

Minutes

**Basehor City Council
February 12, 2007
6:00 p.m.
Basehor City Hall**

Official Presiding: Mayor Chris Garcia

Members Present: Pres. John Bonee, Bill Hooker, Keith Sifford, Terry Thomas

Members Absent: Iris Dysart

**Staff Present: Carl Slaugh, Mary Mogle, Gene Myracle, Dustin Smith,
Dave Lutgen**

Newspaper: (none)

1. Presentations from potential engineering firms for future wastewater treatment.

All four firms were asked to respond to the following questions and will be referenced as 1, 2, 3, 4, and 5 throughout the presentations.

1. What would be your approach to this project in regards to utilizing the existing site and structures currently in operation? (asked by President Bonee)
2. Knowing the timetable the City of Basehor is under with KDHE to complete this project and meet projected growth, explain how our team would approach this project to design and have construction complete by December 2008? (asked by Mayor Garcia)
3. What is your experience working with KDHE revolving fund loans and how would you work with the city to secure financing? (asked by Councilmember Hooker)
4. Describe your approach in working with the city council to build understanding and reach a consensus on the scope of the project and future needs of the city? (asked by Councilmember Thomas)
5. Explain why your firm would best suit the City of Basehor's need for design? (asked by Councilmember Sifford)

Archer Engineers (6:00 p.m.)**Mike Zimmerman, Stan Christopher, Pat Young**

Copy of presentation has been incorporated by reference to original minutes.

Councilmember Hooker asked what Archer thought Phase I should be. Mr. Christopher said it was their opinion Phase I would expand the existing plant to double the capacity.

1. President Bonee said the presentation answered #1; however, he wanted clarification on the difference between Larkin's report of \$6 million verses his estimate of \$3 million. Mr. Christopher said his plan calls for expansion of the existing plant to double capacity where as the Larkin report shows the plant with full build-out.
2. If start by first part of March, design should be completed by September 2007 and projected total completion in fall of 2008, 10-11 month project.
3. Archer Engineering has, in the past, completed several projects through the State Revolving Loan and work with KDHE on an ongoing basis.
4. Archer Engineering felt that communication was extremely important. If awarded the project, they would hold various workshops and hope that Council would attend all.
5. Archer Engineering would be committed to the City of Basehor and they need to know the entire process, not just design work.

Councilmember Hooker asked if during their presentation process, did they ever think that Basehor should be a regional facility. Mr. Christopher said it was an option and they would be glad to entertain ideas to that effect.

Councilmember Thomas asked what Archer Engineer meant when they referenced "is critical path". Mr. Christopher stated it was the process they would need to go through in a 4-week period to help them to decide to expand or build a new plant.

Burns and McDonnell (6:30 p.m.)**John Mitchell, Valerie Schroer, Jeff Keller**

Copy of presentation has been incorporated by reference to the original minutes.

1. Mr. Mitchell noted the existing plant was built in the wrong spot; however, the City needs to utilize the current facility until the end of its useful life. The City can perform some quick fix items that will help reduce infiltration so the plant would last

longer. The City has 13 years left to pay on existing system and they thought the plant would run out of capacity and run out of debt at same time. Timing and financing was the most important at this time. Headworks needs attention since it was obsolete. Recommends converting clarifiers into digesters. Screens are good and recommended replacing the grit chamber and move it outside, odor control unit could be changed to pharisaic system to help save dollars.

2. In order to do the project properly the schedule should be pushed out beyond 2008. Develop strategic road map and propose a schedule with KDHE to get the appropriate amount of time to build the right facility.
3. Councilmember Hooker asked if they would recommend a regional facility? Mr. Mitchell noted that would be something for a wastewater advisory group to consider during the process. It would be an option since part of the City's watershed flows in the Wolf Creek area. He suggested addressing the City's infiltration problem before going to a regional facility or City would be paying on water that is not wastewater.
4. Answered in presentation.
5. Answered in presentation.

President Bonee asked if Burns & McDonnell felt that completion in 2009 was more reasonable date. Mr. Christopher responded noting that 2009 was achievable date.

Larkin Group (7:00 p.m.)
Clark Thompson, Vance Neal

Copy of presentation has been incorporated by reference to the original minutes.

Council felt questions 1– 5 were answered during presentation.

Councilmember Hooker noted Mr. Thompson had referred to a Shriver system during his presentation and asked him to clarify. Mr. Thompson informed the governing body Shriver was both the name of the company as well as the name of the equipment. A Shriver process allows air to cycle on and off which allows for a more energy efficient system. He recommended a full build-out of the existing plant to take the City to year 2030.

Professional Engineering Consultants (7:30 p.m.)
Jim Martin, Steve Sandberg

Copy of presentation has been incorporated by reference to the original minutes.

1. Explained the Lansing plant was the most difficult plant they had to design. Went through the difference between the old plant and the expansion they designed and what they would go through to make sure the City received the maximum for their money.
2. Work with advisory group, make decisions quickly in a three-month period, ready to dig dirt in April 2008 and complete in 2009. The process is dictated by KDHE and population growth.
3. Answered in presentation.
4. Answered in presentation.
5. Answered in presentation.

2. *Discussion regarding developer fees.*

Dustin Smith, Planning Director, noted discussion was going back to operating on fee schedules that have been set in place when Mike Hooper was with the City. It appeared that prior to his arrival, the City was double charging on application fees. Last March that method ceased to exist. He provided a document that compared sewer connection fees, excise tax, with other cities. He noted Basehor was one of the higher ones in the area.

(Tape 2, Side 1)

City Administrator Carl Slaugh noted a fee schedule had never been formally approved by the Council and wanted to bring it to the Council's attention for consideration.

Councilmember Thomas asked if the planning fee schedule changed. Mr. Smith noted the fees remained the same. Councilmember Sifford asked if he recommended making changes. Mr. Smith recommended no changes at this time, noting fees never cover all the costs incurred by the city superintendent, city engineer, and his labor to review.

President Bonee said he thought the fees would keep developers from coming back numerous times having staff review plans. The planning director was asked to provide an estimate for standard size homes.

3. *Discussion regarding Hidden Ridge upsize fees.*

Ed McIntosh reported Hidden Ridge tied into the pump station that was installed by Honey Creek. The wastewater from Hidden Ridge would never flow into the line feeding into Honey Creek. Their design calls for a 24" sanitary sewer line.

Options were 1) City would pay difference in cost for the upsize at the time the improvement was made; and 2) create a benefit district and paid for by people upstream when developed;

President Bonee thought the City should have a set procedure on issues of this nature for future requests. He wanted to make sure the developer paid their fair share; however, the developer should not have to fit the entire bill if it benefits the area that the City wants to see grow. Mr. McIntosh noted the City does not have to give the money back but at least create a system in which the developer would eventually get it back through other means.

City Administrator was directed to contact other cities to see how they handle this type of situation. Mr. Slauch stated the City has a problem with Victory Crest not paying their fees up front. Councilmember Thomas said the City was not the developers banker and should pay his fees upfront as originally directed. Mr. Slauch stated the developer does not want to annex his property if he has to pay upsizing fees up front.

Councilmember Hooker said Mr. Cammarata was asking for reimbursement after the fact and if approved, the City would be setting precedent for future developments. Mr. McIntosh said he did discuss the upsizing fees with staff in the past and expected this would be a long process to get passed through the City.

President Bonee said the pipe size was ordered by KDHE, not the City. He was not against the upsize fee but needs to be a fail-safe uniform policy. Councilmember Thomas pointed out the developer was asking for reimbursement for four manholes rather than two manholes. Mr. McIntosh said the report should read two manholes noting none of Hidden Ridge wastewater would run into the 24" line. The line is strictly for future growth. The city superintendent explained the reason for allowing a 24" line verses the original 30" line.

President Bonee stated this project should have been included in the Honey Creek benefit district. Council agreed the developer could be reimbursed through upsize fees.

4. Update on Falcon Lakes Special Assessments

The city administrator reported he had yet to receive an answer back from bond counsel regarding Council's concerns.

1. Should the fees that were paid by the developer be paid back and redistributed to the property owners.
2. Should developer and residents pay for the additional administrative costs.

President Bonee stated it was not the City's problem and the cost should be assessed back to the developer since he did not provide the correct calculations when initially submitted.

Councilmember Hooker said "don't call the bond counsel and say it's a done deal". Mr. Slauch commented the bond counsel needs to advise the City of statutory costs and law requirements.

Council will rate the four engineering firms and let the city administrator know what their rankings are so a decision could be made on February 22nd.

Submitted for Council approval with/without corrections or additions this 5th day of February, 2007.



Mayor Chris Garcia

Attest:



Mary A. Mogle, City Clerk

