

CITY OF VALLEY FALLS

COUNCIL MEETING

September 7, 2016

Open Meeting

The meeting was called to order by Council President Lucy Thomas. Council members present were Betsy Doughramaji, Tony Trower, Andy Dinger, and Mike Hahn. Mayor Charles Stutesman was absent. Other members present were Salih Doughramaji, Donny Smith, Jeri Clark, Megan Lacy, Rod Strole, Paul Heinen, David Lee, and Clarke Davis.

The minutes from the August 17, 2016 meeting were presented and the minutes from the August 18, 2016 Special meeting were presented. Tony moved to approve. Andy seconded the motion. Motion carried 5-0.

Petitions, Proclamations, Request, Complaints, Visitors, Etc:

Public Comments:

Committee Reports:

Administrative: Written report presented. Denise brought out a quote from Advantage Computer for our Jayhawk Utility Software. The quote is for \$1,535 for a data conversion. We currently use Thoroughbred for our utility program. The City had purchased this Jayhawk Utility software in 2011 along with accounting software and it had never been used or even built for use. After catching up on the accounting software and annual audits the goal for 2016 was begin building this utility program for use. This data conversion would take the complete billing data minus the history over to the Jayhawk program and would be integrated with our Accounting software. It would be able to be used immediately after the conversion and after some training. Andy moves to approve. Tony seconds the motion. Motion carried 5-0.

Water/Sewer: Chad Jepson did not pass his water test the first time. He can take it up to three times per year so he will continue to work on his water license.

*After taking water samples KDHE reported that there was no concern of Blue Green Algae Bloom.

*We have the new sewer jetter trailer. There are a couple minor repairs to be done and a couple pieces to add for our use of the machine. To clear the roots from the sewer lines Paul will need a root saw. He presented three quotes. First quote from Key Equipment was for \$2,211.70, the second quote from Sewer Shop.com was for \$1,974.36 plus \$45-\$65 for shipping, and the third quote from Jetter Depot was for \$2,075 plus \$35 shipping. Tony moves to approve the quote from Sewer Shop.com. Mike seconded the motion. Motion carried 5-0.

*Paul will also need to purchase a root strainer/catcher. He presented three quotes. First was Key Equipment for \$315.76, the second was from Jetter Depot for \$265, and the third was from USA Bluebook for \$234. Betsy moves to approve the quote from USA Bluebook. Mike seconds the motion. Motion carried 5-0.

*Paul continues his door to door inspections for storm water drainage. He has completed 22 inspections and has found 4 violations. He will continue the process.

*The smoke test with KRWA was canceled due to all the rain we have gotten. Paul will stay in contact with KRWA to try and get this rescheduled ASAP weather permitting.

Streets/Alleys: Paul received the invoice from All American Asphalt. The invoice came in with an additional \$2,373 charge for extra material that All American did not include as a part of their original bid. The original bid was for \$42,002.10 and the Council already approved an additional cost for oil at a previous meeting due to our delay in patch work. After discussion Andy moves to pay the original bid amount of \$42,002.10 plus the additional \$315.50 for extra oil at a total of \$42,317.60. Tony seconds the motion. Motion carried 5-0.

Parks:

FireBoard: Approved the 2017 budget.

Police/Court: There was a thank you from the Hoyt Chief of police for the donation of the body cam. *The Police committee would like to make their recommendation for Travis Courter for the full time Police position. He has completed the application process and background has been completed. Travis is a new officer that will need all the proper training. The Police Committee recommends the City adopts a two year training agreement. There will be an additional uniform expense if the Council agrees on Travis as the new full time officer of approx. \$600. Tony moves to hire Travis at an hourly rate of \$13.50 to increase to \$14.00 per hour after training is complete and to purchase new uniforms for him at approx. \$600. Andy seconds the motion. Motion carried 5-0.

Health Code:

VFEDC:

Swimming Pool:

Old Business: City Dinner Grasshopper Falls: The final details have been set for the dinner. Set up will begin at 5:30pm and dinner will start at 6:00pm. The Elevator will be there to serve beer for the beer garden and the hours will be extended in the park. Tony moves to approve the beer garden and to extend the hours of the park to midnight that night. Andy seconds the motion. Motion carried 5-0.

Development Plan for RHID: The Council has had a City Development Plan packet for review for the last few weeks. As a part of Resolution #2 for the RHID process, it is time to approve the Development Plan. Lucy moves to approve. Tony seconds the motion. Motion carried 5-0. Now that this is approved, Brandon Kane will finalize this with the Mesners.

New Business: Housing Authority: Paul Heinen was here to present the annual report for the Housing Authority. He presented a check to the Council in the amount of \$5,963.66 as a payment in lieu of taxes.

Carrothers Construction Co Agreement: A Preliminary Design-Build Agreement between owner and design-builder was presented. Betsy moves to approve ConcensusDoc 400 Preliminary Design-Build Agreement. Lucy seconds the motion. Motion carried 5-0.

*A Standard Design-Build Agreement and general conditions between owner and design-builder was presented. Betsy moves to approve ConsensusDocs 415 Standard Design-Build Agreement. Lucy seconds the motion. Motion carried 5-0.

David Lee PEC: Barnes Sub-Division: Now that the Council has accepted the recommendation of our Zoning Board on the approved re-plat map and the re-zoning from R1A to R2 the City Council will need to approve Ordinance 16-219. Action on this will be taken at next meeting. Working through this process took some extra travel for meetings and some extra work on map development. The original contract agreement was for \$24,750 but was projected incorrect from the original estimated project and time. David Lee presented an additional contract cost of \$2,000. Andy moves to approve the increase bringing the contract agreement to \$26,750. Mike seconds the motion. Motion carried 5-0.

Pool Project: There are a few other services that will need to be done as a requirement for the Bond process. The first is a Boundary survey and a Topographic of the site. The cost would be \$5,600 for both of these services. Andy moves to approve the studies at a cost not to accede \$5,600. Tony seconds the motion. Motion carried 5-0. A proposal for Geotechnical Engineering Services was also presented and required at a cost of \$2,822. Andy moves to approve PEC for Geotechnical Services. Tony seconds the motion. Motion carried 5-0.

KHRC Moderate Income Housing Grant: KHRC has created the Moderate-Income Housing grant for up to \$400,000 to build more family oriented housing. The City will partner with CHWC Inc. who will be writing the grant. There will be no charge to the City besides the donation of lots to build two additional duplexes (4 units). The area of focus is the end lots east of the Mesner Senior Housing units. There will be some monthly reporting and an ending project report done here by our City staff to ensure the intended purpose of the funds. The CHWC will own the housing for a certain number of years yet to be determined by the Council. Betsy moves the donation of lot space for two duplexes to the CHWC Inc. Mike seconds the motion. Motion carried 5-0. The application deadline is October 14, 2016 and grants will be award by December 1, 2016. The Council will approve the Resolution authorizing the grant application to be submitted at the next council meeting.

CORP of Engineer Lease: The new lease was received and presented. Andy moves to approve the CORP lease. Mike seconds the motion. Motion carried 5-0. The new lease is good for 25 years (7/1/16 to 6/30/41).

VOUCHERS

The vouchers were presented. Tony moved to approve and Andy seconded the motion. Motion carried 5-0.

ADJOURNMENT

Betsy moved to adjourn the meeting and Andy seconded the motion. Motion carried 5-0.

APPROVED: _____
CHARLES L. STUTESMAN, MAYOR

ATTEST: _____
APRIL HERBSTER, CITY CLERK