



City of Bonner Springs
KANSAS

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

WORKSHOP MEETING
6:15 p.m.

REGULAR CITY COUNCIL MEETING
7:30 p.m.

THIS MEETING WILL BE ELECTRONIC ONLY

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

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Monday, April 13, 2020

Life is Better in Bonner Springs

Phone: 913-422-1020

Website: www.bonnerrsprings.org

WORKSHOP AGENDA - 6:15 P.M.

1. Police Department Sally Port

Concerns have arisen regarding the new PD Sally Port. Specifically as it relates functionality based upon Master Plan programming, Officer safety, and ability to adequately fit PD vehicles. City staff has discussed these issues with SFS.

At this time, two options have been presented by SFS to correct the issues (attached). The order of magnitude pricing from KBS for the two (2) options is as follows:

- Option 1 - \$150,000 - \$200,000 (approximate 2 week construction time extension)
- Option 2 - \$350,000- \$400,000 (approximate 4 week construction time extension)

Both options include KBS' general conditions. Options do NOT include security fencing. This is estimated separately on the attached.

It is anticipated to have a 4-6 week time frame from Notice to Proceed to when construction begins. This includes design and review time to prepare the Proposal Request, time for KBS to finalize their bid price as a COR, review and negotiations on the COR, and City Council acceptance. We hope to shorten this time frame with everyone's assistance in being as efficient as possible.

SFS has offered to participate in correcting the Sally Port (attached letter):

- The City has also requested that the City will NOT pay for any Change Orders with either Option 1 or 2 should they arise.

Action Consensus on how to move forward with Sally Port for new Police Station

Recommendation NA

Documents:

[KBS SECURITY FENCE BID.PDF](#)
[BSGSC POLICE FACILITY SALLY PORT MODIFICATIONS.PDF](#)
[LTR.PEDERSON.4.10.2020.PDF](#)

CITY COUNCIL MEETING - 7:30 P.M.

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA. (COPIES OF WRITTEN MATERIAL PRESENTED TO THE CITY COUNCIL ALSO NEEDS TO 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 March 23, 2020 City Council Meeting

Action NA
Recommendation NA

Documents:

[CCM MINUTES 03232020.DOCX](#)

2. Claims For City Operations

The supplement claims for City operations in the amount of \$ 50,104.57 and the regular claims in the amount of \$ 1,425,347.90 are enclosed.

Action Make a motion to approve the claims for City operations for April 13, 2020.
Recommendation The Finance Director recommends approval.

Documents:

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

3. Claims For Public Housing Authority

The Public Housing Authority regular claims in the amount \$13,578.06 are enclosed.

Action Make a motion to approve the Public Housing Authority claims for April 13, 2020.
Recommendation The Public Housing Authority Director recommends approval.

Documents:

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

OLD BUSINESS

1. Public Hearing - DLH Holdings, LLC (Wilkerson Crane Project) IRB

DLH Holdings, LLC plans to construct and equip an office facility and maintenance and storage facility located at the southeast corner of Gibbs Road and 142nd Street within the City. The facility will be operated by Wilkerson Crane Rental, Inc., an affiliate of the company.

Related to this project, a resolution of intent to issue industrial revenue bonds is the next item on the agenda. The PILOT agreement and cost benefit analysis are included with the resolution item.

Recommended Motions:

1. Make a Motion to resume the Public Hearing at __p.m. to Consider a Sales and Ad Valorem Tax Exemption for Property Financed with Proceeds of Approximately \$8,400,000 of Industrial Revenue Bonds.
2. Make a Motion to Close the Public Hearing at __p.m.

Action	This item requires two motions.
Recommendation	The City Manager, Assistant City Manager, Finance Director, and Bond Counsel Recommend Holding the Public Hearing

NEW BUSINESS

1. Resolution Of Intent - DLH Holdings, LLC (Wilkerson Crane Project) IRB

The IRB includes approval of a Resolution of Intent to issue Industrial Revenue Bonds in the approximate amount of \$8,400,000, grant a 10-year, 50% property tax abatement, and grant a Kansas sales tax exemption for DLH Holdings, LLC.

The completed cost benefit analysis indicates favorable financial impact to the taxing jurisdictions. The PILOT agreement and cost benefit analysis are attached.

Action	Make a motion to approve a Resolution of Intent to issue industrial revenue bonds in the approximate amount of \$8,400,000 for DLH Holdings, LLC for property tax abatement and sales tax exemption.
Recommendation	The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend approval

Documents:

[RESOLUTION OF INTENT - BONNER SPRINGS - WILKERSON CRANE IRB.DOCX](#)
[PILOT AGREEMENT - BONNER SPRINGS - WILKERSON CRANE IRB 2020.DOC](#)
[CBA_DLH_REVISIED_04082020.PDF](#)

2. GSC - Change Order Requests

Action	Make a motion to approve the Change Order Requests as presented.
Recommendation	The Design Team recommends approval

Documents:

[19050- COR-006-R3_SFS REVIEWED.PDF](#)
[19050- COR 036 - R1_SFS REVIEWED_REDUX.PDF](#)
[19050- COR 041 - R1 - SFS REVIEWED.PDF](#)
[19050- COR 042 - R3_SFS REVIEWED.PDF](#)
[19050 COR-057 - R2_BDC REVIEWED.PDF](#)
[19050 COR-062- R1_HEI REVIEWED.PDF](#)
[19050 COR-064 -R1_SFS REVIEWED.PDF](#)
[19050 COR-071_SFS REVIEWED.PDF](#)
[19050- COR 070_BDC REVIEWED.PDF](#)
[COR- APRIL - MEMO.DOCX](#)

3. Axon Interview System Agreement

Action	Make a motion to approve purchase of the Axon Interview System.
Recommendation	The Chief of Police recommends approval.

Documents:

AXON INTERVIEW ROOM COUNCIL MEMO.DOCX
Q-250278-BONNER SPRINGS POLICE DEPARTMENT - KS - (5) INTERVIEW
ROOM NEW BUILD.PDF

4. Award Bid - 2020 Annual Mowing Services

On March 31, 2020 the City received six (6) bids for the requested work. The lowest bid was submitted by Lawn Force, located in Butler Missouri but working primarily in the Kansas City Metro area. Lawn Force provided this service to the City last year with great success and dependability.

<u>Company</u>	<u>Total to Mow All Sites</u>	<u>26 Week</u>
<u>Season</u>		
• Lawn Force	\$2,030	\$41,080
• Supreme Green Landworks, LLC	\$2,300	
\$45,500		
• Perfect Cut Lawn & Landscape	\$2,820	
\$54,795		
• Shelton & Sons Lawn & Tree	\$3,580	\$75,205
• ERMC, LLC	\$3,881.89	\$68,617
• Arbor Masters	\$7,571	\$143,923

These bid prices are to mow all 24 sites **one time**. Five of these sites require weekly mowing while the remaining 19 sites are scheduled for bi-weekly mows. We estimate a total of 26 weekly and 13 bi-weekly mowing cycles in the 2020 season.

Sites to be mowed include the Cemetery, Fire/EMS Station, Wastewater Treatment Plant, Public Works Center, 4 Lift Station, and 16 various Right of Way locations around the city.

Action Make a motion to award the bid for 2020 Annual Mowing Services to Lawn Force.

Recommendation The Public Works Director recommends approval.

Documents:

AWARD MOWING SERVICES.DOCX

5. Award Bid - 2020 Street Resurfacing Project

On March 31, 2020, the City received five bids:

Superior Bowen Asphalt	\$661,945.00
J.M. Fahey Construction	\$705,437.00
Little Joe's Asphalt	\$732,865.45
McAnany Construction	\$889,199.60
Wil-Pav	\$892,693.30
<i>City Estimate</i>	<i>\$746,887.58*</i>

**Does not include pavement Marking expenses*

The bid from Superior Bowen Asphalt Company L.L.C. was checked for accuracy; no errors were found to affect the bid. Superior Bowen Asphalt is a reputable contractor with an excellent performance record and was used last fall for the 2019 Resurfacing project.

Action	Make a motion to award the bid for the 2020 Resurfacing project to Superior Bowen Asphalt Company in the amount of \$727,963.40 to include the addition of 138th Street between Gibbs and Morse.
Recommendation	The Public Works Director recommends approval.

Documents:

[AWARD MEMO.DOCX](#)
[2020 STREET RESURFACING LIST.DOCX](#)

6. Fire/EMS Part-Time Pay Scale

Action	Make a motion to approve pay scale for part-time and event EMS staff as presented in memo.
Recommendation	Deputy Fire Chief / EMS Service Director Chris Jennings and Fire Chief Dennis Hubbel recommend approval

Documents:

[20200407-EMS PART-TIME PAY ADJUSTMENT.DOCX](#)

7. Health Insurance Renewals 2020-2021

Action	Motion to approve Insurance plans and City contributions as presented.
Recommendation	City Manager and Finance Director recommend approval

Documents:

[BONNER SPRINGS, CITY OF 20-21 EB RATES.PDF](#)
[BONNER SPRINGS 20-21.PDF](#)
[HEALTH INSURANCE MEMO.DOC](#)

REPORTS

- 1. City Manager's Report**
- 2. City Council Items**
- 3. Mayor's Report**

