

City of Baldwin City
PO Box 86
Baldwin City, Kansas 66006
Council Meeting Agenda

Baldwin City Public Library
800 7th St
Baldwin City, KS 66006

TUESDAY
September 19th, 2023
7:00 PM



A. Call to Order-Mayor Casey Simoneau

B. Approval of Agenda

C. Consent Agenda

1. Minutes 09.05.2023

D. Public Comment:

Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

E. Special Reports or Presentations

F. Old Business

1. RHID Ordinance-Trail View-2nd Reading

G. New Business

1. STO
2. UPOC
3. Contract for the Community Center
4. Orchard Ln. Contract
5. Ordinance 1481-Flexible Metallic Conduit Ordinance Amendment

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**TUESDAY
September 19th, 2023
7:00 PM**



H. Council Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable
2. Community Development - Cory Venable/Susan Pitts
3. Public Safety - Susan Pitts/Jerry Smith
4. Public Works and Utilities - Julie Constantinescu/Jerry Smith
5. Strategic Planning - Scott Lauridsen/Julie Constantinescu

I. City Administrator and Staff comments

J. Council and Mayor comments

K. Executive Session

L. Adjourn

City Council meets every first and third Tuesday of each month at 7:00 p.m. in the Library community meeting room. Council work sessions are held the last Tuesday of each month at 7:00 p.m. in the American Legion Hall.

City of Baldwin City
Minutes
Tuesday, September 5th 2023

Budget Hearing for the 2024 Fiscal Year

Hearing opened at 7:00pm

Bill Narum-914 Deer Ridge Ct.-Shared with the council how much his taxes have increased since 2016 when he purchased a residence within the city. Bill expressed his concern for those that are on a fixed income and folks working paycheck to paycheck. He asked the council to tighten their belts, and curb spending.

Hearing closed at 7:07pm

Revenue Neutral Budget Hearing for the 2024 Fiscal Year

Hearing opened at 7:07pm

No comments.

Hearing closed at 7:07pm

Rural Housing Incentive District Hearing

Hearing opened at 7:07pm

Bambi Andrews-920 High St.-Asked if there was an income for the rural housing incentive district. Bambi has seen houses north of the highway for \$300,000-\$400,000, and asked how much houses in this development would cost, because this will also increase everyone's taxes.

Hearing closed at 7:09pm

A. Call to Order

The Baldwin City Council was called to Regular Session at 7:09 p.m. at the Baldwin City Public Library, 800 7th Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Cory Venable, Susan Pitts, Julie Constantinescu, Scott Lauridsen and Jerry Smith.

Also, attending: Glenn Rodden-City Administrator; Amara Packard-City Clerk; Lynn Meador-Communications Director; Dakota Loomis-City Attorney and Police Chief Mike Pattrick.

B. Approval of Agenda

Susan Pitts moved and Cory Venable seconded to approve the agenda.

Motion carried with a vote of 5 yes and 0 no.

C. Consent Agenda

1. Minutes 08.01.2023
2. Special Event-Baldwin State Bank
3. Special Event-Rainbow Preschool
4. Sidewalk Dining & Hospitality License Application

Cory Venable moved and Jerry Smith seconded to approve the consent agenda as presented. Motion carried with a vote of 5 yes and 0 no.

D. Public Comment

Bambi Andrews-920 High St.-Gave the council her concerns of the meth houses and drugs going on within the city. Also asked if you can be arrested for public intoxication, can you also be arrested for being under the influence of drugs?

E. Special Reports or Presentations

Mayor Simoneau proclaimed September as suicide awareness month, and acknowledged Kansas Suicide Prevention HQ as a suicide prevention leader in Kansas, dedicated to reducing the frequency of suicide attempts and deaths through training and educational programs and outreach.

F. Old Business

1. Approval of the fiscal year 2024 budget

Lisa Lafountain-Director of the Public Library-The library is asking for 4.2 mills to keep the mill levy flat.

Mayor Simoneau wanted to make a few points regarding the budget:

The card that went out in the mail from Douglas County, stated the maximum amount the city could go.

The city has not raised the mill levy since 2017 or 2018.

Employee pay is the biggest hit that the council has seen in the last couple of years from hiring and employee retention.

Scott Lauridsen moved and Cory Venable seconded to approve the 2024 fiscal year budget as presented. Motion carried with a vote of 5 yes and 0 no.

2. Resolution Exceeding Revenue Neutral

Councilman Scott Lauridsen explained that unless you cut major services to meet the cost of living and salary requirements, it's next to impossible to stay revenue neutral.

Discussions have happened of what projects or necessities that department heads feel important, can be pushed to the following year.

Jerry Smith moved and Susan Pitts seconded to exceed revenue neutral. Motion carried with a vote of 5 yes and 0 no.

3. Rural Housing Incentive District (Trail View) Ordinance

This housing development will have 37 one acre lots. This is the first reading of this ordinance.

4. Bauer Building Construction Bids

Architect Jay Zimmerschied went over the bids that came in for the Bauer Building. The city had sent out a request for bid back in March and only received one bid that came in one million higher than those received six months later. Approximate completion date is June of 2024 with the lowest bidder.

Bill Narum-914 Deer Ridge Ct.-Asked if permits had been pulled for the Bauer Building, adding that it will take more time for completion to get permits going.

Mayor Simoneau reminded everyone that this project is not funded through property taxes, that it is funded through sales tax and private funding.

Susan Pitts moved and Cory Venable seconded to accept the bid from Lloyd Builders to construct the Bauer Building. Motion passed with 3 yes and 2 no votes. Jerry Smith-no, Susan Pitts-yes, Cory Venable-yes, Scott Lauridsen-yes, Julie Constantinescu-no.

5. City Survey

A copy of the final version of the survey is included in the packet for the council to approve that will go out to our citizens later this year. The company would like to see 20-30 percent in responses, and will track the responses as they come in.

Scott Lauridsen moved and Julie Constantinescu seconded to approve the final version of the citywide survey and the cover letter. Motion carried with a vote of 5 yes and 0 no.

G. New Business

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable
Next meeting will be 09/8/23 at 7:45 a.m., 2nd floor of City Hall
2. Community Development - Cory Venable/Susan Pitts
 - Community center bids
 - Baldwin Beacon

- Trailer Park Ordinance
- RFP for Solid Waste

Next meeting will be 9/25/23 at 4:00 p.m., 2nd floor of City Hall

3. Public Safety - Susan Pitts/Jerry Smith

Next meeting will be on 9/12/2023 at 4:00 p.m.

4. Public Works and Utilities - Julie Constantinescu/Jerry Smith

- Included in the packet was a log of customer outages.

Next meeting will be 09/14/23 at 9:00a.m.

5. Strategic Planning - Scott Lauridsen/Julie Constantinescu

- Discussed the community survey.

Next meeting will be 09/22/2023 at 2:00pm 2nd Floor of City Hall

I. City Administrator and Staff Comments

J. Council & Mayor Comments

Mayor Simoneau let the council know that he had a meeting with the City of Edgerton's Mayor and their public works director to discuss having BG take a look at the water line running to Edgerton to see if we can reverse flow it. The discussions have just started with that, but the City of Edgerton officials seemed open to it.

Council discussed funding for the Bauer Building.

K. Executive Session

L. Adjourn

Cory Venable moved and Susan Pitts seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time: 8:13 p.m.

Attest:

Amara M. Packard

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BALDWIN CITY, KANSAS, ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (TRAIL VIEW ESTATES HOUSING INCENTIVE DISTRICT).

WHEREAS, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 to designate rural housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a rural housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of the Kansas Department of Commerce (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a rural housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City of Baldwin City, Kansas (the “City”) has an estimated population of approximately 4,684 and therefore constitutes a city as the term is defined in the Act; and

WHEREAS, the Governing Body of the City has performed a 2021-22 Housing Needs Analysis (the “Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, the Governing Body adopted Resolution No. 2022-01, which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a rural housing incentive district pursuant to the Act, made certain findings related to the age and location of buildings within the proposed rural housing incentive district, and authorized the submission of such resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

WHEREAS, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated April 11, 2022, authorized the City to proceed with the establishment of a Rural Housing Incentive District or Districts, pursuant to the Act; and

WHEREAS, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Trail View Estates Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

WHEREAS, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a).
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement value separately.
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District.
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof.
5. A listing of the names, addresses, and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District.
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District.
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefit derived from the District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

WHEREAS, the Governing Body of the City has heretofore adopted Resolution No. 2023-18, which made a finding that the City is considering establishing the proposed District and adopting the proposed Plan pursuant to the Act, set forth the boundaries of the proposed District, provided a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for September 5, 2023, and provided for notice of such public hearing as provided in the Act; and

WHEREAS, a public hearing was opened on September 5, 2023, after notice was published and delivered in accordance with the provisions of the Act, and such hearing was adjourned to September 19, 2023; and

WHEREAS, Resolution No. 2023-18 was republished on _____, 2023, and the referenced public hearing was opened again on September 19, 2023; and

WHEREAS, upon and considering the information and public comments received at the public hearing, the Governing Body of the City hereby deems it advisable to make certain findings to establish the proposed District and to adopt the proposed Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS:

Section 1. Findings. The Governing Body hereby finds that notice of the public hearing conducted September 5, 2023, was duly made in accordance with the provisions of the Act.

Section 2. Creation of Rural Housing Incentive District. A Rural Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, which shall consist of the real property legally described in *Exhibit A* attached hereto. The District's boundaries do not contain any property not referenced in Resolution No. 2023-18, which provided notice of the public hearing on the creation of the District and adoption of the Plan.

Section 3. Approval of Development Plan. The Plan for the development or redevelopment of housing and public facilities in the District, as presented to the Governing Body this date, is hereby approved. In addition, the approval of the Development Agreement relating to the Trail View Estates Housing Incentive District between the City and the developer thereof is hereby ratified and confirmed.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing on September 5, 2022, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

(a) The Board of Education of Unified School District No. 348, Douglas County, Kansas (Baldwin City) determines by resolution that the District will have an adverse effect on such school district; or

(b) The Board of County Commissioners of Douglas County, Kansas, determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of either Unified School District No. 348, Douglas County, Kansas (Baldwin City) or Douglas County, Kansas.

Section 5. Further Action. The Mayor, City Administrator, City Clerk, City officials and employees, including the City Attorney, and Gilmore & Bell, P.C., are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 6. Effective Date. This Ordinance shall be effective upon its passage by the Governing Body, approval by the Mayor, and publication one time in the official City newspaper.

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PASSED by the Governing Body of the City of Baldwin City, Kansas, and **APPROVED** and **SIGNED** by the Mayor, on September 19, 2022.

(SEAL)

Mayor

ATTEST:

City Clerk

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CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that the Ordinance was passed on September 19, 2023; that the record of the final vote on its passage is found on page ____ of journal ____; and that it was published in the _____ on September __, 2023.

DATED: September ____, 2023.

City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF TRAIL VIEW ESTATES HOUSING INCENTIVE DISTRICT

A tract of land located in the Southeast Quarter (SE ¼) of Section Three (3), Township Fifteen (15) South, Range Twenty (20) East of the 6th P.M., Douglas County, Kansas. more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE ¼); thence North 89°05'46" West 289.93 feet to the point of beginning, said point being on the North line of the Southeast Quarter (SE ¼); thence South 00°54'14" West 1,045.44 feet; thence North 89°05'46" West 250.00 feet; thence North 00°54'14" East 1,045.44 feet, said point being on the North line of the Southeast Quarter (SE ¼); thence South 89°05'46" East 250.00 feet to the point of beginning.

The Southeast Quarter (SE ¼) of Section Three (3), Township Fifteen (15) South, Range Twenty (20) East of the 6th P.M., less the following tracts: Beginning at the Southwest corner of said Southeast Quarter (SE ¼), thence North 1364 feet to a point 1320 feet South of the North line of said quarter section, thence East parallel with the North line of said Southeast Quarter (SE ¼) 1347.65 feet, thence South 1356.30 feet to the South line of said Southeast Quarter (SE ¼), thence West 1347.65 feet to the point of beginning; AND Beginning at the Northwest corner of said Southeast Quarter (SE ¼), thence South 1320 feet, thence East parallel with the North line of said Southeast Quarter (SE ¼) 747 feet, thence north 1320 feet to the North line of said Quarter section, thence West to the point of beginning; AND Beginning at the Southeast corner of said Southeast Quarter (SE ¼), thence North along the East line of said Southeast Quarter (SE ¼) 1336 feet, thence West 1347.35 feet, thence South 1356.30 feet to the South line of said Southeast Quarter (SE ¼), thence East along said South line 1347.65 feet to the point of beginning, together with easement reserved in warranty deed dated May 1, 1970, and recorded July 16, 1974, in Book 300, pp. 991-992 and less the following described tract: Commencing at the Northeast corner of the Southeast Quarter (SE ¼), thence North 89°05'46" West 289.93 feet to the point of beginning, said point being on the North line of the Southeast Quarter (SE ¼); thence South 00°54'14" West 1,045.44 feet; thence North 89°05'46" West 250.00 feet; thence North 00°54'14" East 1,045.44 feet, said point being on the North line of the Southeast Quarter (SE ¼); thence South 89°05'46" East 250.00 feet to the point of beginning.

Published in _____ on the _____ day of _____, 2022

ORDINANCE NO. 1480

AN ORDINANCE AMENDING CHAPTER XIV, ARTICLE 1, SECTION 14-101 OF THE CODE OF THE CITY OF BALDWIN CITY INCORPORATING THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES

WHEREAS, the “Standard Traffic Ordinance for Kansas Cities” published by the League of Kansas Municipalities has a 50th Edition published in 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS, AS FOLLOWS:

Section 1. That Section 14-101, Incorporating Standard Traffic Ordinance be changed to read:

“INCORPORATING STANDARD TRAFFIC ORDINANCE: There is hereby incorporated by reference for the purpose of regulating traffic within the corporate limits of the City of Baldwin City, Kansas, that certain standard traffic ordinance known as the “Standard Traffic Ordinance for Kansas Cities,” 2023 50th Edition, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified or changed, such incorporation being authorized by K.S.A. 12-3009 through 12-3012, inclusive, as amended. No fewer than three copies of said standard ordinance shall be marked or stamped “Official Copy as Incorporated by the Code of the City of Baldwin City, Kansas,” with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this section and filed with the city clerk to be open to inspection and available to the public at all reasonable hours.”

Section 2. This ordinance shall be in full force and effect from and after its passage by the City Council, its approval by the Mayor and its publication in the official city newspaper.

Passed by the City Council this _____ of _____, 2023.

Casey Simoneau, Mayor

ATTEST:

Amara M. Packard, City Clerk

Approved as to Form:

Dakota Loomis, City Attorney

**CHANGES IN STANDARD TRAFFIC ORDINANCE
FOR THE 50th EDITION**

The following sections were modified in 50th edition of the STO published in 2023.

- Section 163. Additional Lighting Equipment.**
- Section 179. Spilling Loads on Highways Prohibited:**
- Section 194. Driving While License Canceled, Suspended or Revoked; Penalty.**

**CHANGES IN UNIFORM PUBLIC OFFENSE CODE
FOR THE 39th EDITION**

Section 1.1 Definitions

Added: Airbag
Counterfeit Supplemental Restraint System
Component
Hard Cider
Maliciously
Nonfunctional Airbag
Sexually Explicit Conduct
Supplemental Restraint System

Amended: Temporary Permit
Wildlife
Wine

Moved to
Section 6.7: Health Care Facility
Health Care Provider

Section 3.2.3. Battery Against a Health Care Provider.

Section 3.6. Unlawful Restraint.

Section 3.8. Violation of Protection from Abuse Order.

Section 3.13. Stalking.

Section 5.5. Watercraft; Lifesaving Devices Required.

**Section 5.6. Purchase or Possession of Cigarettes or
Tobacco Products by a Minor.**

Section 6.7. Criminal Trespass.

Section 6.22. Criminal Hunting.

Section 6.27. Counterfeit Airbag Violation.

Section 7.2. Interference with Law Enforcement.

Section 10.5. Unlawful Discharge of a Firearm.

Section 10.30. Operating an Aircraft Under the Influence.

Section 11.3. Commercialization of Wildlife.

Section 11.11. Cruelty to Animals.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BALDWIN CITY, KANSAS, AMENDING SECTION 11-101 (“INCORPORATING UNIFORM PUBLIC OFFENSE CODE”) OF ARTICLE 1 (“UNIFORM PUBLIC OFFENSE CODE”) OF CHAPTER XI (“PUBLIC OFFENSES”) OF THE CODE OF THE CITY OF BALDWIN CITY

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Baldwin City, Kansas, as follows:

Section 1. That Section 11-101 of Article 1 (Uniform Offense Code), Chapter XI (Public Offenses) of the Code of the City of Baldwin City, Kansas be amended to read as follows:

“INCORPORATING UNIFORM PUBLIC OFFENSE CODE. There is hereby incorporated by reference for the purpose of regulating public offenses within the corporate limits of the City of Baldwin City, Kansas, that certain code known as the “Uniform Public Offense Code for Kansas Cities,” 39th Edition, (UPOC) prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas, save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified or changed. No fewer than three copies of said Uniform Public Offense Code shall be marked or stamped “Official Copy as incorporated by the Code of the City of Baldwin City, Kansas,” with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this section, and filed with the city clerk to be open for inspection and available to the public at all reasonable hours.”

Section 2. This ordinance shall be in full force and effect from and after its passage by the City Council; its approval by the Mayor and its publication in the official city newspaper.

Passed by the City Council on this the ____ day of _____, 2023.

Casey Simoneau, Mayor

ATTEST:

Amara M. Packard, City Clerk

APPROVED AS TO FORM:

Dakota Loomis, City Attorney



BG CONSULTANTS

ENGINEERS • ARCHITECTS • SURVEYORS

*** by email only ***

Baldwin City, Kansas
Attn: Rob Culley
Public Works Director

September 11, 2023

Re: Award of Construction Contract – Orchard Lane Culvert Replacement
Baldwin City, Kansas
BG Consultants, Inc. Project #22-1183L

Dear Mr. Culley:

The bid opening for Baldwin City's Orchard Lane Culvert Replacement was held on Friday, September 8, 2023 at 11:00 a.m. Five (5) bids were received by the City Clerk's office and were publicly opened and read aloud. Bids were tabulated and reviewed for conformance to the bidding requirements. The following table summarizes the engineer's estimate and the bids received.

Engineer's Estimate	\$249,000.00
Company	Bid Total
WCI, Inc.	\$100,654.00
Pfefferkorn Engineering & Environmental, LLC	\$157,500.00
RD Johnson Excavating Company, LLC	\$162,470.00
Farmer Excavating, Inc.	\$241,895.00
Bettis Asphalt & Construction, Inc.	\$281,964.10

WCI, Inc. submitted the lowest, responsive bid. We have prior experience with WCI, Inc. on other similar projects and believe they are qualified to construct Baldwin City's Orchard Lane Culvert Replacement project.

Based on our review of the bids and the information outlined above, BG Consultants, Inc. recommends Baldwin City **award the Orchard Lane Culvert Replacement construction contract to WCI, Inc. in the amount of \$100,654.00 and Authorize Construction to Begin.**

Please call me at 785-840-7299 or email me at jason.hoskinson@bgcons.com if you have any questions about the bidding process, bid results, and/or our review and recommendation.

Sincerely,

Jason Hoskinson, P.E., PTOE
Corporate Secretary

Attachment – Bid Tabulations

BID TABULATIONS
Orchard Lane Culvert Replacement
Baldwin City, Kansas
Bid Letting September 8, 2023
23-1183L

				Engineer's Estimate		WCI, Inc.		Pfefferkorn Engineering & Environmental, LLC		RD Johnson Excavating Company, LLC		Farmer Excavating, Inc.		Bettis Asphalt & Construction, Inc.	
Item #	Description	Quantity	Unit	Unit Price		Unit Price		Unit Price		Unit Price		Unit Price		Unit Price	
Base Bid															
1.	Contractor Construction Staking	1	Lump Sum	\$ 2,000.00	\$ 2,000.00	\$ 2,850.00	\$ 2,850.00	\$ 5,000.00	\$ 5,000.00	\$ 4,145.00	\$ 4,145.00	\$ 3,200.00	\$ 3,200.00	\$ 5,288.82	\$ 5,288.82
2.	Mobilization	1	Lump Sum	\$ 25,000.00	\$ 25,000.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00	\$ 9,531.00	\$ 9,531.00	\$ 12,000.00	\$ 12,000.00	\$ 37,491.70	\$ 37,491.70
3.	Removal of Existing Structures	1	Lump Sum	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00	\$ 5,368.00	\$ 5,368.00	\$ 8,500.00	\$ 8,500.00	\$ 18,799.44	\$ 18,799.44
4.	Temporary Traffic Control	1	Lump Sum	\$ 5,000.00	\$ 5,000.00	\$ 3,900.00	\$ 3,900.00	\$ 8,000.00	\$ 8,000.00	\$ 5,526.00	\$ 5,526.00	\$ 3,900.00	\$ 3,900.00	\$ 4,171.43	\$ 4,171.43
5.	Temporary Shoo-Fly with Drainage Pipes	1	Lump Sum	\$ 15,000.00	\$ 15,000.00	\$ 5,760.00	\$ 5,760.00	\$ 2,500.00	\$ 2,500.00	\$ 13,561.00	\$ 13,561.00	\$ 26,200.00	\$ 26,200.00	\$ 14,357.22	\$ 14,357.22
6.	Seeding, Fertilizing and Mulching	1	Lump Sum	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 5,250.00	\$ 5,250.00	\$ 8,608.00	\$ 8,608.00	\$ 4,400.00	\$ 4,400.00	\$ 3,000.00	\$ 3,000.00
7.	Clearing and Grubbing	1	Lump Sum	\$ 5,000.00	\$ 5,000.00	\$ 2,900.00	\$ 2,900.00	\$ 2,500.00	\$ 2,500.00	\$ 4,235.00	\$ 4,235.00	\$ 1,600.00	\$ 1,600.00	\$ 6,577.29	\$ 6,577.29
8.	5'x4'x46' Precast RCB with Wingwalls	1	Lump Sum	\$ 150,000.00	\$ 150,000.00	\$ 61,500.00	\$ 61,500.00	\$ 61,120.00	\$ 61,120.00	\$ 74,214.00	\$ 74,214.00	\$ 110,800.00	\$ 110,800.00	\$ 124,535.51	\$ 124,535.51
9.	Slope Protection (Shot Rock)	25	Sq. Yds.	\$ 250.00	\$ 6,250.00	\$ 80.00	\$ 2,000.00	\$ 250.00	\$ 6,250.00	\$ 82.00	\$ 2,050.00	\$ 70.00	\$ 1,750.00	\$ 183.42	\$ 4,585.50
10.	Handrail on Hubguards and Wingwalls	1	Lump Sum	\$ 12,500.00	\$ 12,500.00	\$ 4,000.00	\$ 4,000.00	\$ 9,750.00	\$ 9,750.00	\$ 14,656.00	\$ 14,656.00	\$ 38,700.00	\$ 38,700.00	\$ 29,806.83	\$ 29,806.83
11.	Entrance Pipe (12")(ACSP, PEP, or RCP)	65	Lin. Ft.	\$ 100.00	\$ 6,500.00	\$ 60.00	\$ 3,900.00	\$ 105.00	\$ 6,825.00	\$ 60.00	\$ 3,900.00	\$ 93.00	\$ 6,045.00	\$ 152.92	\$ 9,939.80
12.	End Section (12")(ACS or RC)	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 400.00	\$ 400.00	\$ 525.00	\$ 525.00	\$ 1,706.00	\$ 1,706.00	\$ 900.00	\$ 900.00	\$ 852.22	\$ 852.22
13.	Pavement Replacement	62	Sq. Yds.	\$ 125.00	\$ 7,750.00	\$ 112.00	\$ 6,944.00	\$ 315.00	\$ 19,530.00	\$ 230.00	\$ 14,260.00	\$ 350.00	\$ 21,700.00	\$ 275.40	\$ 17,074.80
14.	Restore Existing Gravel Driveway (1301 High St)	1	Lump Sum	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,250.00	\$ 5,250.00	\$ 710.00	\$ 710.00	\$ 2,200.00	\$ 2,200.00	\$ 5,483.54	\$ 5,483.54
Base Bid Total =				\$	249,000.00	\$	100,654.00	\$	157,500.00	\$	162,470.00	\$	241,895.00	\$	281,964.10

Amara Packard

From: Stuart Young
Sent: Friday, September 15, 2023 3:57 PM
To: Glenn Rodden
Cc: Casey Simoneau; Russell Harding; Rob Culley; Dakota Loomis; Amara Packard
Subject: FW: Steel Conduit/ City fire limits

Good afternoon all,
Here is the input from the City Engineer Jarrod Mann.
Hope you all have a great weekend

Stu Young
Building Official
Zoning Administrator
785 594-6907
1015 Orange St. / Baldwin City / Kansas 66006



From: Jarrod Mann <jarrod.mann@bgcons.com>
Sent: Friday, September 15, 2023 2:49 PM
To: Stuart Young <syoun@baldwincity.gov>
Subject: RE: Steel Conduit/ City fire limits

Stu –

Here's my initial reaction:

When properly sized and installed, none of the NEC-approved wiring options should cause an elevated fire risk in and of themselves. The NEC allows the use of flexible metal conduit (FMC) or metal clad (MC) cable in almost any location and construction type except "where subject to physical damage" (and a few other specific prohibitions). The NEC has more restrictions on nonmetallic sheathed (NM) cable (a.k.a. Romex) limiting the use to residential and other construction of Types III, IV, and V, which are generally less fire resistant. There are a couple of different thought processes at play here:

1. More fire resistant construction types (Types I and II) generally get the benefit of being allowed to have more allowable area/more floors/longer exit paths/etc. Requiring more robust wiring protection makes sense if you're allowing more risk to life through having larger buildings with more occupants and perhaps longer travel/exit distances.
2. The risk of fire is not so much related to the wiring itself under normal circumstances, but rather what happens if the wiring is damaged in some way that would cause arcing or sparking in the vicinity of flammable materials. Rigid metal conduit would be considered to provide the most robust protection for the wiring, but modern codes generally acknowledge that flexible metallic protection (by FMC or MC cable) is adequate for most situations.

3. As you mentioned, in the downtown area where buildings are/were built with zero setback and often share party walls, the risk of any fire that starts spreading to more structures and causing more damage is increased, so it's not unreasonable to want to have a higher level of protection. However, if modern building and electrical codes are being enforced, they will already factor those concerns into the code analysis, and I don't believe that extra provisions are necessary.
4. As you also mentioned, your local rule likely went into place in the 1970's, when codes were generally less detailed and more permissive, and having local amendments for extra protection probably made sense. Modern codes have more than made up for past shortcomings (in my personal opinion).

I personally believe that following the current NEC as far as wiring types allowed is sufficient for fire protection without the need to add extra rules. For comparison, the City of Lawrence does not have any extra requirements for wiring methods above those listed in the NEC for their downtown (they do impose some further limits on the use of NM cable and ENT, but in general and not specifically for downtown). The City of Baldwin City is currently under the 2002 NEC, which has most (but not all) of the same allowances and restrictions on wiring methods as the current versions.

When there is little to no code review or code enforcement for construction in a city, then I think it's more appropriate to put in place (or keep) extra protections to make up for the lack of oversight. What I see in Baldwin City is that you are working to provide a higher level of code review and enforcement, and if that continues, and if you're able to get your adopted codes updated to more modern versions, then I think the need for local amendments is very much decreased.

Jarrod E. Mann, P.E.*, LEED AP BD+C®, CSI, CDT®

Principal | Head of MEP Engineering



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From: Stuart Young <syoung@baldwincity.gov>

Sent: Friday, September 15, 2023 1:48 PM

To: Jarrod Mann <jarrod.mann@bgcons.com>

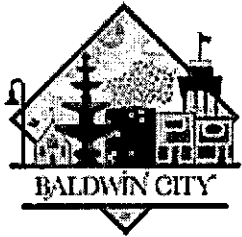
Subject: Steel Conduit/ City fire limits

Good afternoon Jarrod,

The city Council is looking at amending the ordinance for Rigid conduit or Metallic tubing requirement for inside the City fire limits article 4 of the city electrical code 4-403. They are considering allowing flexible metallic conduit or flexible metallic cable. The question is for fire protection issues how does the flexible compare to the ridged or metallic conduit. This City code has been around a long time believe since the 70,s ?? is it still needed to protect all these buildings downtown that are stacked against each other? Will allowing flexible metallic conduit put the downtown area at higher fire risk. Please share your thoughts, facts and Engineering for this question. We can also visit by phone if needed. I believe the City Council is going to hear this next Tuesday the 19th.

Thank you

Stu Young
Building Official
Zoning Administrator
785 594-6907
1015 Orange St. / Baldwin City / Kansas 66006



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