. The firm is well qualified and experienced to fulfill the role and assume the responsibilities of the Owners Representative. The firm has represented multiple small cities with similar projects.

Financial Impact

All expenditures associated with the New Water Treatment Plant are anticipated to come from the Water Fund. Estimated 2020 expenditures are \$55,000 and will come from the current year operating budget.

Estimated 2021 expenditures are \$175,000. There will be expenditures anticipated for the remainder of the project (2022, 2023) but they cannot be estimated with confidence at this date and will be dictated by future construction and commissioning.

Action Make a motion to approve a contract agreement with BG Consultants, Inc. to provide Owners Representative services to the City of Bonner Springs.

Recommendation The Public Works Director recommends approval.

Documents:

[COUNCIL MEMO OWNERS REP OCT 2020.DOCX](#)
[20201020132334577.PDF](#)

2. Government Services Center - Change Order Requests

Attached are CORs for City Council review resulting in the following Change Orders. SFS Design Team has reviewed these change order requests:

Change Order 26 for Police Facility= \$3,392.37

Change Order 27 for City Hall = \$2,821.12

Change Order 28 for City Hall Addition = \$714.84.

COR 014 – Police Facility ADD \$829.78 to extend the roof drain to the southwest corner of the sally port to create enough room in the wall section for the vertical leg of the drain. This is a constructability issue; there is not enough room at the original location between the overhead doors for the drain.

COR 122 – Police Facility DEDUCT \$930.17 for reduction in mirrors in Women's Locker Room. When workout room was changed to a tactical meeting room, there was concern regarding site lines into the locker room. The mirrors were relocated to the north wall of the locker room to remove the site lines, thus reducing the square footage of mirrors.

COR 123 – Police Facility ADD \$3,492.76 to install a primer over the concrete floors to provide acceptable humidity levels for epoxy finish. Requirement is 75% RH; floors came back at 88-90%. SFS vetted this cost/sq. ft. with the manufacturer.

COR 124 – City Hall ADD \$2,821.12 to install a primer over the concrete floors to provide acceptable humidity level for epoxy finish. Requirement is 75% RH; floors came back at 99%. SFS has vetted the cost/sq. ft. with the manufacturer.

COR 125 – City Hall Addition ADD \$714.84 to core through the I-Beam to install the horizontal leg of the roof drain due to space constraints. This is a constructability issue.

Action	Make a motion to approve change orders 26, 27, 28 for the Government Services Center Project.
Recommendation	The Design Team recommends approval.

Documents:

[19050 COR 114_SFS REVIEWED.PDF](#)
[19050 COR 122 - SFS REVIEWED.PDF](#)
[19050 COR 123_SFS REVIEWED.PDF](#)
[19050 COR 124_SFS REVIEWED.PDF](#)
[19050 COR 125_SFS REVIEWED.PDF](#)

3. 3rd Quarter 2020 Financial Reports

Staff attached the Revenue/Expenditure Report, Investment Report, and the Treasurer's Report for the 3rd Quarter of 2020.

Action	Make a motion to accept the Third Quarter financial reports.
Recommendation	The Finance Director recommends approval.

Documents:

[REVENUE EXPENDITURE REPORT.PDF](#)
[INVESTMENT REPORT.PDF](#)
[TREASURER REPORT.PDF](#)

4. Presentation And Acceptance Of The 2019 Audit

Jonathan M. Nibarger with Allen, Gibbs & Houlik, L.C. will present the 2019 Audit and answer City Council questions.

The 2019 Audit contains an unmodified opinion which is the best opinion the City can receive for an audit.

Action Make a motion to accept the 2019 Audit.
Recommendation The Finance Director recommends approval.

Documents:

[AUDIT 2019.PDF](#)

5. Public Housing Authority Roof Replacement Contract

This contract consists of replacing the roof on the Vaughn Dale building as well as the roof on the maintenance shop garage for a total of \$79,143.

Action Make a motion to approve the contract for PHA Vaughn Dale and maintenance roof replacements.
Recommendation The Executive Director recommends approval.

Documents:

[VD ROOF REPLACEMENT MEMO 2020 - PHA \(2\).DOCX](#)
[VD ROOF REPLACEMENT QUOTE.PDF](#)

6. Public Housing Authority Main Drain Line Replacement Contract

This contract consists of replacing the main drain line under our family unit building on the 200 block of North Park for a total of \$95,696.

Action Make a motion to approve the PHA main drain line replacement contract.
Recommendation The Executive Director recommends approval.

Documents:

[200 PARK MAIN DRAIN LINE REPLACEMENT MEMO.DOCX](#)
[200 PARK MAIN DRAIN LINE REPLACEMENT.PDF](#)

7. Public Housing Authority 2021 Liability And Property Insurance Contract

Action Make a motion to approve the PHA 2021 Liability and Property Insurance Contract.

Recommendation The PHA Director recommends approval.

Documents:

[2021 INSURANCE COVERAGE MEMO.DOCX](#)
[2021 INSURANCE COSTS.PDF](#)

8. Public Housing Authority 2021 Utility Allowances

Action Make a motion to approve the PHA 2021 Utility Allowances.

Recommendation The PHA Director recommends approval.

Documents:

[2021 UTILITY ALLOWANCE MEMO.DOCX](#)
[2021 UTILITY ALLOWANCE COVER LETTER.PDF](#)

9. Public Housing Authority 2021 Fair Market Rates

Action Make a motion to approve the PHA 2021 Fair Market Rates.

Recommendation The PHA Director recommends approval.

Documents:

[2021 FLAT RENT MEMO.DOCX](#)
[HUD 2021 FMR RATES.PDF](#)

REPORTS

1. City Manager's Report

Action NA

Recommendation NA

Documents:

[PLANNING SPREADSHEET 10.19.2020.PDF](#)
[CODE REPORT OCTOBER 19 2020.PDF](#)
[ODFL SITE PLAN.PDF](#)
[2020-10-09_CH_FIELD_OBSERVATION_REPORT_SFS_ARCHITECTURE.PDF](#)
[2020-10-09_PF_FIELD_OBSERVATION_REPORT_SFS_ARCHITECTURE.PDF](#)
[CITY MANAGERS REPORT.PDF](#)

2. City Council Items

3. Mayor's Report

