



CALL TO ORDER - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Nancy D. Bauder, Mayor Pro-Tem Camalla Leonhard, Commissioners Myron J. (Mike) Griswold, Mark Preisinger and Jermaine Wilson.

Others present in the commission chambers: City Manager Paul Kramer, Assistant City Manager Taylour Tedder, Planning and Community Development Director Julie Hurley, Public Works Director Brian Faust, Public Works Project Manager Michael Stephan, Police Chief Patrick Kitchens and City Clerk Carla K. Williamson.

Members participating via teleconference: City Attorney David E. Waters, Finance Director Ruby Maline and Community Development Coordinator Mary Dwyer.

Mayor Bauder asked everyone to stand for the pledge of allegiance followed by silent meditation.

Proclamations:

- **Barbershop Harmony Month April 2021** – Bill Krondak was present to accept the proclamation.
- **National Library Week – April 4-10, 2021** – Matt Nojonen, Leavenworth Public Library Director was present to accept the proclamation.
- **National Child Abuse Prevention Month – April 2021** Stephanie Canal was present to accept the proclamation.
- **Fair Housing Month – April 2021** Pat Tooley, Housing Section 8 Manager was present to accept the proclamation.
- **National Public Safety Telecommunicator’s Week - April 11-17, 2021** Police Chief Patrick Kitchens was present to accept the proclamation.

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

Commissioner Leonhard moved to approve the minutes from the March 23, 2021 regular meeting. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Item Tabled on March 23, 2021:

Review 504 Miami Street Unsafe and Dangerous Structure - Planning and Community Development Director Julie Hurley reviewed the progress on the repairs of the property. The item was tabled at the March 23, 2021 meeting after staff learned that the property owner, Ramon Muhammad had passed away. Staff has been in contact with Mr. Muhammad’s sister, Tausha Morris. Ms. Morris indicated an intent to proceed with the planned repairs to the house; however, she must first obtain ownership of the property which she is working through the legal process of doing so while the estate goes through probate.

Ms. Morris asked for additional time to acquire the property before completing additional repairs. Staff recommends giving about two months allowing the process of title transfer reviewing at the June 8th meeting.

Commissioner Preisinger moved to review at June 8th meeting. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

NEW BUSINESS:

Public Comment: *(emails received by the public for public comment on non-agenda items will be read at this time limited to 2-3 minutes) No emails were received.*

Phil Urban

- Taken by surprise recently when a business that rents from him had a banner up
- Received a letter that the banners need to come down
- Notified the renters that they had to get a permit
- It was determined that the property is zoned residential and a temporary permit could not be allowed
- Mr. Urban spoke to Ms. Hurley that the Planning Commission would be looking at across the board zoning
- Mr. Urban provided a map of the area as they are currently zoned; all property around him are zoned business only his is still residential
- Asking the commission to request the Planning Commission put this on the clean up list and change to commercial
- Would like to be informed when the Planning Commission looks at this

Louis Klemp (1816 Pine Ridge Drive)

- To talk about the First City of the Territory and of the State
- Fort Leavenworth has been here since 1827
- Will meet with State, Feds, other Cities and museums about the history of Leavenworth
- Referenced comments by Michael Urban (citizen of Leavenworth)
- Federal Penitentiary will be closing and hopefully a part will become a museum
- Fort Leavenworth Museum is difficult to visit on Post
- Would appreciate if someone in the city hopes this is a good idea
- Spoke about Steamboat Arabia

General Items:

Consider Removal of Special Assessment 306 Kickapoo 2018 Demolition - Planning and Community Development Director Julie Hurley presented for consideration the removal of the Special Assessment in the amount of \$6,725.00 and refile the demolition costs as a lien against the property. The owner signed a Demolition Agreement and Voluntary Deed Restriction and Lien Statement in 2018 agreeing that the City would have the structure demolished and costs would be assessed against the property as a lien filed with the Register of Deeds. The cost were included with the 2019 Demolition Ordinance assessing costs as Special Assessment to the 2019 property tax statements in error.

Commissioner Wilson moved to remove the special assessment on 306 Kickapoo in the amount of \$6,724.00 and refile as a lien. Commissioner Leonhard seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Mayor's Appointment:

Mayor Bauder moved to reappoint to the Leavenworth Preservation Commission; Ken Bower and Richard Jackson to terms ending April 15, 2024. Commissioner Preisinger seconded the motion and the motion was unanimously approved. The Mayor declared the motion carried 5-0.

Resolutions:

Resolution B-2279 Community Development Block Grant (CDBG) Annual Action Plan – Community Development Coordinator Mary Dwyer presented Resolution B-2279 authorizing the adoption of the CDBG Annual Action Plan 2021-2022. The plan was reviewed at the April 12, 2021 Community Development Advisory Board and recommends approval and adoption by the City Commission.

Commissioner Leonhard moved to adopt Resolution B-2279 for the CDBG 2021-2022 Annual Action Plan. Commissioner Preisinger seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Resolution B-2280 Resolution of Support Greenamyre Rentals Low Income Housing Tax Credits – City Manager Paul Kramer presented for consideration a resolution of support for Low Income Housing Tax Credits. Jeremy Greenamyre of Greenamyre Rentals approached the City about providing local support for an application to the State of Kansas for a residential development at 2604 S. Second Avenue. The development would be limited to those 55 years old or older. Mr. Greenamyre was in attendance and reviewed the project.

Commissioner Leonhard moved to approve Resolution B-2280 in support of the Greenamyre Rentals for application for Low Income Housing Tax Credits for the Kansas Housing Resources Corporation. Commissioner Griswold seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Bids, Contracts and Agreements:

Consider Purchase of 600 Cherokee Street – City Manager Paul Kramer presented for consideration the purchase of 600 Cherokee Street from Blue Star Properties LLC in the amount of \$205,500.00. The properties is the former Club Venom building. The property has been vacant for more than a decade and unfortunately requires a significant cost investment to rehabilitate the building. That cost along with the asking price has deterred investors. In recent years the City has taken actions to purchase dilapidated structures in an effort to remove blight and in certain cases to expedite redevelopment. If approved by the Commission and after closing the City would issue a Request for Proposals (RFP) for the purchase and rehabilitation of the property with the goal of returning the building to private use.

Commissioner Griswold moved to approve the purchase of 600 Cherokee Street from Blue Star Properties LLC in the amount of \$205,500.00 and authorize the Mayor to execute all documents related to the

purchase. Commissioner Preisinger seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Consider Bid for 16th Terrace & Thornton Stormwater Improvements, Phase 2 & 3 – Public Works Director Brian Faust along with Public Works Project Manager Michael Stephan presented for consideration and approval the single bid received from Lexeco Inc. in the amount of \$694,656.60. The Engineer’s Estimate on the project was \$631,529.00. Staff feels that the bid is reasonable and there would be no benefit gained by rejecting and rebidding the project at a later date. Greg Kaaz of Lexeco addressed the Commission and discussed the challenges of the project regarding access to the area.

Commissioner Leonhard moved to award the 2021 16th Terrace & Thornton Stormwater Improvements, Phase 2 & 3 between 16th Terrace and 16th Street to Vilas Street in the amount of \$694,656.60. Commissioner Preisinger seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Consider Bids for 2021 Pavement Management (Granite Seal Program) – Public Works Director Brian Faust along with Public Works Project Manager Michael Stephan presented for approval the low bid from Harbour Construction for the base bid only in the amount of \$143,810.68. Bids were opened on April 7, 2021 and were as follows:

Company	City	Base Bid	Alternate Bid	Total Bid
Harbour Construction	Kansas City KS	\$143,810.68	\$20,208.17	\$164,018.85
MidAmerica Road Builders	Platte City MO	\$144,337.44	\$19,048.59	\$163,386.03
Vance Brothers Inc.	Kansas City MO	\$184,857.41	\$32,373.48	\$217,230.89
Engineer's Estimate (Base only)		\$158,116.64		

Commissioner Preisinger moved to accept the 2021 Pavement Management-Granite Seal Program to Harbour Construction, Kansas City Kansas for the base bid only in the amount of \$143,810.68. Commissioner Leonhard seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Consider Change Order No 1 with Linaweaver Construction for the 4th & Olive Alley Community Development Block Sanitary Sewer Project - Public Works Director Brian Faust along with Public Works Project Manager Michael Stephan presented for consideration Change Order No 1 with Linaweaver Construction in the amount not to exceed \$21,409.00 for a new contract total not to exceed \$182,169.00. During the construction, changes were needed to address several items identified in the field that included: increased length of service line and one additional service connection; removal and replacement of an existing chain link fence over the revised service line location; tree removal over the revised line location; modifying one manhole to address the elevation of the main and concrete invert. Commissioner Preisinger moved to approve Contract Change Order No. 1 in the amount of \$21,409.00. Commissioner Griswold seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

First Consideration Ordinances:

First Consideration Ordinance General Obligation Bonds Series 2021-A – City Clerk Carla Williamson presented for consensus to place on first consideration an ordinance authorizing the issuance of \$9,635,000.00 aggregate principal amount of General Obligation Bonds Series 2021-A. The bond and note sale will be on Tuesday, April 27, 2021 and results will be presented to the Commission with final numbers and request for approval of the ordinance on second consideration. The bonds will provide financing for:

- Redeeming outstanding A2018 Temporary Notes to provide permanent financing for the New Lawrence Road Project
- Redeeming outstanding A2019 Temporary Notes to provide permanent financing for the Thornton Street/10th Avenue Project
- Redeeming outstanding A2020 Temporary Notes to provide permanent financing for the 2020 Pavement Management Program
- Issuance of bonds for financing Public Safety Equipment (fire truck)

There was a consensus from the Commission to place on first consideration.

First Consideration Ordinance General Obligation Refunding Bonds Series 2021-B - City Clerk Carla Williamson presented for consensus to place on first consideration an ordinance authorizing the issuance of \$3,310,000.00 aggregate principal amount of General Obligation Refunding Bonds Series 2021-B. The bond and note sale will be on Tuesday, April 27, 2021 and results will be presented to the Commission with final numbers and request for approval of the ordinance on second consideration. General Obligation Refunding Bonds Series 2021-B will be issued to refund Series 2013-A and 2016-A Bonds. Refunding is a way to redeem and pay off bonds with a higher interest rate and issue new bonds. The City's financial advisor has estimated, based on current rate trend, that the refunding will save the City approximately \$126,000.00 over the life of the bonds.

There was a consensus from the Commission to place on first consideration.

Consent Agenda:

Commissioner Wilson moved to approve claims for March 20, 2021, through April 9, 2021, in the amount of \$2,201,221.13; Net amount for Payroll #6 effective March 26, 2021 in the amount of \$347,477.93 (Includes Police & Fire Pension in the amount of \$8,804.19) and Payroll #7 Effective April 9, 2021 in the amount of \$323,852.44 (No Police & Fire Pension). Commissioner Leonhard seconded the motion and the motion was unanimously approved. The Mayor declared the motion carried 5-0.

Other:

Commissioner Griswold:

- Reviewed current COVID-19 numbers to include VA and Fort Leavenworth vaccinations
- Read a statement about Capital Police Officer William Evans who was killed in the line of duty

Commissioner Preisinger:

- Discussed Spring Cleanup and the amount of trash that was picked up
- Kudos to Mayor Bauder on efforts on Public Transportation coming to fruition

Mayor Bauder:

- Breaks her heart with the events in Minneapolis

Commissioner Leonhard:

- Helped with Spring Cleanup
- Over 700 participants in Spring Cleanup

Adjournment:

Commissioner Griswold moved to adjourn the meeting. Commissioner Preisinger seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 8:31 p.m.

Minutes taken by City Clerk Carla K. Williamson, CMC