

RECORD OF PROCEEDINGS
**OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS**

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April 20, 2020

The City Council of the City of Gardner, Kansas met in regular session on April 20, 2020, at 7:00 p.m. in the Council Chambers at Gardner City Hall, 120 East Main Street, Gardner, Kansas, with the Mayor Steve Shute presiding. Present were Councilmembers Todd Winters, Rich Melton, Mark Baldwin, Randy Gregorcyk and Tory Roberts. City staff present were City Administrator James Pruetting; Business & Economic Development Director Larry Powell; Police Chief James Belcher; Utilities Director Gonzalo Garcia; Public Works Director Michael Kramer; Finance Director Matthew Wolff; Parks and Recreation Director Jason Bruce; City Attorney Ryan Denk; and City Clerk Sharon Rose. Others present included those listed on the attached sign-in sheet and others who did not sign in.

CALL TO ORDER

There being a quorum of Councilmembers present, the meeting was called to order by Mayor Shute at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Shute led those present in the Pledge of Allegiance.

PRESENTATIONS

1. Earth Day 2020

Mayor Shute read into record a proclamation that April 22, 2020 be known as Earth Day in the City of Gardner, Kansas

2. South Wastewater Treatment Plant

Utilities Director Gonzalo Garcia presented a need for a south wastewater treatment facility. The Kill Creek Wastewater Treatment Plant was built in 2002 with a design capacity of 2.5 million gallons per day (MGD), but can peak to 7.5, and operators have gotten as much as 9MGD. Garcia showed a graph illustrating the daily average influent from 2015-2019. The wastewater mast plan was updated in 2017. The consultants identified 17 projects for collection and transfer of future wastewater to Kill Creek. Garcia displayed a table for projects from 2020-2028 totaling \$31.54 million. In addition, there is a Kill Creek expansion with a cost of \$16.8 million proposed for 2032. The master plan also provided an alternative to locate a new wastewater facility south of I-35, on 191st St or 199th St., with a .75MGD capacity. Garcia shared a cost comparison illustrating three options: sending all the flow to Kill Creek and two options for a south wastewater plant. Sending all the waste to Kill Creek will include expanding the existing facility and adding sewer lines to provide capacity will cost \$32.5 million. Alternative 1, putting a plant next to the south lift station, is \$30.1 million. Alternative 2, putting a plant on 199th St is \$30.8 million. Garcia notes these numbers are reference, but have changed. In 2009, JoCo Wastewater finalized the Bull Creek watershed study, including 4 cities, and over 50,000 acres. The study was to provide guidance for development of the collection system and treatment. Staff met with them in January and were told they didn't have enough capacity for Gardner at this time and they weren't implementing the results of the study because it was too costly. In 2019, the city annexed 261 acres for Prairie Trace/Grata and 800 acres along 199th St. There is a possible 5000 acres over the next several years. State and federal law requires anti-degradation study for any new or expanded discharges from NPDES that result in lower water quality. Staff retained HDR for that study. The proposed a package plant to KDHE, but that was not favorable, and they suggested the city look at ways to send it to Edgerton or back to Kill Creek or to Johnson County. The study offered 5 alternatives: a new South WWTP, pump flows to Kill Creek Water Resource Recovery Plant, pump flows to JCW's New Century WWTP, pump flows to Edgerton's Big Bull Creek WWTP, Non-degrading Alternative. Garcia showed near-term alternatives for serving the Prairie Trace/Grata development, which is either pumping to the East lift station or installing a gravity main along Cedar Niles and pumping to the South lift station. The second option is good for the future, but will take too long to implement in the timeframe allowed for Grata, so they will use the first option. Garcia provided more details about the 5 alternatives, providing that the only feasible alternatives are Alternatives 1-3. KDHE requires 3 alternatives, they started with 5. Garcia broke down the Net Present Value of Capital for the three alternatives, with Alternative 1, new South Wastewater plant as the most

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cost-effective. Garcia compared costs from the original master plan (all waste to Kill Creek), the new master plan (South Wastewater plant), and the South Wastewater plant anti-degradation study. This comparison showed that the South Wastewater Plant Anti-degradation is lowest at \$27.9 million. This is not 2.5, staff requested from HDR is to get that if they can do the new facility in phases, start with 1.25 then go to 2.5 then to 5 MGD. The cause for the new facility that's due to the capacity, which went from .75 MGD to 1.25, they will use a level of technology to keep nitrogen and phosphorus levels low. Mayor Shute said that's because there's already Bull Creek that's feeding Hillsdale. Garcia confirmed. Garcia continued with an action plan recommendation - based on anti-degradation study and KDHE recommendations - begin preliminary design and construction cost estimate, identify optimum location for new plant, acquire necessary easements for gravity main all in 2020, and then begin gravity main and plant construction in 2021.

Councilmember Gregorcyk noted that no one knows what the east side of i-35 will be, and asked would Alternative 1 handle future needs as that area develops? Director Garcia confirmed. Mayor Shute said that's why they are doing this in modular phases, can enhance system with growth. They don't want unused capacity, the great amount of effluent, the more efficiently it can be processed. Councilmember Melton asked what about partnering with another city on another plant? Mayor Shute discussions have been started, there has been some interest from Spring Hill for an equity partnership on the plant. They would split representation based on investment and they would send a portion of their effluent to this plant. Melton asked how does the rest of the governing body feel about that? Councilmember Winters said if it's done correctly, he sees no issue. Shute said it would allow them to leverage the infrastructure and get more effluent to it and get economies of scale going. They won't say they control the plant and not let the partner have a say. An equity partnership comes with equity representation. Winters asked if they upscaled Kill Creek, how much more can that be upgraded? Director Garcia said it's \$30 million dollars just on the infrastructure to send the waste to Kill Creek. Winters asked how large of an expansion? Garcia said that is just for the lines, additional interceptors so \$47 million. Shute said they'd have to put that money into lines regardless, either high capacity forcemains and interceptors or gravity lines. Gravity lines are less expensive if the lines are longer because per square foot of marginal distance is a better value. Councilmember Baldwin noted that a gravity line in an open field is better than upgrading forcemains through the city. Shute asked how is the city's bonding capacity for making this work? It was discussed in CIP. Director Garcia said the 17 projects were included in the rate study, those funds have been put in the rate study, resulting in a rate increase in 2025. Shute said they based that on the higher cost of getting the Kill Creek plant into place. Baldwin said the \$30 million is to 2028, the extra \$16 million isn't in that, it's a wash. Shute said it depends on what happens east side of 35. Opening that development is worth it. Baldwin noted offloading the east lift station would be good too. Shute said they can change pumps and take effluent on the east side and pump it to the south plant once it's online. Gregorcyk noted that 56 Highway, both to the south and to the north are downhill. Garcia confirmed. The idea was to split the city in north and south, and they are looking at using 56, but they may have to go to 183rd as the dividing line and send all the sewer from 183rd to the plant, and everything else will go to Kill Creek.

PUBLIC HEARING

PUBLIC COMMENTS

Mark and Jane Flora-Swick, 18373 Mimosa Ct. – Thank you for the generous decision to give relief to Gardner citizens on their electric bill for March. The kindness is greatly appreciated and speaks of support for the individual families of the community. Thank you for the care and concern.

Mila Sevedge, 617 N. Cedar St. – Thank you so much for the kind consideration and generosity in waiving the electricity expenses for March due to the COVID issues. What a beautiful example of community.

CONSENT AGENDA

- 1. Standing approval of the minutes as written for the regular meeting on April 6, 2020.**
- 2. Standing approval of City expenditures prepared April 3, 2020 in the amount of \$807,795.85; and April 9, 2020 in the amount of \$292,300.00; and April 10, 2020 in the amount of \$540,500.79; and April 10,**

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2020 in the amount of \$3,347.03.

- 3 Consider authorizing the execution of a master services consulting agreement with American Fidelity Administration, LLC., including a statement of work for patient protection and Affordable Care Act (ACA) compliance**
- 4. Consider a recommendation to file an application to extend electric service with the Kansas Corporation Commission**
- 5. Consider authorizing the execution of an agreement with HSA Bank for the initiation of debit and credit entries for COBRA premiums to and from the City of Gardner's account**

Councilmember Winters made a motion to approve Consent Agenda.

Councilmember Gregorcyk Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

PLANNING & ZONING CONSENT AGENDA

COMMITTEE RECOMMENDATIONS

- 1. Consider adopting an ordinance approving a rezoning of 38.6 acres from the R-1 District to the R-2 District for Breckenwood Creek located .4 miles north of 175th Street, along Kill Creek Road**

Business & Economic Development Director Larry Powell shared that this is an infill development occurring along the north side of St. John's Trace and the subdivision to the east connecting to Madison St. It is zoned R1 and going to an R2 district to family residential. The reason for the change is that it's been in the city long-term and is underdeveloped. It's part of a leftover tract from Prairiebrooke. It's a narrow, L-shaped property, has water running through it, and has some bridging to be done on Madison going to the west. It was purchased and the owner is willing to put in small single-family cottage type housing. This requires a rezoning to R2. There are no duplexes planned for this development. The Planning Commission received a specific set of guidelines in order to develop this property. Those guidelines all delineate single-family housing, no duplexes or triplexes or any multi-family housing.

Councilmember Winters said he's happy to see this; it's a good fit for this area. He's excited to see St. John's connected to the rest of the city. Is there a timeline on Madison connecting? When do they plan to do that part of the project? Director Powell said that was a point of great interest. Staff tried to negotiate that into the first phase, but because the cash flow requirements to build the bridge are substantial, they could not do it at this time. It will be done in the 3rd phase. If they meet their timeline, 18-24 months is their estimate. Staff offered what they could in terms of assistance. The owner considered moving it in the first phase, they tried hard, but the cash flow projections for the bridge and road is \$650,000, and that's a large amount of money to put into the bridge and road, along with the development for the rest of the project. Winters asked if there was a way the city could push it faster, offer specials? Powell said the city offered incentives on what they could, but that would require the owner to plan everything at the same time. They have to plat in phases. The owner and the city both felt they had done their best, but both understood it wasn't going to happen at this time. Councilmember Melton said he has talked to them and they wanted to do it now, but strictly based on the numbers, they have so much outlay up front with roads and utilities, they can't risk it. They can't get the bridge in and then not be able to finish the development. Shute said they will develop the first phase and how the cash flow comes with the sales. Melton said if they sell well, they'll adjust. Powell said they can advance their timeline, and staff will work with them. Shute asked what is the price point on these narrow lot units, smaller homes? He assumes they are limited maintenance for an empty nester. Powell said these are cottage homes, meant for starter families or retired people, or anyone in the open market, in the \$250,000 range. Shute said they will sell well. Melton agreed. Winters asked if similar to the ones behind Moonlight Plaza, just to the west of Moonlight and Madison? Powell said they would be a similar size, but that housing is a different timeline. These will be more modern, nicely built. Shute said some will have dedicated

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driveways, some will have shared driveways. Powell confirmed, stating the unique design capacity is in order to save space and to use compact lot design. About 40% of them will share driveway entrance, then split to the separate homes. The land savings aspect allows for slight larger homes on those lots than they otherwise could. Shute agrees with Winters, they need to offer an accelerator to get Madison built out after a year or when there's been movement of inventory. Councilmember Gregorcyk asked will these homes have basements? Powell said a majority will be slab, but some will have a small walk-out basement. The ones closer to the wetlands will not have basements

Councilmember Melton made a motion to accept the recommendation of the Planning Commission and approve an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas

Councilmember Winters Seconded.

With all of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned Ordinance number 2656.

Gregorcyk:	Yes
Melton:	Yes
Roberts:	Yes
Winters:	Yes
Baldwin	Yes

2. Consider adopting an ordinance approving a rezoning of 100.4 acres from County and PEC3 District to City of Gardner District C-3 for Prairie Trace located at the southeast corner of W 175th Street and Interstate 35

Business & Economic Development Director Larry Powell noted that the next three items are rezoning items for the same development, Prairie Trace, so some of the information may be duplicated as they are similar in nature. These actions, upon city approval, are going to both the Airport Commission and County Commission for review. This is normal for anything within a mile of the airport. Powell continued with the first item. The Planning Commission recommends the governing body approve the application proposed providing the following conditions are met:

1. Parking, lighting and other improvements shall not conflict with airport/aircraft operations;
2. Required FAA documents, including Form 7460, shall be submitted to and approved by FAA for all aspects of the development;
3. Affidavits of Interest regarding the New Century Airport shall be filed in the chain of title of the subject properties and appropriate language for Airport Affidavits shall be included with the final plats;
4. Final plats must be reviewed and approved by the BOCC prior to filing the final plats.

These are standard for anything within a mile of the airport, not unusual recommendations. They are changing the zoning from county zoning PRB2 (planned residential neighborhood retail business) and PEC3 (planned light industrial park) to city zoning C3, commercial. Moving from planned residential business and light industrial to city zoning commercial.

Powell noted that Travis Schram, developer, is on the phone line if anyone has questions.

City Attorney Ryan Denk noted that this is a rezoning application. If anyone has had any ex parte contact, meaning contacted about this application outside of this process, it's appropriate to disclose that at this time. Shute polled the governing body, no one had ex parte contacts on this zoning.

Councilmember Melton made a motion to accept the recommendation of the Planning Commission and approve an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas.

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Councilmember Gregorcyk Seconded.

With all of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned Ordinance number 2657.

Melton:	Yes
Roberts:	Yes
Winters:	Yes
Baldwin	Yes
Gregorcyk:	Yes
Shute:	Yes

3. Consider adopting an ordinance approving a rezoning of 31.9 acres from County PRB2 and PEC3 District to City of Gardner District R-3 for Prairie Trace located at the southeast corner of W 175th Street and Interstate 35

Business & Economic Development Director Larry Powell said this is the 2nd of 3 items for this property. This is rezoning 31.9 acres from mostly a county PEC3 area and a small corner of PRB2 to city zoning R3 garden apartment district. This is along the northwest area, against the I-35 exit ramp area. This rezoning to city zoning R3 garden apartment would allow multi-level 12-16 unit apartment buildings. Powell asked Travis Schram about the total number of buildings. Schram confirmed it will be 424 units over 18 buildings. The Planning Commission recommends the governing body approve the application proposed providing the same four conditions are met as with Committee Recommendation Item 2.

Mayor Shute noted the proximity to the approach path to NCAC. Will this impede the plants for the western part of the parcel? Schram said no, he has been working with the county staff to identify the primary flight corridor. They will have a buffer determined by Planning. There is a flood plain in that corner as well, so they can open that area and make sure there's no buildings within the primary flight corridor. It's about 125 feet from the property line. Shute said it's a small strip they are considering for protection. Schram confirmed.

City Attorney Ryan Denk noted that this is a rezoning application. If anyone has had any ex parte contact, it's appropriate to disclose that at this time. Shute polled the governing body, no one had ex parte contacts on this zoning.

Councilmember Gregorcyk made a motion to accept the recommendation of the Planning Commission and approve an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas.

Councilmember Winters Seconded.

With all of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned Ordinance number 2658.

Roberts:	Yes
Winters:	Yes
Baldwin	Yes
Gregorcyk:	Yes
Melton:	Yes
Shute:	Yes

4. Consider adopting an ordinance approving a rezoning from County RUR, PRB2, and PEC3 Districts to City of Gardner Districts RP-1 (approximately 88.2 acres) and RP-2 (approximately 48.1 acres) and associated preliminary development plan for Prairie Trace

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Business & Economic Development Director Larry Powell said this is the 3rd of three rezoning issues for this property. Approximately 136 acres is to be rezoned to R2 single-family. There are two phases. Two final plats are already being proposed for the Planning Commission meeting this month, which will start the initial phases. One is for The Estates and one is for The Market, those are the names of the two subdivisions. There is a lengthy list of exceptions from the Planning Commission recommendations. Powell asked if anyone has questions about them. There are 17 deviation requests, which have all been reviewed by the Planning Commission listed out, plus the same four from county for the airport, totaling 21. In this case, the ordinance will not be published until approval from Airport and County Commissions. This is a request from county so they feel they have had adequate representation. The city has discussed this with the county planning staff in great detail and met with them several times, along with other county administration. The applicant has met with them several times to answer questions. This is a fully vetted project. Both the city and the applicant feel they are ready to move forward.

Mayor Shute said plat makes it more complicated because they aren't moving just the zoning, but the preliminary plat has to go to the county commission. Powell confirmed and said that's why there's an extra step, they are approving a preliminary plat plan that outlines all the deviations that have been negotiated between the city and the county. This nails down what can and can't be done on this housing area. Shute asked Schram, are these the first two phases? Schram confirmed. These are the first two phases. They are trying to build here what they've built in other cities. They are finding their way through the code to build a product that has been very successful in other municipalities. They are not reinventing the wheel with the variation requests, just doing what they've already been doing. Schram appreciates the staff that has been helping them work through this and the Planning Commission for the recommendation. The first phase will be single family, they are bringing final plat to planning commission next week. Shute said they are fast tracking, excited to get this underway. Schram said it's a big investment and they're ready to get it moving.

Mayor Shute polled the governing body about ex parte communications. Mayor Shute has had some contact on preliminary platting. City Attorney Denk said he needed to disclose if that was from a proponent or an opponent. Shute said it was a proponent. Councilmember Melton has had the same contact. Councilmember Gregorcyk has had conversations, but not to anything specific to discussions tonight.

Councilmember Melton made a motion to accept the recommendation of the Planning Commission and approve an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas, and the associated preliminary development plan.

Councilmember Gregorcyk Seconded.

With all of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned Ordinance number 2659.

Winters:	Yes
Baldwin	Yes
Gregorcyk:	Yes
Melton:	Yes
Roberts:	Yes
Shute:	Yes

OLD BUSINESS

NEW BUSINESS

1. Consider accepting a voluntary annexation with landowner consent

Business & Economic Development Director Larry Powell said this request is unique. The house is inside city limits at Gardner Lake. They purchased the property of land between the house and lake. This type of land sale has been done several times over the several years. The homeowners wanted to extend their house onto that land, but it is

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still in the county. The county directed them to the city, but they would have to annex. Once the city approves the annexation, they would make their request to extend their house through the city. This is .159 acre of land. Staff received signed consent from homeowner.

Councilmember Melton made a motion to accept the Voluntary Consent Annexation Agreement and Consent Annexation Request of 15415 Lake Road 3 and adopt an ordinance annexing land to the City of Gardner, Kansas.

Councilmember Winters Seconded.

With all of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned Ordinance number 2660.

Baldwin	Yes
Gregorcyk:	Yes
Melton:	Yes
Roberts:	Yes
Winters:	Yes

2. Consider the implementation of the 2020 Electric Distribution and Line Maintenance purchasing program

Utilities Director Gonz Garcia provided background that when he came in 2015, inventory tracking was done in excel. During financial audits, it was identified a need to have a better system for inventory management. In 2018, they began using Lucity, a computerized maintenance management system. It tracks work orders and inventories. If an employee takes an item and records it being used in the work order, Lucity will deduct that item from the inventory. An inventory clerk does a physical count on a weekly basis to verify that what computer shows is what's on the shelf. Last year, the purchasing policy was revised to include exceptions for the purchase of critical inventory, or items needed on hand in order to maintain or extend the life of the asset or infrastructure. The intent was to have annual purchase authority for bulk or identified items. Attached is a list of items needed in 2020 for Electric Distribution and Line Maintenance. An example on Electric is cable sold by the foot, they suggest buying two reels, which will be \$22,000, which is over the director's authority. Then there are transformers that they will need for new apartments starting construction this year. Some items are stock items, like a three-phase transformer. They have one on-hand, but it will go to the new car wash, so they are now short. Adding all the items, about half of the money spent will be for new developments, and the rest will be stock.

Mayor Shute asked for clarification that this is paid through capital fund on electric? Garcia said with commercial developments, staff invoices for the materials and equipment, and are reimbursed.

Councilmember Melton made a motion to approve the implementation of the 2020 Utilities Purchasing Program for Electric Distribution and Line Maintenance.

Councilmember Baldwin Seconded

With all of the Councilmembers voting in favor of the motion, the motion carried.

COUNCIL UPDATES

City Administrator Pruetting shared updates on behalf of Public Works. Staff began patching at celebration park. The city is expecting an FAA grant to reimburse for operational costs due to COVID-19. Mayor Shute asked about the appeal on the land purchase at the airport. City Attorney Denk said they've appealed the appraiser's award, so they are entitled to a jury trial. This has been pushed back because of the pandemic.

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Director Powell said his staff received several calls from St. John's Trace about detour signs that are still out there, but are not up. The signs are there because of the continuation of work at 175th, it may be necessary to put them back up again. Powell said he's also received calls from citizens wanting to express their appreciation to the council for the electric bill rebates. Councilmember Winters asked about the timeline on the entrance to Walgreens and new Price Chopper. Powell said the road has been removed, they are making stabilization repairs. That's the last piece between the parking lot for the new building and the existing parking lot that was just redone. The extension of Shawnee, a new entrance into that parking lot, will be refurbished at a later date. Expecting the current roadway completion in about 20 days, but there is additional highway work needed.

Director Bruce provided an update to the pool. He has been in meetings with other agencies across the state. Many agencies are waiting on recommendations from KDHE, county, state. Staff has been doing routine maintenance and cleanup, they have not filled or treated with chemicals yet. Staff will have another call with area agencies next week. They are also in communications with other agencies regarding summer sports. They are discussing what that will look like if they start later, and are planning for different scenarios so they are ready.

Director Wolff didn't have any updates. Mayor Shute thanked Amy Foster and her billing staff for their hard work on reissuing and adjusting all of the bills for the electric credit. Wolff thanked the mayor for bringing that to light. He shared that the utility billing staff has been working 10-12 hour days, weekends on this and also still taking calls and payments.

Councilmember Roberts said the mayor did an excellent job on the news story. The story represented the city well, and they didn't do it for the recognition, but the good recognition was nice.

Councilmember Melton said the council president and vice president need to get with staff to have a wastewater meeting with Edgerton. They haven't been doing them quarterly, but it's been over a year. They need to get that scheduled.

City Administrator Pruetting said he's been having two or three calls per week with county officials. They are beginning to pivot towards what steps they will take once they reopen. Staff will begin those discussions. The city is in good shape. Things have been going well with remote work and communications. Mayor Shute said the city is stronger because of sound financial management. He thanked Pruetting and directors for keeping the city going.

Mayor Shute has been in discussions with the county's mayors and Commissioner Mike Brown. He has been reviewing data from the county's website. Hospitalizations and caseloads are beginning to decline. The county's stay-at-home order expires April 24 and the State's order is set to expire on May 3. Shute is exploring the idea of beginning to open back up based on the 3-phased approach from the White House starting on May 4. Shute asked for consensus from the council to start pursuing that. It doesn't mean they will, but he wants to prepare for it, take advantage of the next two weeks. It's important for Gardner citizens, the local businesses to have some certainty as to when they can expect Gardner to start opening. Council members provided consensus and agreed. Shute authorized City Administrator Pruetting to start planning. Shute will begin working on testing, getting protocols in place. They need to open again, and May 4th is reasonable. They have two weeks to prepare.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business to come before the Council, on a motion duly made by Councilmember Gregorcyk and seconded by Councilmember Melton the meeting adjourned at 8:23 p.m.

City Clerk

City of Gardner, KS

Council Actions

April 20, 2020

The City Council took the following actions at the April 20, 2020, meeting:

1. Proclaimed April 22, 2020 as Earth Day in the city of Gardner, Kansas.
2. Approved the minutes as written for the regular meeting held April 6, 2020. (Passed unanimously)
3. Approved City expenditures prepared April 3, 2020 in the amount of \$807,795.85; and April 9, 2020 in the amount of \$292,300.00; and April 10, 2020 in the amount of \$540,500.79; and April 10, 2020 in the amount of \$3,347.03. (Passed unanimously)
4. Authorized the execution of a master services consulting agreement with American Fidelity Administration, LLC., including a statement of work for patient protection and Affordable Care Act (ACA) compliance. (Passed unanimously)
5. Authorize the City Attorney to file an application with the Kansas Corporation Commission (KCC) to extend electric service for the parcels described in Ordinance 2622 and 2631. (Passed unanimously)
6. Authorized the execution of an agreement with HSA Bank for the initiation of debit and credit entries for COBRA premiums to and from the City of Gardner's account. (Passed unanimously)
7. Accepted the recommendation of the Planning Commission and approved Ordinance No. 2656, an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas. (Passed unanimously)
8. Accepted the recommendation of the Planning Commission and approved Ordinance No. 2657, an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas. (Passed unanimously)
9. Accepted the recommendation of the Planning Commission and approved Ordinance No. 2658, an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas. (Passed unanimously)
10. Accepted the recommendation of the Planning Commission and approved Ordinance No. 2659, an ordinance changing the zoning classification or districts of certain lands located in the City of Gardner, Kansas, under the authority granted by Title 17 of the Municipal Code of the City of Gardner, Kansas. (Passed unanimously)
11. Accepted the Voluntary Consent Annexation Agreement and Consent Annexation Request of 15415 Lake Road 3 and adopted Ordinance No. 2660, an ordinance annexing land to the City of Gardner, Kansas. (Passed unanimously)
12. Approved the implementation of the 2020 Utilities Purchasing Program for the Electric Distribution and Line Maintenance. (Passed unanimously)