

**ANDOVER CITY COUNCIL
Tuesday, January 29, 2008
Minutes**

The Andover City Council met for a regular meeting on Tuesday, January 29, 2008 at 909 N. Andover Road in the Andover Civic Center. Mayor Ben Lawrence called the meeting to order at 7:02 p.m. City Council Members present were Caroline Hale, Kevin Dreiling, Julie Reams, and Carol Roberts. Others in attendance were: Director of Public Works and Community Development Les Mangus, Administrative Services Director Donna Davis, Management Assistant Sasha Stiles, Administrative Secretary Susan Renner, City Attorney Norman Manley, Fire Chief Jim Shaver, Police Chief Mike Keller, and City Clerk/Administrator Jeff Bridges. Council Members J.R. Jessen and Clark Nelson were absent.

The Invocation was given by Doretha Horn of the AME Church.

Invocation

The Pledge of Allegiance was led by Mayor Lawrence.

Pledge of Allegiance

Mayor Lawrence opened the floor to public comment. No one spoke.

Public Forum

Mayor Lawrence presented Lynn Heath with a plaque honoring him for his service as a member of the Andover Planning Commission for over 11 years.

Lynn Heath Service Award

A motion was made by Council Member Dreiling, seconded by Council Member Reams, to accept the agenda with the addition of two items to the consent agenda. Motion carried 4/0.

Agenda

Mayor Lawrence opened the public hearing for vacation case VA-2007-08 for 720 Verona Court.

Public Hearing
VA-2007-08
720 Verona Court

Randy Stovall, Stovall Construction, property owner, stated the well on the property was drilled 18” into the easement. He is asking for a release of 2 feet.

No one else spoke and Mayor Lawrence closed the public hearing.

Mayor Lawrence opened the public hearing for vacation case VA-2007-09 for 704 Gatewood.

Public Hearing
VA-2007-09
704 Gatewood

Eric Tornquist, representative of Weninger Drilling Inc., stated they had drilled the well in what they thought was the setback and was actually the easement. They are asking for a variance of 5 feet in the 25 foot building setback.

No one else spoke and Mayor Lawrence closed the public hearing.

A motion was made by Council Member Hale, seconded by Council Member Reams, to accept the consent agenda with the additional of O.) additional non-

Consent Agenda

elect personnel and P.) Resolution 08-08 – a resolution of the City of Andover setting various allowances and stipends for City employees.

- A. Approval of Minutes: City Council Meeting, January 8, 2008
 City Council Meeting, January 12, 2008
 City Council Meeting, January 17, 2008

- B. Receive & file reports:
 - i. Finance

- C. Approval of appropriation ordinance B-26-07 in the amount of \$111,855.19
Approval of appropriation ordinance B-01-08 in the amount of \$82,977.08

- D. Approval of non-elected personnel item - Bill Duggan, IT Director and Director of Communications to receive his longevity increase effective January 1, 2008. It is 2.5% increase taking his salary from \$22.30 to \$22.84.

- E. Approval of Change Order #One - Stormwater Drainage Improvements to Cornerstone Commercial and School Additions - change the substantial completion date due to weather from January 31, 2008 to March 29, 2008 and final completion date April 14, 2008. (Generally located at the northeast corner of 21st and Andover Road).

- F. Approval of engineering contracts with POE and Associates for project administration and inspection services for Cornerstone 3rd Addition. (Generally located at the northeast corner of 21st and Andover Road).

- G. Approval of engineering contracts with POE and Associates for design and inspection services for the Terradyne 3rd Addition. (Generally located ½ mile north of the Central on the east side of 159th).

- H. Approval of contract for janitorial services with AAA Janitorial.

- I. Resolution 08-03 – a resolution amending Chapter 2, Section 1.2, of the Code of the City of Andover, Position and Salary Classification Plan.

- J. Resolution 08-04 – a resolution amending Chapter 2, Section 1.3 of the Code of the City of Andover, Salary and Classification Schedule.

- K. Approval of renewal of medical insurance coverage with Preferred Plus of Kansas

- L. Approval of renewal of dental insurance coverage with Blue Cross Blue Shield

- M. Approval of replacement heater at the Andover Central Park Lodge by Ball Heating and Air Conditioning at a cost of \$3,702.92.
- N. Approval of replacement of diffusers for the Andover Wastewater Treatment Plant to be purchased from Schreiber at a cost of \$20,580.00 plus freight.
- O. Approval of non-elected personnel – position change for Police Officer Michael Cordell to Police Detective (2 year rotational position) with a pay rate change from \$15.81 per hour to \$16.81 per hour.
- P. Approval of Resolution 08-08 – a resolution of the City of Andover setting various allowances and stipends for city employees.

Motion carried 4/0.

Mayor Lawrence presented Utility Easement Vacation Case VA-2007-08 for 720 W Verona Court.

VA-2007-08
720 W Verona Court

A motion was made by Council Member Reams, seconded by Council Member Hale, to approve Vacation Case VA-2007-08. Motion carried 4/0.

Mayor Lawrence presented Utility Easement Vacation Case VA-2007-09 for 704 Gatewood.

VA-2007-09
704 Gatewood

A motion was made by Council Member Reams, seconded by Council Member Dreiling, to approve Vacation Case VA-2007-2009. Motion carried 4/0.

J.T. Klaus, Triplett Woolf & Garrettson, presented Resolution 08-05 and explained the tax abatement for Flint Hills Golf Course expired at the end of 2007 and the developer desires to pay off the Industrial Revenue Bonds and take title to the golf course.

Resolution 08-05
Flint Hills Nat'l Golf Club
Bond pay-off

A motion was made by Council Member Dreiling, seconded by Council Member Hale to approve Resolution No. 08-05 - a resolution of the City of Andover, Kansas, approving the sale of a certain project financed with the proceeds of revenue bonds of the city; authorizing the execution and delivery of (1) a special warranty deed, (2) a bill of sale, (3) a termination and release of lease, and (4) a satisfaction, discharge and release of indenture. (Flint Hills National Golf Club Project). Motion carried 4/0.

J.T. Klaus, Triplett Woolf & Garrettson, City Bond Council, presented Resolution 08-06. This resolution authorizes a public hearing to consider and levy proposed special assessments for Winchester Estates, Cornerstone First Addition, and Keystone Parkway & 21st Street arterial improvements to be held on February 12, 2008, 7:00 p.m., at Andover City Hall. The City Clerk is to provide necessary notices to all property owners as to what their proposed assessments will be.

Resolution 08-06
Special Assessment
Hearing – February 12
Cornerstone 1st Addition,
Winchester Estates, and
Keystone & 21st Street

A motion was made by Council Member Hale, seconded by Council Member Reams, to approve Resolution 08-06 – a resolution setting the date, time and place for a public hearing to receive and hear complaints and objections to the proposed special assessments for the construction of certain improvements in the City, as heretofore authorized by Resolution Nos. 05-14, 07-03 and Resolution No. 05-20, as amended by Resolution Nos. 05-24 and 06-21; directing publication of a notice of public hearing; and further directing the mailing of a notice of hearing and statement of costs proposed to be assessed to each and all of the property owners liable for such special assessments. Motion carried 4/0.

Mayor Lawrence presented the information for the Crescent Lakes 5th Addition and stated that items a, b, c, d, and f could be made in one motion. Item e would be a separate motion.

Crescent Lakes 5th
Plat
Developers Agreement
Sanitary Sewer, Water,
Paving, Storm Water
Drain petitions

A motion was made by Council Member Hale, seconded by Council Member Reams, to accept a.) the plat, b.) the Developers Agreement, c.) sanitary sewer, water, paving and storm water drain petitions, d.) Resolution 08-07 - a resolution determining the advisability of making certain internal improvements in the City of Andover, Kansas; setting forth the general nature of the improvements, the estimated or probable costs thereof, the extent of the benefit district to be assessed for the costs thereof, the method of assessment and the apportionment of the costs between the benefit district and the city at large; authorizing and providing for the making of the improvements in accordance with the findings of the governing body; and directing the publication and recording of this resolution (Crescent Lakes Fifth Phase water improvements, Crescent Lakes Fifth Phase sewer improvements, Crescent Lakes Fifth Phase paving improvements and Crescent Lakes Fifth Phase storm water drainage improvements), and f.) street light locations, for Crescent Lakes 5th Addition. Motion carried 4/0.

Resolution 08-07
Crescent Lakes 5th
Assessments

Street Light Locations

A motion was made by Council Member Hale, seconded by Council Member Reams, to approve Ordinance 1373 - an ordinance authorizing the construction of certain internal improvements in the City of Andover, Kansas, as heretofore determined advisable and authorized to be made by Resolution no. 08-06 of the City, under the authority of K.S.A. 12-6a01 *et seq.*, as amended and supplemented; providing for the payment of the costs of said improvements; authorizing the issuance of general obligation internal improvement bonds for the payment of the costs of said improvements and authorizing and providing for the issuance of temporary improvement notes from time to time as funds are needed for the orderly construction of said improvements. Motion carried 4/0.

Ordinance 1373
Crescent Lakes 5th
Bond Issuance

Mike Thompson, POE & Associates, presented bid tabulations for water and sewer improvements for the Cornerstone 3rd Addition. The low bidder was Nowak Construction in the amount of \$737,682.00 Mr. Thompson recommended the Council accept the bid and authorize the Mayor to sign the contracts after review by the City’s Attorney.

Cornerstone 3rd
Water & Sewer
Improvements

A motion was made by Council Member Dreiling, seconded by Council Member Hale, to accept the low bid. Motion carried 4/0.

Mike Thompson, POE and Associates, presented information for the Marketplace East Addition and asked the Council to authorize issuance of a Notice of Award to Cornejo Construction. Action had been taken at the November 13, 2007 City Council meeting contingent on approval from the Kansas Department of Transportations. K.D.O.T. has approved the project with the changes noted in the Change Order.

Marketplace East Addition
Notice of Award

A motion was made by Council Member Dreiling, seconded by Council Member Reams to accept the revised bid of \$1,1163,733.55 from Cornejo Construction. Motion carried 4/0.

A motion was made by Council Member Dreiling, seconded by Council Member Reams, to accept the change order with the changes required by KDOT, in the amount of \$49,753.50. Motion carried 4/0.

Brian Slack, 225 Lakeside Court, Andover Public Library Building Committee, explained the Change Order was for items that had been removed from the original plans. The budget now has room for the items.

Andover Public Library
Change Order #2

Council Member Reams inquired as to whether the fire sprinkler system was going to be put back in the plans. Mr. Slack stated it would not.

Fire Chief Shaver stated the sprinkler system would put out the fire and not spread as easily. While the water would ruin some of the books at least they would not all burn.

Council Member Dreiling inquired if the Committee was comfortable with the remaining money for furniture, computers, etc. Mr. Slack stated they are. Council Member Dreiling asked for a list of items to be purchased and the cost for review by the Council.

A motion was made by Council Member Hale, seconded by Council Member Reams, to approve Change Order #2 in the amount of \$53,660.00 for the Andover Public Library. Motion carried 2/1/1. Council Member's Hale and Reams voting for, Council Member Roberts against, and Council Member Dreiling abstaining, the abstained vote goes with the majority.

Mayor Lawrence presented Ordinance 1374, an ordinance restricting the parking of tractor trailer vehicles within the city limits.

Ordinance 1374
Truck Parking

After discussion, the Council determined they would like the ordinance to include all streets in the City limits. The ordinance will be addressed after staff re-writes the ordinance.

Mayor Lawrence nominated Jennifer Blickenstaff, 1327 W Chaumont Circle, Andover, to fill the Library Board position vacated by Rita Herl who resigned. The appointment will expire in April 2009.

Board Appointments

Mayor Lawrence nominated Mike Thompson, 1732 S Aspen Creek, Andover, to be re-appointed to the County Solid Waste Management Committee.

A motion was made by Council Member Reams, seconded by Council Member Hale, to accept the nominations. Motion carried 4/0.

Jeff Bridges stated the initial Rate Analysis Report for the feasibility of the Douglass Reservoir had been reviewed. The report listed several options, size of the lake versus the cost of the lake. The group would like to see costs for various different sizes. MWH has prepared a contract/proposal to do a rate analysis for \$28,200. Andover would pay ¼ of this fee. Mr. Bridges is waiting to hear from the other cities as to what their intentions are.

Rate Analysis Study
Douglass Reservoir
Project

After discussion it was the consensus of the Council that we should pursue this study if the other municipalities are interested as well.

Jeff Bridges presented estimates for utility extensions in the Industrial Park.

Andover Industrial Park
Utility Extension

Council Member Dreiling stated that if we are going to develop the Industrial Park the City will have to pay for some infrastructure. He added that until a process is implemented as to who does what and when for the sale of the property there is no point in starting further development.

After discussion Mayor Lawrence stated this needs to be discussed further with P.A.I. prior to moving forward. Council Member Dreiling will follow up.

Jeff Bridges presented information regarding the rehabilitation of Main, Mike, and May Streets. The city's share of the project would be the value of the improvements currently there.

Street Rehabilitation
Project Financing

Mayor Lawrence stated other than repair of the street it would have to be returned to gravel.

Mayor Lawrence requested the staff move forward with the project.

Jeff Bridges presented the invoice for the 2008 for the Regional Economic Area Partnership in the amount of \$15,534.00.

REAP Invoice

Mayor Lawrence stated he is not in favor of paying this invoice or the membership.

A motion was made by Council Member Dreiling, seconded by Council Member Reams, to approve payment of the invoice. Motion carried 4/0.

The January 1, 2008 Official Zoning Map of the City of Andover was presented to the Council for their approval.

2008 Official Zoning Map

A motion was made by Council Member Hale, seconded by Council Member Reams, to accept the map as previously approved by the City Planning Commission. Motion carried 4/0

Member Items:

Member Items

Council Member Dreiling congratulated Julie Reams on her appointment to the Small Cities Council of the National League of Cities.

Council Member Dreiling thanked Julie Reams, Sasha Stiles and Susan Renner for planning the Annual Employee Appreciation Banquet.

Council Member Hale wished Council Member Nelson a speedy recovery.

Council Member Hale stated she is interested in being involved with the Wichita Parks Department and the development of land they have purchased right over the county line.

Council Member Hale reminded everyone that volunteers are still needed to man the booth at the Greater Wichita Home Show this coming weekend.

Council Member Reams also wished Clark Nelson a fast recovery.

Council Member Reams congratulated Adam and Jennifer Christians for the birth of their new baby girl.

Council Member Roberts commented about several street lights out at the north end of Lakeside Drive.

Jeff Bridges stated that the Butler County Commissioners discussed the Butler County Road Study at their workshop and reviewed the cost estimates. They will be reviewing the costs and reporting back to the cities involved.

A motion was made at 8:23 p.m. by Council Member Reams, seconded by Council Member Dreiling, to adjourn the meeting. Motion carried 4/0.

Adjourn

Respectfully Submitted by

Susan Renner
Administrative Secretary

Approved this 12th day of February, 2008 by the City Council, City of Andover.

Jeffrey K. Bridges
City Clerk