

**LOUISBURG CITY COUNCIL  
REGULAR MEETING  
JUNE 3, 2019  
6:30 P.M.**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. CONSENT AGENDA
  - A. Adopt Agenda
  - B. Approval of Minutes of the Regular Meeting May 20, 2019
  - C. Approval of the Bills
4. RECOGNITION OF SCHEDULED VISITOR
  - A. Wyatt Heien – Troop 105
  - B. Andy Nowachek – Farmers Market
5. PUBLIC COMMENTS: Persons who wish to address the Mayor and City Council regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for informational purposes only.
6. DEPARTMENT REPORTS
7. CITY ATTORNEY’S REPORT
8. COUNCIL/COMMISSION REPORTS
9. MAYOR’S REPORT
10. ADMINISTRATOR’S REPORT
  - A. WWTP Construction Bid Review & Reward
11. ADJOURNMENT

**CITY OF LOUISBURG, KANSAS  
MINUTES OF REGULAR MEETING  
MAY 20, 2019**

The Council of the City of Louisburg, Kansas met at 6:30 p.m. in regular session in the City Hall Council Chambers. Mayor Marty Southard presiding. Councilmember Kalee Smith was absent.

Council Members Lee Baer, Steve Town, Sandy Harris, Thorvald McKiearnan  
City Administrator Nathan Law  
City Clerk Traci Storey  
City Attorney Kelly Stohs  
Police Chief Tim Bauer  
Fire Chief Gerald Rittinghouse  
Communications Coordinator Jean Carder  
Public Works Supervisor Craig Hufferd  
Press  
Visitors Sean Gordon, Brock Elliott

**PLEDGE OF ALLEGIANCE**

Councilmember Thorvald McKiearnan led the pledge of allegiance.

**APPROVAL OF CONSENT AGENDA**

Councilmember Thorvald McKiearnan moved, seconded by Councilmember Sandy Harris and carried 4-0, to approve the consent agenda to include adoption of the agenda, approval of the May 6, 2019, minutes and bills list.

**VISITORS**

**Annual Audit 2018:** Sean Gordon with the auditing firm Mize Houser & Company presented the Audit of Financial Statements for the year ending December 31, 2018. Mr. Gordon gave the Council a brief overview of the audit results. Gordon said the City earned the highest marks as allowed under Kansas pursue prior to the next audit. Councilmember Steve Town moved, seconded by Councilmember Lee Baer and carried 4-0, to receive and accept the audit.

work being done in the neighborhood. People's Services had damaged yards and left mud pits along the front of homes. The resident was getting ready for a graduation party and was not happy with all the mud in the streets. City Administrator Nathan Law said when the City gets a complaint we will direct them to contact People's Services. If there is no reasonable response, the City will then contact them.

Mr. Harris also said the resident complained about the street work and said some notifications were left for residents after some had left for work and cars were towed. City Administrator Law said next year the City would do all the street work notifications. The cars that were towed were moved into the residents' driveway and the residents were not charged for a tow, Mr. Hufferd said. Councilmember Harris said at the end of the day everyone is happy with the improvements.

Councilmember Harris asked about the yield sign that was going to be placed by Price Chopper and the strip mall. Administrator Law is going to contact the Merrill Company and ask for an update on timing for the installation.

Harris asked about the S.W. corner of 68 and Metcalf what happened to that grass. Administrator Law said a truck cut the corner short and took it out. There is nothing the City can do to prevent that from occurring.

Harris said the mud is still washing on the sidewalk along Danford Drive and it is going into the stormwater system. Administrator Law will bring back an erosion control requirement to address future City projects and a separate standard for all other construction within city limits.

**Councilmember McKiernan:** Councilmember Thorvald McKiernan asked if we could do a check and balances with Waste Management. His WM billing at his Osawatomie location is never correct. If it happens over there, he is sure it happens in Louisburg too. City Administrator Law said the rates and contract for the City of Louisburg are on the City's website.

McKiernan said last month at the Planning Commission meeting a discussion occurred about the lot next to Napa that was recently purchased. Recommendation from Building and Zoning was that lot could not be graveled. The Planning Commission overturned the recommendation and is allowing it to be graveled. Mr. McKiernan thinks this should have gone to the Board of Zoning

gas unit exceeds diesel by \$162,000 and shows a payback period of 45.7 years based on the price difference of natural gas versus diesel. This is using current market assumptions, not considering any fuel price forecasting efforts for 10 or more years. This difference in price is greater for the larger natural gas unit, at \$445,000 higher initial cost, but reduces the payback period to 36.1 years. Councilmembers had discussion. Councilmember Thorvald McKiernan moved, seconded by Councilmember Sandy Harris to include considerations for a peak shave diesel generator as long as it is moderately more expensive than the smaller backup generator. Councilmembers had discussion. Motion carried 4-0, to use the diesel generator.

### **ADJOURNMENT**

At 7:23 p.m. Councilmember Thorvald McKiernan moved, seconded by Councilmember Sandy Harris to adjourn the meeting. Motion carried 4-0.

Approved:

---

Marty Southard, Mayor

Attest:

---

Traci Storey, City Clerk

**BILLS TO BE APPROVED 6/3/2019**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>DEPARTMENT</b>
ADVANCED ASPHALT PAVING	\$395,656.03	ANNUAL STREET WORK - STREETS
APPLE ELECTRIC INC.	\$2,078.00	MONUMENT SIGN/SCHOOL ZONE LT - STREETS
AXMANN WYATT	\$135.00	TRAINING REIMBURSEMENT - POOL
AYLOR LARRY	\$463.27	FLIP GRANT
BASCOM-TURNER INSTRUMENTS	\$362.00	EQUIPMENT - GAS
BLUE CROSS/BLUE SHIELD	\$22,999.82	HEALTH INSURANCE - ALL
BRANDY ELECTRIC	\$11,497.00	LIGHTS A,B,C FIELDS - PARKS
BSN SPORTS	\$347.70	TEMP FENCE A FIELD - PARKS
CHIEF FINANCIAL OFFICER	\$175.00	AUDIT FILING FEE - ADMIN
CITY OF LOUISBURG	\$400.00	POOL CASH DRAWER
CLYDE & WOOD LLC	\$439.59	COURT APPOINTED ATTORNEY
COMMENCO, INC.	\$931.35	REPAIRS - POLICE
CORE & MAIN	\$1,865.80	EQUIPMENT - WATER
DESIGN 4 SPORTS	\$275.00	LIFEGUARD SUPPLIES - POOL
FAMILY CENTER OF PAOLA	\$179.97	SUPPLIES - PWD
FORRESTER CAYDEN	\$75.00	TRAINING - POOL
GARBER MANUFACTURING INC	\$3,609.97	BENCHES - PARKS
GEIMAN KAMI	\$135.00	TRAINING - POOL
HEARTLAND COCA COLA	\$252.83	CONCESSIONS - POOL
HICKEY, KRAIG	\$350.00	SERVICES - CEMETERY
JJ CLEANING	\$1,000.00	CLEANING - ADMIN, POLICE
JOHN DEERE FINANCIAL	\$1,876.86	EQUIPMENT, SUPPLIES - ALL
JOHNSON COMPANY TOP SOIL	\$670.00	TOP SOIL - PWD
JOHNSON COUNTY WASTEWATER	\$463.00	LAGOON TESTING - SEWER
KACM	\$100.00	CONFERENCE - COURT
KC GLASS GUYS	\$75.00	REPAIR SERVICES - POLICE
KCPL	\$9,990.25	ELECTRICITY - ALL
KEATON SYDNEY	\$135.00	TRAINING - POOL
LEWER KAITLYN	\$70.00	LIFEGUARD TRAINING - POOL
LOUISBURG ATHLETIC CLUB	\$520.00	APRIL / MAY MEMBERSHIP - ALL
LOUISBURG CLEANERS	\$141.60	UNIFORM CLEANING - POLICE
LOUISBURG FORD	\$493.24	SERVICES - POLICE
LOUISBURG REALTY PARTNERS	\$2,500.00	FLIP GRANT
MCI	\$95.82	TELEPHONE- ALL
MDC PUA	\$94,236.98	WATER - PUA
MO-KAN DIAL, INC.	\$1,400.39	TELEPHONE/INTERNET - ALL
MOORE ALYSE	\$135.00	REIMBURSEMENT - POOL
MOORE TRINITY	\$75.00	TRAINING REIMBURSEMENT - POOL
NASRO	\$80.00	MEMBERSHIP DUES - POLICE
NATE APPLE CONCRETE, INC.	\$4,000.00	FIRE STATION CURB REMOVAL
NATIONAL SIGN CO INC	\$628.62	MARKING FLAGS - GS, WT
OLSSON ASSOCIATES	\$20,518.38	STORMWATER MASTERPLAN
PEREGRINE CORP.	\$1,224.02	APRIL UTILITY BILLING - GS, SW, WT
POLSINELLI PC	\$1,572.50	CITY ATTORNEY SERVICES
PRINCIPAL LIFE INSURANCE	\$216.05	INSURANCE - ALL

QUILL	\$198.89
REECE ALEXIS	\$75.00
ROMANS OUTDOOR POWER	\$82.17
SCOLLIN JAY	\$250.00
SJ ELECTRIC INC	\$11,694.00
SUMNER ONE	\$62.00
SWIM THINGS INC.	\$295.00
TRI COUNTY PEST CONTROL	\$150.00
VISA	\$4,496.32
VISION SERVICE PLAN	\$901.72
WALDRON MICHAEL	\$250.00
WATCH GUARD DIGITAL	\$750.00
WEERS KRISTI	\$75.00
WHISTLE REDI-MIX INC	\$259.00
	\$603,985.14

OFFICE SUPPLIES - ALL
TRAINING - POOL
SUPPLIES - PARKS
REIMBURSEMENT - POOL
OVERHEAD AND UNDERWATER LIGHTS
COPY SERVICES - ADMIN
SUPPLIES - POOL
PEST CONTROL - FIRE
EQUIPMENT, SUPPLIES, TRAINING - ALL
INSURANCE - ALL
REIMBURSEMENT - POOL
SOFTWARE - POLICE
TRAINING - POOL
CONCRETE - STORMWATER

10 A

City of Louisburg

# Memo

**To:** Louisburg Governing Body

**From:** Nathan Law

**Date:** May 31, 2019

**Re:** WWTP Construction Bid Review & Award

Background: The new wastewater treatment plant project is now at the point of reviewing bids and selecting the single or multiple contract groups to best serve the public interest in constructing the Wastewater Treatment Facility (Section 1) and the Collection Improvement (Section 2). These construction projects published for bid on April 17 with a bid open date of May 17. The bid open date was later extended to May 29 to allow contractors more time to prepare bids. Bids were opened and read aloud the morning of May 29, with the following bid information being noted at that time.

Bidder	Section(s)	Amount
SDI – She Digs It	2	\$799,450.00
M Con	2	\$780,691.00
Crossland	1	\$10,459,000.00
David E Ross Construction	1	\$10,979,800.00
Kissick Construction	1 & 2	\$14,835,000.00 & \$791,879.00
EnerFab	1	\$13,560,000.00
Garney	1	\$12,591,000.00
GB Construction	2	\$810,455.75
Engineer's Estimate	1 & 2	\$12,432,969.00 & \$985,084.00 Combined \$13,418,053.00
Project Estimate to KDHE		\$12,608,000.00

All bidders included bid bonds, none included alternate pricing or deductions for serving as prime contractor on both sections, and all except for M Con acknowledged all addenda. M Con did not include acknowledgement of Addendum Number 5, but that addendum would not materially affect the bid total and is recommended as allowable under the approval process. M Con provided a statement that Addendum 5 does not change their price (see attached).

Financial: KDHE has stated that other allowable costs may be submitted for reimbursement. Two costs, KCP&L 3-phase power which the total cost has not yet been provided and engineering, both design & bidding, and construction phase, may be included in the SRF project. Addendums will probably be required to both the SRF Loan Documents and Engineering contracts to incorporate these costs into the SRF documents.

Legal: None.

Recommendation: Contingent upon KDHE approval, accept the bid for Section 1 of Project KWPCRF #C20-2010-01 from Crossland Heavy Contractors, Inc. at a lump sum bid price of \$10,459,000.00 which includes three allowances (\$40,000.00 Product Allowance for office and lab equipment, \$45,000.00 Testing Allowance, and \$150,000.00 Contingency Allowance). Unused allowances will be deducted from the final price by final change order.

Contingent upon KDHE approval, accept the bid for Section 2 of Project KWPCRF #C20-2010-01 from M CON, LLC at the unit price bid total of \$780,691.00 including allowances (\$7,500.00 Testing Allowance and \$30,000.00 Contingency Allowance). Final payment for all unit price Bid items for Section 2 will be based on actual quantities installed. Unused allowances will be deducted from the final price by final change order.

Authorize staff to submit the two bid packages with all required documents, including letters stating the low bid/proposals the City wishes to accept, to KDHE for approval. Also authorize staff to include engineer fees with the loan, and to process any additional addendums to either the loan agreement and/or the engineering agreement to meet the requirements of the funding agency.



9001 State Line Rd., Ste. 200  
 Kansas City, MO 64114  
 [P] 816.361.0440  
 [F] 816.361.0045  
 LampRynearson.com

**LAMP  
 RYNEARSON**

**BID TABULATION**

Project Title: 0.7 MGD Wastewater Treatment & Collection Improvements

KWPCRF #C20-2010-01 Louisburg

Location: City of Louisburg, Kansas

Date: Wednesday, May 29, 2019

CONTRACTOR	Add. No. 1	Add. No. 2	Add. No. 3	Add. No. 4	Add. No. 5	Bid Bond	Section 1 Price	Section 2 Price	Combined Deduct
SDI - She Digs It	X	X	X	X	X	X	-	\$ 799,450.00	-
M-Con	X	X	X	X	<input type="checkbox"/>	X	-	\$ 780,691.00	-
Crossland	X	X	X	X	X	X	\$ 10,459,000.00	-	-
David E Ross	X	X	X	X	X	X	\$ 10,979,800.00	-	-
Kissick Construction	X	X	X	X	X	X	\$ 14,835,000.00	\$ 791,879.00	-
EnerFab	X	X	X	X	X	X	\$ 13,560,000.00	-	-
Garney	X	X	X	X	X	X	\$ 12,591,000.00	-	-
GB Construction	X	X	X	X	X	X	-	\$ 810,455.75	-
Engineers Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 12,432,969.00	\$ 985,084.00	-
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			



May 29, 2019

**Subject: Louisburg, KS Wastewater Treatment & Collection Improvements  
Addendum #5**

We have reviewed our bid for the above referenced project and are comfortable that our bid is complete, even without acknowledgement of Addendum No. 5. We request that you represent to the Owner that our bid is responsive and that any bid disputes referencing acknowledgement of Addendum No. 5 are deemed without standing due to the lack of direct impact to the Section 2 scope of work.

Thank you,



Tyler Miller, President

---

1004 Vernon Road, P.O. Box 62, Wathena, KS 66090

P: 785-989-4550

[www.mconunderground.com](http://www.mconunderground.com)

# **LAMP RYNEARSON**

## **Reference Evaluation – M-Con**

1. ***Roger Sparks – Missouri American Water (816-752-8106)***  
Stated they're a smaller company, but do quality work and have high safety requirements. They work well with Engineers and Municipalities regarding change items and their field staff are pretty empowered to make decisions. Their staff includes two Engineer's that were previously with Bartlett and West and are pretty knowledgeable in their field. They have an area of expertise that generally includes pipelines. The reference has worked with them on pipelines ranging in cost from just under \$300,000 to approximately \$1.2M. Indicated they manage their schedule pretty well and haven't missed a deadline for them. They will take all of the time provided in the contract, but schedule it out accurately. No objections to using them again.
2. ***DJ Gehrt – City of Platte City, MO (816-858-3046)***  
The City has done two projects with M-Con and would hire them again. Their quality is above the industry average. They needed minor pushing on the schedule, but got it done on time and it was a high quality product. Their change orders were almost solely as a result of the City changing scope requirements and not on the Contractor making unreasonable requests. They were very cooperative with the Owner and have no objections with them.
3. ***Internal Comments from Lamp Rynearson staff***  
Have worked with them on several projects in the past and do good work. Have tried teaming with them on waterline installation projects in the Wathena area in the past, but they elected to go after the project alone. Have always done good work on our projects and send them bid announcements for waterline projects.

## **Reference Evaluation – Crossland**

1. ***Amy Kliewer – CDM Smith (816-444-8270)***  
They did a very good job on the Nelson WWTP Project she was involved with. They were very responsive and easy to work with. Their paperwork was average, but better than most Contractors and no real objections. The only schedule issues were driven by the Client and a result of adding additional scope to their project. No issues on change orders and were a result of additional work. Would recommend them.
2. ***Joe Caldwell - Bartlett and West (785-272-2252)***  
Worked with them on PWWSD No. 25 Water Treatment Plant Project. Did a good job throughout the project. There were some schedule delays, but it was primarily due to weather and City changes. No issues with excessive change orders. Overall, they did a great job and would hire them again. They are able to staff up when needed and schedule should not be an issue.
3. ***City of Stillwater, OK (405-742-8325)***  
Worked with them on a large booster pump station in Stillwater. They were very responsive and met the City's schedule. Worked with them well on change orders and delivered a high quality

# **LAMP RYNEARSON**

product. They recently submitted on a project in the City, but were not selected. If they were the low bidder, they would have been recommended to Council again. No issues with them and stated they were "one of the good ones".

#### **4. *Internal Comments from Lamp Ryneerson staff***

We are currently working with them on one project for the City of Gardner and have worked with them on two projects while with other firms. They have produced quality work with no real schedule delays. Their staff communicate critical points throughout construction and they provide suggestions for project improvement, if warranted. We have had no real concerns with them throughout any of the projects

**LAMP  
RYNEARSON**

May 31, 2019

City of Louisburg, Kansas  
Nathan Law  
215 S. Broadway Street  
Louisburg, Kansas 66053

RE: 0.7 MGD Wastewater Treatment and Collection Improvements – Section 1 Award  
KWPCRF #C20-2010-01

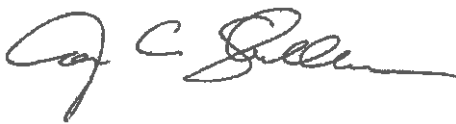
\$10,459,000 to 14,835,000. Engineer \$12,432,969 Bids were received on May 29, 2019 for the 0.7 MGD Wastewater Treatment and Collection improvements. Please find attached the five bids for Section 1, ranging from \$10,459,000 to \$14,835,000. The Engineer's estimate was \$12,432,969.

These bids have been reviewed per the requirements noted in the contract documents and appropriate references have been contacted. There are no objections to the bid or the Contractor and Lamp Ryneason recommends the City award the project to the low bidder as follows:

- **Bidding Contractor: Crossland Heavy Contractors**
- **Section 1 Bid Price: \$10,459,000**

If there are any questions or concerns regarding the decision please let me know.

Sincerely



Jon C. Shellhorn, P.E.  
Senior Project Manager

**LAMP  
RYNEARSON**

May 31, 2019

City of Louisburg, Kansas  
Nathan Law  
215 S. Broadway Street  
Louisburg, Kansas 66053

RE: 0.7 MGD Wastewater Treatment and Collection Improvements – Section 2 Award  
KWPCRF #C20-2010-01

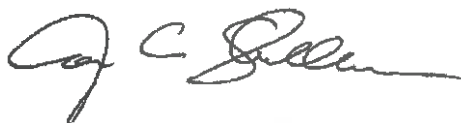
Bids were received on May 29, 2019 for the 0.7 MGD Wastewater Treatment and Collection Improvements. Please find attached the bid tabulation for the five bids that were received for Section 2, ranging from \$780,691.00 to \$810,455.75. The engineer's estimate was \$985,084.00.

These bids have been reviewed per the requirements noted in the contract documents and appropriate references have been contacted. There are no objections to the bid or the Contractor and Lamp Ryneason recommends the City award the project to the low bidder as follows:

- **Bidding Contractor: M-Con, LLC**
- **Section 2 Bid Price: \$780,691**

If there are any questions or concerns regarding the recommendation, please let me know.

Sincerely



Jon C. Shellhorn, P.E.  
Senior Project Manager