

COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 25TH, 2022 6:30 P.M.

The Board of Commissioners met in Regular Session at 6:30 p.m. in the Commission Room. The meeting was called to order by Mayor Vannoster.

Present:

COMMISSIONER JUSTIN DOANE
COMMISSIONER DEBORAH MAPLES
COMMISSIONER JASON SWINDELL
COMMISSIONER ANN MARIE VANNOSTER
COMMISSIONER ROBERT YORK

City Staff in attendance:

CITY ATTORNEY PAUL KRITZ
CITY MANAGER MARK HALL
CITY CLERK MELISSA CARTER
DIRECTOR OF IT CHRIS FELIX
DIRECTOR OF FINANCE STEPHANIE RICHARDSON
DIRECTOR OF ELECTRIC UTILITY MIKE SHOOK
DIRECTOR OF ENGINEERING SERVICES THOMAS OSBORN
SUPERINTENDENT OF ELECTRIC GENERATION TONY LAWSON

- A. **CALL TO ORDER** – Mayor Ann Marie Vannoster
- B. **ROLL CALL**
- C. **INVOCATION** – Pastor Jason Swindell, New Vision World Ministries
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**
- F. **CONSENT AGENDA**

- 1. City Commission Meeting Minutes – Tuesday, October 11th, 2022
- 2. 2022 Appropriation Ordinance No. AO-22-20 \$5,667,258.88

MOTION: Move to approve items 1-2 of the consent agenda as presented.

ACTION: MOTION: VANNOSTER SECOND: YORK
ROLL CALL: ALL AYE

- 3. 2022 Appropriation Ordinance No. AO-22-20A (Isham's) \$197.51

MOTION: Move to approve item 3 of the consent agenda as presented.

ACTION: MOTION: YORK SECOND: DOANE
ROLL CALL: MAPLES – AYE, SWINDELL – AYE, DOANE – AYE, YORK -AYE
VANNOSTER - ABSTAIN

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G. COMMENTS

1. Comments from Public

Any citizen desiring to address the Commission shall be recognized, advance to the podium, state his/her name and address for the record. Comments shall be limited to 3 minutes unless extended by a vote of the majority of the Commission. The Commission does not hear matters involving litigation or City Personnel. The Commission does not take action on subjects not on the agenda unless unusual or hardship conditions exist. Citizens may address the Commission on agenda items as they are brought to the floor.

REGULAR AGENDA ITEMS

H. PUBLIC HEARING(s), SPECIAL PRESENTATION(s), & PROCLAMATION(s).

I. OLD BUSINESS

J. NEW BUSINESS

1. Resolution R-22-73 a Resolution to authorize a purchase order to Industrial Access for a drone inspection and paint coating on the Boiler #4 stack at Electric Generation.

Superintendent of Electric Generation Tony Lawson stated this is to execute a purchase order to Industrial Access for an internal/external drone inspection and paint coating application on the Boiler #4 stack, located at 605 Santa Fe Street. Last stack inspection & paint coating was completed in 2012. Upon completion of the drone video inspection (external & internal), a detailed report will follow with any recommended repairs prior to scheduling the paint coating. Staff is recommending that the Mayor be authorized to direct the Director of Finance to issue a purchase order to Industrial Access in the amount of \$155,000.00 for the internal/external drone inspection and paint coating application of the stack. Any repairs deemed necessary after inspection will be brought to the commission for consideration & approval.

MOTION: Move to approve Resolution R-22-73 agenda as presented.

ACTION: MOTION: DOANE SECOND: MAPLES
ROLL CALL: ALL AYE

2. Resolution R-22-74 a Resolution to authorize a purchase order to J. Graham Construction for the roof replacement project at the Electric Distribution Warehouse.

Director of Electric Utility Mike Shook stated as previously brought to the Commission, we suffered significant pricing increases for materials to complete the scheduled roofing projects for the Electric Utility. Staff has received invoices and quote from J. Graham Construction for the material pricing increases for the project at the Electric Distribution Warehouse, including an estimate to replace the existing guttering and downspouts on this building. The gutters/downspouts appear to be original to the building and were actually improperly cut loose and re-attached during the last roofing replacement. Anchor Roofing & Graham Construction are strongly recommending replacement of the gutters and downspouts so that the new gutters can be integrated into the new TPO roofing system. Change Order # 1: Material - \$24,519.00, Bond Increase -\$1,225.95, Sales Tax - \$2,329.31 for a Total Change Order # 1 of \$28,074.26. Change Order #2: Gutter/Downspout Replacement & Installation – \$15,286.00. Total Change Order # 1 & # 2 - \$43,360.26. Staff is recommending that the Mayor be authorized to direct the Director of Finance to issue an additional purchase order in the not- to-exceed change order amount of \$43,360.26 to J. Graham Construction for the

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roofing replacement project for the Electric Distribution Warehouse.

MOTION: Move to approve Resolution R-22-74 agenda as presented.

ACTION: MOTION: YORK SECOND: SWINDELL
ROLL CALL: ALL AYE

3. Resolution R-22-75 a Resolution to approve a contract with Myers Construction for installation of ceiling grid for the ground floor offices at City Hall.
Director of Engineering Service Thomas Osborn stated they are at the point in constructing the ground floor offices that the ceiling grid needs to be installed so HVAC systems can be put in and the ceilings can be installed before the floors. Materials have already been purchased from Kansas Lumber and it will be more cost effective to have Myers Construction do it for a cost of \$5,500.00 than to purchase the equipment to do it in-house.

MOTION: Move to approve Resolution R-22-75 agenda as presented.

ACTION: MOTION: VANNOSTER SECOND: DOANE
ROLL CALL: ALL AYE

4. Resolution R-22-76 a Resolution to authorize a purchase order to J. Graham Construction for the City Hall and Wastewater Treatment Plant roof replacement projects.
Director of Stephanie Richardson stated there has been roof damage to City Hall and a one of the buildings at the Wastewater Plant. These rubber roofing membrane roofs were installed in 2012 and have a 15-year warranty. In order to submit a warranty claim the city had J Graham Construction core the roof on each facility for testing. The tests came back showing it was not a product or installation issue, therefore could not be claimed under our warranty. As a result, our insurance company assigned an adjuster who verified the quotes received from J Graham Construction (our original roof installation contractor). The adjuster submitted his finding to our insurance company and they have made payment in the amount of \$431,213.95 to the City for repairs. There is a deduction of \$50,000 for our wind deductible and \$53,941.16 for depreciation. Once the roof replacements are complete, the depreciation amount will be reimbursed to the City.

MOTION: Move to approve Resolution R-22-76 agenda as presented.

ACTION: MOTION: VANNOSTER SECOND: MAPLES
ROLL CALL: ALL AYE

5. City Manager's Report

City Manager Mark Hall stated that damage to the old fire station is in the hands of the Adjusters and thanked the public for respecting the area that has been blocked off. He said staff is moving towards the end of the year and projects are being finalized. He noted that the fountain has been turned off and the golf course is only watering greens due to the Water Watch and thanked citizens for doing their part to conserve. He thanked staff for all that they do.

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6. Comments from Commissioners and Staff

Commissioner York congratulated the Chamber of Commerce on a successful Spooktacular event last week and thanked for putting that on. He noted that Hersh's, a new ice cream business is opening downtown Thursday. Commissioner Maples said that progress is being made at the airport and Mr. Hall stated there will be a grand re-opening.

K. EXECUTIVE SESSION(s)

1. Executive Session to discuss personnel matters of nonelected personnel.

No action was taken in the Executive Session.

MOTION: Move to recess to Executive Session for the purpose of discussing the City Manager's annual employment review, as permitted by the non-elected personnel matter exception to the Open Meetings Act, as set forth in K.S.A. 75-4319(b)(1), to include the City Commission and then the City Manager, to reconvene in the Commission Room at 7:30 p.m.

ACTION: MOTION: VANNOSTER SECOND: DOANE
ROLL CALL: ALL AYE

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Building Permit Report – September 2022

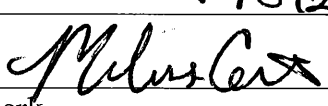
M. ADJOURN

Move to Adjourn

ACTION: MOTION: VANNOSTER SECOND: DOANE
ROLL CALL: ALL AYE

Time the meeting was adjourned: 7:30 pm

Date the minutes were approved:

11/8/22


Melissa Carter, City Clerk