

LINDSBORG CITY COUNCIL
Lindsborg City Hall
August 15, 2022–6:30 p.m.
Meeting Minutes

COUNCILMEMBERS PRESENT:

Clark Shultz, Rebecca Van Der Wege, Kirsten Bruce, Emile Gallant, Tanner Corwin, John Presley

COUNCILMEMBERS ABSENT:

Blaine Heble, Corey Peterson

OTHERS PRESENT:

Kristi Northcutt, Roxie Sjogren, Zach Strella, Chief Michael Davis, Chris Lindholm, David Hay, Beth Ferguson, Holly Lofton, Jordan Jerkovich, Mike Schmaderer (KMEA), Rod Schrage

The meeting was called to order at 6:30 p.m. by Mayor Shultz, followed by the pledge of allegiance.

PUBLIC INPUT:

There was no public input.

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MAYOR'S REPORT:

Mayor Shultz shared that with the retirement of Council President Rick Martin, the Mayor and Council will appointing a new councilmember from Ward 3. Those that are interested in filling the Ward 3 position can submit a resume and a cover letter and/or letter of interest to City Clerk Roxie Sjogren by noon on Friday, August 26, 2022.

CONSENT AGENDA:

Councilmember Kirsten Bruce moved to approve the minutes from the August 1, 2022, regular Council meeting, Payroll Ordinance 5376, and Purchase Order Ordinance 5377. Motion seconded by Councilmember John Presley. The motion passed 5-0 by roll call vote.

APPOINTMENTS:

There were no appointments.

PLANNING AND ZONING:

The last regularly scheduled meeting was on July 26, 2022, and the next meeting is scheduled for Tuesday, September 27, 2022.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

WAPA Integrated Resource Plan

Lindsborg purchases a small portion of its electricity from the Western Area Power Administration (WAPA). A requirement of the contract is the adoption of a 5-year Integrated Resource Plan (IRP). The plan must include information on how the city will reduce energy consumption and meet future demand, including an emphasis on the environmental effects of our electric supply.

Opportunities identified in the plan will include the work that we are doing on automated metering and the potential for time of use rates; smart thermostats; the energy impact of the exterior improvement grant with the replacement of windows; as well as ongoing staff discussions regarding incentivizing home EV chargers, and the parallel generation ordinance that was adopted in November 2021.

Staff first brought this as a draft to Council at the August 1, 2022, regular meeting for consideration and to open the public comment period. Since that meeting, figures were changed on page 7 of the packet Council received; it had just been estimates had been included in the draft previously share with Council; staff reviewed those and updated to final numbers.

The goal of the plan is to ensure that our energy supply is diverse, reliable, and dispatchable.

Councilmember Emile Gallant moved to adopt the Western Area Power Administration Five-year Integrated Resource Plan as corrected regarding the number of solar customers. Seconded by Councilmember Tanner Corwin and passed 5-0 by voice vote.

Substation Transformer

Staff has a concern about the age and condition of the substation transformer and the fact that at peak loads, it is approaching its maximum capacity. As the town continues to grow and homes are added, this load will continue to increase. This has been an ongoing discussion between staff and Council, and in March 2022, Council approved a Master Service Agreement between the City and KMEA Mid-States to begin the process of collecting estimates and creating plans to add a second transformer. At the June 20, 2022, meeting, substation specifications and the authorization to procure bids were approved by the Council.

Specifications were sent to two companies for bids for the substation transformer. Virginia-Georgia Transformer (V-GT) and Sunbelt Solomon (SS) both returned bids and both met the technical specifications sent to them. The differences are listed in the attached documents and highlighted here.

- V-GT comes with a standard 5-year warranty, installation & testing included, spare parts included, and it is a brand-new transformer.
- SS is only a 3-year standard warranty and costs \$11,320.00 for each additional year; installation/testing cost is \$12,000.00, spare parts \$9,820.00, and it is a remanufactured transformer. The only advantages to SS are the lead time is less, and the payment is upon invoice (completion). However, SS is still a little over \$9,000.00 more than V-GT.

While this is an expensive project, there are two important points to keep in mind and they are tied together. First, the new transformer will provide the city with redundancy should the current 55-year-old transformer fail. Second, the current Wholesale Distribution Service Charge (WDSC) from Evergy is \$554.08. If the current transformer fails and it is replaced by Evergy, our WDSC charge would go to around \$9,200.00 per month. Even if it does not fail, it is expected to be replaced in 2026 and the WDSC charges will likely be significantly more than \$9,200.00.

Councilmember Emile Gallant moved to approve the bid from Virginia-Georgia Transformer for the purchase of the substation transformer for \$616,730.00 plus tax. Seconded by Rebecca Van Der Wege and passed 5-0 by roll call vote.

Substation Transformer Task Order #2

The second part of the substation transformer project includes Task Order #2. This task order addresses the Scope of Work for the additional items required to install the new transformer. This includes the development of several drawings for foundations, steel structures, and controls. There are also components such as a breaker,

relays, and additional electrical and hardware components, which have long lead times and need to be ordered to ensure delivery.

Along with the procurement of all the required components for this project, there is a significant amount of prep work that will need to be finished prior to the delivery of the new transformer. This work includes the site prep, pouring of concrete foundations, installation of conduit, ground gird, fence work, installation of structural steel, wire and cable work, and the installation of all the controls and switches as they arrive.

Councilmember Tanner Corwin moved to approve Task Order #2 from KMEA Mid-States for items relating to the engineering, procurement, and construction services for the installation of a second substation transformer for \$686,000.00. Seconded by Councilmember John Presley and passed 5-0 by roll call vote.

Happy Swede CMB Application

The city has received an application for a Cereal Malt Beverage (CMB) license from the Happy Swede, LLC for the remainder of 2022, for both on-site and off-site consumption. All applications have been reviewed by Chief Davis and background checks completed by the KBI. The proper application fees also have been received.

Councilmember Rebecca Van Der Wege moved to approve Happy Swede's applications for a cereal malt beverage license for onsite consumption and off-site consumption for 2022. Seconded by Councilmember Kirsten Bruce and passed 5-0 by voice vote.

Land Acquisition/Union Street Parcels

The Community Development Department has identified two parcels of land to help facilitate the strategic development of a range of housing types and prices to meet the market demand and resident needs in Lindsborg, as outlined in the Strategic and Comprehensive Plans. The two parcels (parcel number: 059-034-17-0-30-17-003.00-0 and parcel number: 059-034-17-0-30-17-001.00-0) located on Union Street (a site map was provided to Council), are currently zoned R-3 Multiple-Family Dwelling District and can accommodate multi-family development – a key undeveloped segment in the Lindsborg housing stock. If purchased, the department would be able to utilize the land, via private or non-profit partnerships, to facilitate the addition of multi-family units to serve community housing needs.

Of note, this land has remained undeveloped for years due to its location within the FEMA designated floodplain (map was provided to Council). Importantly, FEMA is currently in the process of finalizing a revised version of its Flood Insurance Rate Map (FIRM) in Lindsborg. FEMA's preliminary map revisions show that the two parcels will be removed from the floodplain upon the establishment of FEMA's new FIRM, meaning these parcels will become developable property without having to acquire additional permits from FEMA and the Kansas Department of Agriculture Division of Water Resources (KDA DWR).

Both parcels have recently been offered for sale at a price of \$21,000 each; the total price for both lots is \$42,000. The department believes that this land could be utilized for medium density, multi-family housing development that supports the housing needs of either (1) 55+ years of age or (2) all ages regardless of ability status. This could be facilitated by issuing a Request for Proposal (RFP) to private developers or through a partnership with existing non-profit entities.

Councilmember Kirsten Burce moved to approve an offer for purchase of two parcels of land on Union Street (parcel number: 059-034-17-0-30-17-003.00-0 and parcel number: 059-034-17-0-30-17-001.00-0) at a price not to exceed a total of \$42,000. Motion not seconded; motion failed.

Mayor Shultz recommended taking no action, but Council asked Community Development Director Jordan Jerkovich to get more information regarding the feasibility of this project.

Positive Pressure Fan

The Fire Department uses positive pressure blower fans as a ventilation tool to remove smoke, heat, and other combustion products from a structure. These fans allow firefighters to perform their tasks in a safer and more tenable environment. We have aging gas powered pressure fans that at times have been difficult to start and end up adding and circulating more Co2 fumes into the space they are trying to ventilate.

The Fire Department budgeted to replace one of the older gas-powered pressure fans this year with an electric powered pressure fan that is quieter than the gas-powered fan, lasts longer, and is easier to maintain. Additionally, the electric powered fan is more flexible and reduces more Co2 from being pushed into the area our firefighters are trying to ventilate than a gas-powered fan.

Quotes were obtained for electric pressure fans that push out the same amount of cubic feet of air per minute from Mallory Safety and Supply, LLC, Danko on FireShopUSA.com, and Feld Fire. The lowest quote received was from Mallory Safety and Supply, LLC in the amount of \$2,885.67. This price includes the purchase and shipping costs for the fan.

Councilmember John Presely moved to approve the purchase of one Tempest variable-speed Electric Power blower pressure fan from Mallory Safety and Supply, LLC in the amount of \$2,885.67. Seconded by Rebecca Van Der Wege and passed 5-0 by roll call vote.

EXECUTIVE SESSION:

There was no executive session.

OTHER:

Mayor Shultz shared that Council would be having a retreat on August 26-27; it will be information sharing only, no votes or action will be taken.

ADJOURNMENT:

Councilmember Kirsten Bruce moved for adjournment, seconded by Councilmember Tanner Corwin, and passed 5-0. Meeting was adjourned at 7:49 p.m.

Respectfully Submitted,
Roxie Sjogren, CMC
City Clerk