

**Greensburg City Council
October 20, 2014
City Hall**

Item 1: Opening Session

Call to Order; Pledge of Allegiance; Invocation; Roll Call

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on October 20, 2014. The Pledge of Allegiance was said, and the invocation given by Pastor Franklin Ruff. Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer, and Haley Kern.

Additions/Deletions to the Agenda

There were no additions or deletions to the agenda. Trummel made a motion, seconded by Kern to approve the agenda as presented. Motion passed 5-0.

Mayor's Report

There was no report from the Mayor.

Council Member's Report

There was no report from Council.

City Administrator Comments

City Administrator Ed Truelove briefed Council on the following topics:

- Staff has been contacted by a representative of the Green Electric Company, a company that markets green energy signs. The sign has a unique look, and combines wind and solar applications for renewable energy to power the sign. The City has been asked to partner with the company to receive a sign that could be financed through crowd funding. Consideration of this partnership will be on Council's next agenda. Truelove presented Council with a Power Point image of the company's product.
- Last Wednesday, in Manhattan, KS, Stacy attended the Travel Industry Association of Kansas Banquet and received two awards for Greensburg; an award for Printed Advertising, and an award for Traditional Multi-Media Advertising. Truelove provided Power Point images of the printed advertising and a recording of the multi-media commercial.
- Truelove has administratively approved the street closing request for the Chamber's Home Town Halloween. Main Street, from Florida to Iowa, will be closed for Trunk-or-Treat activities, on Friday, October 31st, from 5:00 pm to 7:00 pm.
- Truelove has spoken to Scott Mullen, the KDOT Area Engineer, today on the phone. Mr. Mullen needs to hear from the City soon on whether they will support KDOT's efforts to re-route traffic through town during the three months KDOT will be working on the Hwy 183 bridge. This will be an agenda item for November 3rd.
- Dixon and Truelove will be traveling to Topeka Wednesday to meet with Secretary of Transportation Mike King, to discuss the airport project. Several local pilots plan to attend, in support of the project.

Item 2: Public Comment

Dixon welcomed those in attendance, many of which are on the Pool Advisory Committee, and opened the meeting to public comment. There were no comments from the public.

Item 3: Consent Agenda

Jungemann made a motion, seconded by Christenson, to approve the consent agenda as presented. Motion passed 5-0.

Item 4: Items of Business

A. Receive Todd Knight, McCown Gordon Construction, to present a Guaranteed Maximum Price (GMP) for the pool project. Approve the GMP and authorize the Notice to Proceed.

Truelove introduced Todd Knight, Eric Woltje, and Allen Faught from McCown Gordon, as well as Mason Banks of KC Gunite. Knight provided a copy of the GMP packet for Council members and stated that it was a challenge to deliver the pool project the City and community have communicated they want, with all of the amenities, within the designated \$2.3 million budget. Because of this, there are many items that will need to be considered as add alternates. The design-build team attempted to differentiate between wants and needs when deciding which portions of the project would need to be add alternates. Fewer bids were received on the various parts of the project than were expected as many companies are already committed to other projects for the foreseeable future. With so many projects in process, product costs have begun to increase. In addition to the components that would be described as part of the GMP, Knight pointed out that the City has already had expenses on the overall project, including PEC fees and the purchase of the property for the pool. As of today, the total project cost is \$2.415 million, \$115,000 over the \$2.3 million budget. This dollar amount does not include the items that Knight would explain as add alternates. The GMP presented tonight is \$2.247 million (plus any add alternates Council should select). Within the \$2.247 million is a City contingency of \$50,000, which Knight hopes will be able to be freed up, to allow the City to add some of the alternates at no additional cost to the City.

Knight explained that there are some special inspections that had to be figured into the cost of the project, because of significant concerns on the old sub grade. A plan review on the project will be performed at the cost of \$500. The City is forgoing the issuance of permits on the project. Permit costs were not a part of the bids submitted. Knight discussed the Cost Summary, Executive Summary, subcontractor participation and site plan in great detail. The amount listed for site utilities is an estimate as of tonight, due to receiving no bids for this portion of the project. Knight and Banks stated that they did not want to choose the cheapest equipment they could find, specifically the pool filter, simply to stay within the \$2.3 million budget, because they estimated the City would begin to have issues with the cheaper components within 5 years. Repair or replacement costs for some of those items would be significant. The pool filter selected is one of the most expensive, but most crucial, individual components. The chosen filter should last for the lifespan of the pool.

While discussing any possible issues with the site of the project and parking for the pool, Kern asked if any allowance had been made in the budget to help alleviate some of the drainage issues in the area (this was previously discussed as an option). PEC estimated the cost of \$15,000 to increase drainage around the block chosen for the pool site. Those costs are not part of the GMP or total project cost being presented tonight. Plans do call for a 2" elevation of the property on the south end, to assist with drainage and hopefully avoid some of the concrete remaining buried on-site.

The presented project schedule shows completion at the end of June 2015. Discussion was held on the Pool Advisory Committee assisting with the solicitation of donations for items such as lounge chairs, benches, shades, a facility sign, and other equipment to help reduce cost or cover the cost of some of the add alternate items. McCown Gordon plans to begin moving job trailers within 2 weeks of approval of the GMP and Notice to Proceed. Banks stated that digging of the pool itself could commence within 30 days of approval.

Knight requested Council approve the GMP and approve the Notice to Proceed tonight, because of the fast approaching winter months. Christenson began discussion on where the additional funds, above the budgeted \$2.3 million, would come from. Truelove reminded Council that once a GMP is approved, KDOT will release its portion of the funding. He also assured Council that the Reserve Fund could provide the additional funds, but that approval would strengthen his desire to replace funds that have been taken from Reserve for various projects. Council discussed that there is time to decide what alternates they would like to add as the project progresses and contingency funds are freed up. Also discussed were the previously approved, but unused, bond issue and a sales tax initiative.

Jungemann made a motion to accept the GMP as presented and issue the Notice to Proceed. Schaffer seconded. Motion passed 5-0 and was met with applause from those in the audience.

Cinda Moorhead, Pool Advisory Committee, advised that the committee has discussed some of the add alternates and furnishings for the pool extensively. In the coming weeks, the Pool Advisory Committee will be asked to assist with the selection of specific furnishings for the project.

Item 5: City Attorney's Report

There was no report from the City Attorney.

Item 6: Executive Session

There was no need for Executive session.

Item 7: Adjournment

Dixon declared the meeting adjourned at 7:40 p.m.

Robert A. Dixon, Mayor

Christy Pyatt, City Clerk