

CITY OF TONGANOXIE

May 4, 2020
7:00 Regular Meeting



REMOTE MEETING – See City of Tonganoxie website at www.tonganoxie.org for more information. There may be an audio recording of the meeting which will be utilized to prepare the meeting minutes.

Honorable David Frese, Mayor

Council Members

Rocky Himpel

Jacob Dale

Lisa Patterson

Loralee Stevens

Chris Donnelly

Open Regular Meeting – 7:00 p.m.

I. Pledge of Allegiance

II. Approval of Minutes – Regular meeting dated April 20, 2020

III. Consent Agenda

- a) Review bill payments

IV. Open Agenda

Open agenda is not available during this meeting. Comments received by the City Clerk or emailed to info@tonganoxie.org by 1:00 PM on the day of the meeting will be reviewed and possibly shared for review by the Governing Body.

V. Old Business

VI. New Business

- a) Presentation of Safest City Award
- b) Consider Approval of Roof Repairs at Water Well House Facility
- c) Consider Amendment to Tonganoxie Industrial Park Economic Development Grant Agreement with Leavenworth County
- d) City Manager Agenda
 - 1. Urgent Needs Grant Update
 - 2. Library Project Update & Final Financial Report
- e) City Attorney Agenda
- f) Mayor Pro Tem Agenda
- g) City Council Agenda
- h) Mayor Agenda

VII. Information & Communications (No Action Required)

VIII. Adjourn

City Council Meeting Minutes
April 20, 2020
7:00 PM Meeting

Open Regular Meeting – 7:00 p.m.

I. Pledge of Allegiance (Replaced by Moment of Silence)

- Mayor Frese opened the meeting at 7:00 p.m.
- Mayor Frese, Mr. Himpel, Mr. Donnelly, Ms. Stevens, Ms. Patterson, and Mr. Dale participated via Zoom. City Manager George Brajkovic, Assistant City Manager Dan Porter, and City Attorney Anna Krstulic also participated via Zoom.
- Mayor Frese noted that a flag was not available for the pledge of allegiance and instead led a moment of silence.

II. Approval of Minutes – Regular meeting dated April 6, 2020

- Ms. Patterson said that a flag was not available at the last meeting and asked that the draft minutes be amended to reflect that the pledge of allegiance was not completed.
- **Mr. Donnelly made a motion to approve the minutes from the April 6, 2020 City Council meeting, with the change requested by Ms. Patterson.**
- **Ms. Patterson seconded the motion.**
- **Roll call vote of all ayes, motion carried.**

III. Consent Agenda

- a) Review bill payments
- **Ms. Patterson made a motion to approve the consent agenda.**
- **Mr. Donnelly seconded the motion.**
- **Roll call vote of all ayes, motion carried.**

IV. Open Agenda

- No open agenda sign ups or submitted comments provided at this meeting.

V. Old Business

VI. New Business

- a) Consider Appointment Procedure for Planning Commission Positions with Terms Expiring in 2020
- Mr. Brajkovic introduced the item.
- Ms. Krstulic reviewed the memo included in the agenda packet regarding redundant provisions in the City Code and the Zoning Code pertaining to the Planning Commission and Board of Zoning Appeals, including a conflict regarding the appointment process, and recommended that the Governing Body consider omitting one of the two conflicting references. She explained the procedure for revising the Zoning Code, which requires consideration by the Planning Commission and a public hearing. The Governing Body may initiate the process by recommending that the Planning Commission consider certain revisions.
- Mr. Brajkovic suggested following the City Code provision that calls for May appointments. He asked if the Governing Body wants to proceed with advertising open positions on the Planning Commission.
- Ms. Krstulic advised that a motion is not required to advertise the openings or to request the Planning Commission to consider changes to the Zoning Code; only consensus of the Governing Body is needed.
- **The Governing Body unanimously agreed to advertisement of the three upcoming Planning Commission positions and requesting that the Planning Commission consider changes to the Zoning Code to remove inconsistencies and redundancy with the City Code pertaining to the Planning Commission and Board of Zoning Appeals.**

b) Consider Approval of 2020-2021 Plan Year Employee Benefit Renewals

- Mr. Porter introduced the item and shared information about the City's 2020-2021 renewal options for current employee benefits.
- Mr. Donnelly asked about the annual costs for employee health insurance benefits and whether the City goes out for bid on employee benefits each year.
- Mr. Porter replied that the annual costs to the City for health insurance coverage is approximately \$325,000, with about \$38,000 in costs reimbursed by the Library for Library employee benefits. He said that the City employs a broker to shop rates for dental and vision insurance, but the City has not sought bids for health insurance benefits for at least the past several years.
- Mr. Donnelly said that with the level of cost and financial impact of renewal rate increases, he would like to see more details about the comparison of the renewal option with rates from other health insurance providers in the market.
- Mr. Brajkovic confirmed that staff will take steps to provide comparisons in advance of the next renewal period.
- Ms. Patterson asked that staff also include consideration of benefit costs in the topics to consider for the development of the 2021 Budget.
- **Ms. Patterson made a motion to authorize execution of an agreement with Blue Cross Blue Shield of Kansas for employee health insurance coverage, an agreement with Delta Dental of Kansas for employee dental insurance coverage, and an agreement with VSP Vision Care for employee vision insurance coverage for plan year 2020-2021.**
- **Ms. Stevens seconded the motion.**
- **Roll call vote of all ayes, motion carried.**

c) City Manager Agenda

1. Urgent Needs Grant Update

- Mr. Brajkovic shared an update on the construction activity at the project.
- 2. Library Project Update
- Mr. Brajkovic said that one additional payment was anticipated to be made to JE Dunn prior to completion of the design-build project and expenditure of all budgeted costs.
- 3. Tonganoxie Industrial Park Economic Development Grant Update
- Mr. Brajkovic said that he is working with Leavenworth County staff to arrange future discussions between the Governing Body and the Board of County Commissioners regarding potential use of remaining grant funding.
- Mr. Brajkovic stated that staff continue to collect information and create contingency plans regarding the upcoming decision about whether to open the Tonganoxie Water Park in 2020 in light of COVID-19.
- Mr. Brajkovic reminded the Governing Body that the May 4th meeting would include a 7 PM regular meeting and a budget work session focused on developing the City's Capital Maintenance and Improvements Plan (CMIP).
- 4. March 2020 Financial Reports
- Mr. Porter shared the March 2020 financial report with the Governing Body.

d) City Attorney Agenda

e) Mayor Pro Tem Agenda

- Mr. Himpel shared that the Leavenworth County Board of Commissioners would soon consider changes to the Board and County Planning Commission public hearing procedures due to COVID-19.

f) City Council Agenda

g) Mayor Agenda

1. Community Events Discussion – Tonganoxie Days Status Update

- Mayor Frese stated that all events in June 2020 will be rescheduled in September 2020 due to COVID-19.

VII. Information & Communications (No Action Required)

VIII. Adjourn

- Ms. Patterson made a motion to adjourn the meeting.
- Mr. Dale seconded the motion.
- Roll call vote of all ayes, motion carried.
- Meeting adjourned at 8:18 p.m.

Respectfully submitted,



Dan Porter, Assistant City Manager

DRAFT



City of Tonganoxie, KS

Check Report

Date Range: 04/17/2020 - 04/30/2020

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
1102	Infrastructure Solutions, LLC	04/24/2020	Regular	0	98972.43	47495
1135	Insco Industries, INC	04/17/2020	Regular	0	28520	47465
0059	Kansas City Board of Public Utilities	04/17/2020	Regular	0	16853.19	47467
0671	Evergy	04/17/2020	Regular	0	12360.57	47461
1139	GeoSource	04/24/2020	Regular	0	6000	47493
0491	OLATHE WINWATER WORKS	04/17/2020	Regular	0	5593.12	47474
0414	LINK-LITE NETWORKING, INC.	04/17/2020	Regular	0	4385	47472
1068	Stinson LLP	04/24/2020	Regular	0	4115.82	47507
1006	UV DOCTOR LAMPS, LLC	04/24/2020	Regular	0	3738.79	47510
0051	BG CONSULTANTS INC	04/24/2020	Regular	0	3574.5	47489
0579	SECURITY BENEFIT - 457	04/17/2020	Regular	0	3569.6	47480
0001	911 CUSTOM	04/17/2020	Regular	0	3425.57	47453
0641	TYLER TECHNOLOGIES	04/17/2020	Regular	0	3345	47485
1066	Western Consultants	04/24/2020	Regular	0	2499.96	47512
0813	FREESTATE ELECTRIC COOPERATIVE	04/17/2020	Regular	0	1811	47462
0316	KANSAS DEPARTMENT OF REVENUE	04/17/2020	Regular	0	1301	47468
0522	POLYDYNE INC	04/17/2020	Regular	0	1201.68	47477
0990	TIRE HUB	04/17/2020	Regular	0	943.52	47484
0229	HAYNES EQUIPMENT CO	04/24/2020	Regular	0	757.94	47494
0857	MIDCONTINENT COMMUNICATIONS	04/24/2020	Regular	0	727.68	47500
0500	OREILLY AUTO PARTS	04/17/2020	Regular	0	633.4	47475
0330	KANSAS GAS SERVICE	04/17/2020	Regular	0	632.58	47469
1083	Bay Bridge Administrators, LLC FSA	04/17/2020	Regular	0	616.68	47457
0503	PACE ANALYTICAL SERVICES INC	04/24/2020	Regular	0	529	47503
0857	MIDCONTINENT COMMUNICATIONS	04/17/2020	Regular	0	510.72	47473
0555	RICOH USA, INC.	04/17/2020	Regular	0	455.35	47479
0831	AXON	04/17/2020	Regular	0	408.75	47454
0046	BAY BRIDGE ADMINISTRATORS, LLC	04/17/2020	Regular	0	403.85	47456
0600	SPECTRUM PAINT	04/17/2020	Regular	0	385.88	47481
0617	TBS ELECTRONICS, INC.	04/17/2020	Regular	0	362	47482
0946	MUNICIPAL CONSULTING LLC	04/24/2020	Regular	0	360	47501
0038	B & W FIRE LLC	04/17/2020	Regular	0	358.9	47455
0477	NAVRATS	04/24/2020	Regular	0	318.25	47502
0660	Premier Automotive of Bonner Springs KS, LLC	04/24/2020	Regular	0	306.41	47505
0070	BROTHER' S MARKET	04/24/2020	Regular	0	299.89	47490
0426	LEAVENWORTH COUNTY SHERIFF OFFICE	04/24/2020	Regular	0	293.9	47498
0110	CODE PUBLISHING INC	04/24/2020	Regular	0	253.5	47491
1018	UNITED RENTALS	04/24/2020	Regular	0	247.54	47508
0015	ALL SEASONS CAR WASH	04/24/2020	Regular	0	236.4	47487
0732	METLIFE - GROUP BENEFITS	04/24/2020	Regular	0	235.12	47499
0142	Division of Health and Environmental Lab	04/17/2020	Regular	0	216	47459
0249	HONEYBEE SEPTIC SERVICE	04/17/2020	Regular	0	215	47464
1140	American Fence Company	04/24/2020	Regular	0	214.23	47488
1014	The League of Kansas Municipalities	04/17/2020	Regular	0	200	47483
0542	QUILL	04/24/2020	Regular	0	187.62	47506
0929	KS DEPT OF HEALTH & ENVIRONMENT	04/17/2020	Regular	0	185	47470
0166	EMERGENCY REPORTING	04/17/2020	Regular	0	181.33	47460
0095	CHUX TRUX OLATHE	04/17/2020	Regular	0	154.98	47458
0651	USA BLUE BOOK	04/24/2020	Regular	0	139.38	47509
0391	LAWRENCE JOURNAL WORLD	04/17/2020	Regular	0	119.58	47471
0205	GALL'S LLC	04/17/2020	Regular	0	101.94	47463
0111	COLEMAN EQUIPMENT INC	04/24/2020	Regular	0	101.11	47492
0514	PITNEY BOWES, INC.	04/24/2020	Regular	0	84.99	47504
0542	QUILL	04/17/2020	Regular	0	72.63	47478

Date Range: 04/17/2020 - 04/30/2020

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0656	VERIZON WIRELESS	04/24/2020	Regular	0	53.56	47511
0305	KACM-KS.ASSOC. COURT MNGMT	04/17/2020	Regular	0	50	47466
0651	USA BLUE BOOK	04/17/2020	Regular	0	45.65	47486
0513	PINE LANDSCAPE CENTER	04/17/2020	Regular	0	45	47476
0393	LAWRENCE MEMORIAL HOSPITAL	04/24/2020	Regular	0	30	47497
0335	KANSAS MUNICIPAL JUDGES ASSOC.	04/24/2020	Regular	0	25	47496

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	76	60	0.00	213,967.49
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	76	60	0.00	213,967.49

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	76	60	0.00	213,967.49
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	76	60	0.00	213,967.49

Fund Summary

Fund	Name	Period	Amount
998	Gen Fund-Pooled Cash	4/2020	213967.49
			213967.49



Office of the City Manager
AGENDA STATEMENT

DATE: May 1, 2020
TO: Honorable David Frese and Members of the City Council
FROM: Greg Lawson, Police Chief
SUBJECT: Safewise 4th Safest City in Kansas

DISCUSSION:

Recently, I received correspondence from a company called Safewise. Safewise is an organization that contextualizes national crime and safety trends to show how they affect communities. They examine safety and security products, then notify consumers of their findings.

On April 15, 2020, Safewise presented us with their annual community safety and crime prevention award. This was due to Tonganoxie ranking as the 4th safest city in Kansas (based on crime rates). Although we did not solicit the award or ask for consideration, we are very proud of our community and Department for this type of recognition.

To better understand how we were considered, I contacted the company and learned the following:

- Safewise uses only crime data from the Federal Bureau of Investigation Uniform Crime Report (FBI UCR). A Safewise data analyst calculates the violent and property crime rates for each city and state based on the total crimes in each (violent and property) per 1,000 people.
- Safewise normalizes the data for each state (rates are being compared just within that state and not the whole nation). Violent crime and property crime are weighted equally, and city rankings are based on both of these factors.
- The company only ranks cities that are at or above the median population in Kansas. There are some limitations of FBI UCR data, but it's the primary measuring tool of the cities in the nation. Safewise also looks at their State of Safety survey data, which collects the sentiment of citizens and their perceptions of crime.

Our entire community should share in this great accomplishment and the Department is extremely proud to be part of it.

ATTACHMENTS:
Safewise Award
Safewise Report

cc: George Brajkovic, City Manager
Dan Porter, Assistant City Manager



SafeWise is proud to present this award to the city of

Tonganoxie

for its officials' efforts in **community safety** and **crime prevention**.

Tonganoxie was ranked the 4th Safest City in Kansas due to its commitment to the safety and security of its residents.



A handwritten signature in black ink, appearing to read "Katherine Torres".

Katherine Torres, President of SafeWise

[\(/ranking-reviews/\)](#)



[Home Security \(/best-home-security-system/\)](#)

[Smart Home \(/blog/category/home-automation/\)](#)

[Home Safety](#)

[\(/blog/category/home-safety/\)](#)

[Family Safety \(/blog/category/family-safety/\)](#)

[Community Safety \(/blog/\)](#)

[\(/\)](#)

[HOME \(HTTPS://WWW.SAFEWISE.COM\)](https://www.safewise.com) / [SAFETY NEWS \(HTTPS://WWW.SAFEWISE.COM/BLOG\)](https://www.safewise.com/blog) / [KANSAS'S 20 SAFEST CITIES OF 2020](#)

Kansas's 20 Safest Cities of 2020

Written by [Rebecca Edwards](#)

[\(https://www.safewise.com/blog/author/rebecca-edwards/\)](https://www.safewise.com/blog/author/rebecca-edwards/) |

Updated April 13, 2020



<https://www.safewise.com/app/uploads/2020/03/Kansas-1024x1024.png>

Last Updated: 3 weeks ago

See how the coronavirus is impacting crime in Kansas. Read our [coronavirus crime update \(https://www.safewise.com/blog/covid-19-crimes/\)](#) for details.

The SafeWise Team is pleased to release the sixth annual Safest Cities report. Here are the 20 Safest Cities in Kansas for 2020. See if your city made the [list](#).

<https://www.safewise.com/app/uploads/2020/03/Safest-Cities-Infographic-set-Kansas-1-1-1024x453.png>

Despite higher crime rates than the national average, Kansas residents worry about safety and security at about the same level as most of the country.

Those who call one of Kansas's safest cities home have less reason for concern, because each city on our list is well below national and state rates for both violent and property crime.

[See the full list of Kansas's 20 safest cities of 2020.](#)

Just under half of the participants (48%) in our [2020 State of Safety survey \(/state-of-safety/\)](#) said they're highly concerned about safety on a daily basis. That's two percentage points higher than the national average of 46%.

https://www.safewise.com/app/uploads/2020/03/Safest-Cities_Infographic-set_Kansas_2-1024x299.png

[View the complete 2020 State of Safety report. \(https://www.safewise.com/state-of-safety/\)](https://www.safewise.com/state-of-safety/)

Kansas is most worried about mass shootings, and there were four in the state in 2019.

Rates for violent crime (4.4) and property crime (26.3) in Kansas are higher than nationwide rates of 3.7 and 22.0, respectively. Personal experience with property crime is also above the national average in the Sunflower State.

Violent Crime in Kansas: Fear vs. Reality

Being the victim of a mass shooting is the top violent crime concern in Kansas, but physical assault was named the crime most likely to happen. Mass shootings are traumatic events that leave long-lasting damage, but they are outlier events that don't necessarily indicate the general safety of a city or state.

- 37% said they are most concerned about mass shootings, compared to 38% nationwide.
- 21% believe that a mass shooting is the most likely violent crime to occur—23% is the national average.
- 9% of respondents reported that they or someone they know has been personally affected by a mass shooting at some time in their life, versus 7% across the US.
- There were 16 mass shootings in Kansas between 2014 and 2019, resulting in 29 deaths and 63 injured. For the same time period, there were 2,087 mass shooting incidents nationwide.
- In 2019, there were four mass shootings in Kansas, with five deaths and 16 injured.
- 28% said they feel physical assault is the crime most likely to happen to them. That's two percentage points higher than the national average of 26%.
- Aggravated assault was the most common violent crime reported in the state, accounting for 70% of violent crime in the safest cities and 75% statewide.
- Murder by a stranger, assault by a stranger and being robbed on the street each got 36% as the second most worrisome violent crimes in the state.

https://www.safewise.com/app/uploads/2020/03/Safest-Cities_Infographic-set_Kansas_3a.png

https://www.safewise.com/app/uploads/2020/03/Safest-Cities_Infographic-set_Kansas_3b.png

Property Crime in Kansas: Fear vs. Reality

Someone breaking in when residents aren't at home was the most worrisome property crime in Kansas. Yet theft of digital property (like photos and files) is the crime considered the most likely to actually happen.

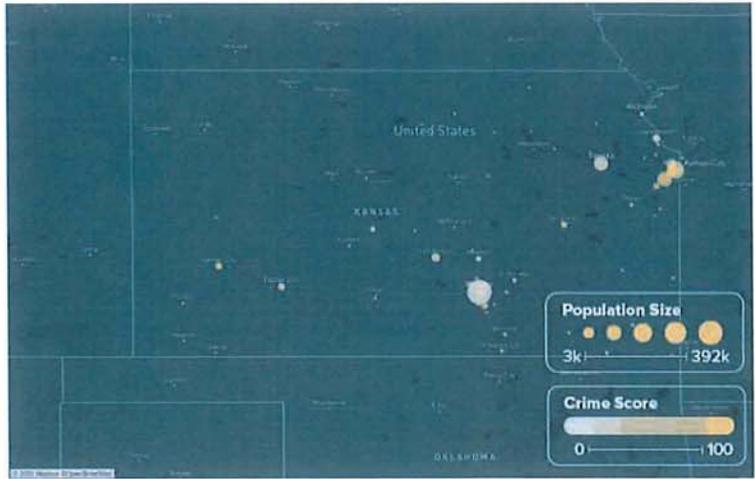
- 65% cited a break-in while away from home as their top property crime fear, compared to 62% across the country.
- 45% of Kansas respondents felt that having digital property stolen is the most likely property crime, versus 36% nationwide.

- Burglary made up 12% of all property crime among the safest cities and 16% statewide.
- 26% of Kansas respondents have a home security system, landing two points above the national average of 24%.
- 33% reported using a firearm for protection, making it the most widely-used security measure in the Sunflower State. 28% of people nationwide use a firearm for protection.
- 31% don't use any kind of security on their property, compared to 29% nationally.
- Larceny-theft was the most common property crime in Kansas, accounting for 80% of all property crime in the safest cities and 73% statewide.
- 56% of respondents named property being stolen as a top concern (making it the third biggest concern), and 43% think it's likely to happen.

(<https://www.safewise.com/app/uploads/2020/03/Safest-Cities-Infographic-set-Kansas-4a-1024x321.png>) (<https://www.safewise.com/app/uploads/2020/03/Safest-Cities-Infographic-set-Kansas-4b-1024x344.png>)

A Closer Look at Kansas's Safest Cities of 2020

- Hugoton (<http://www.cityofhugoton.com/>) is a brand-new addition, debuting on our list at number one.
- 40% of the cities improved their rank year over year, with Tonganoxie (<https://www.tonganoxie.org/>) showing the largest improvement, climbing 27 spots to number four.
- 35% of the cities dropped in rank year over year.
- Four new cities joined the top 20 this year—Hugoton, Frontenac (<http://www.frontenacks.net/>), Marysville (<https://www.cityofmarysvilleks.com/>), and Osawatomie (<https://www.osawatomieks.org/>).
- All cities came in under both state (4.4) and national (3.7) violent crime rates.
- 70% kept violent crime rates under two incidents per 1,000, and 70% reported fewer than 20 total violent crimes.
- All cities are below both state (26.3) and national (22.0) property crime rates. In fact, every safest city limited property crime incidents to fewer than 19.5 incidents per 1,000.
- Hugoton had the fewest property crimes, with nine total incidents reported.



(<https://www.safewise.com/app/uploads/2020/03/Kansas630.png>)

The 20 Safest Cities in Kansas

VC = Violent Crime
PC = Property Crime

<p>#1 Hugoton NEW</p> 	<p>Population 3,816</p> <p>Median Income \$54,615</p>	<p>VC Rate 2020, 2019, 2018 0.5, Not available, 1.3</p> <p>PC Rate 2020, 2019, 2018 2.4, Not available, 4.3</p>
<p>#2 Scott City +25</p> 	<p>Population 3,854</p> <p>Median Income \$57,690</p>	<p>VC Rate 2020, 2019, 2018 1.6, 2.1, 1.8</p> <p>PC Rate 2020, 2019, 2018 7.5, 7.4, 9.4</p>
<p>#3 Valley Center +10</p>	<p>Population 7,370</p>	<p>VC Rate 2020, 2019, 2018</p>



PC Rate 2020, 2019,
2018
11.3, 14.0, 14.0

#4 Tonganoxie +27

Population 5,508	VC Rate 2020, 2019, 2018 1.1, 2.2, 1.9
Median Income \$66,705	PC Rate 2020, 2019, 2018 10.7, 10.6, 18.9

#5 Hesston -4

Population 3,791	VC Rate 2020, 2019, 2018 1.3, 0.3, 0.0
Median Income \$60,047	PC Rate 2020, 2019, 2018 9.8, 12.1, 13.8

#6 Basehor -2

Population 6,239	VC Rate 2020, 2019, 2018 1.1, 0.7, 1.1
Median Income \$77,755	PC Rate 2020, 2019, 2018 10.9, 17.7, 10.8

#7 Ulysses +23

Population 5,878	VC Rate 2020, 2019, 2018 1.7, 2.2, 0.7
Median Income \$57,027	PC Rate 2020, 2019, 2018 8.2, 6.8, 9.0

#8 Leawood -3



Population
35,070

Median Income
\$151,446

VC Rate 2020, 2019, 2018
0.8, 0.9, 0.9

PC Rate 2020, 2019, 2018
15.5, 12.5, 11.3

#9 Frontenac NEW



Population
3,409

Median Income
\$55,523

VC Rate 2020, 2019, 2018
0.9, 0.6, 2.9

PC Rate 2020, 2019, 2018
15.8, 19.1, 21.1

#10 Rose Hill -8



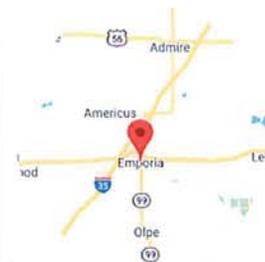
Population
3,986

Median Income
\$75,000

VC Rate 2020, 2019, 2018
1.3, 0.5, Not available

PC Rate 2020, 2019, 2018
14.6, 11.2, Not available

#11 Emporia +11



Population
24,698

Median Income
\$37,676

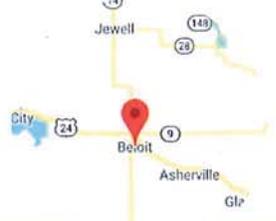
VC Rate 2020, 2019, 2018
1.1, 1.9, 1.4

PC Rate 2020, 2019, 2018
17.4, 28.3, 23.4

#12 Beloit -2

Population

VC Rate 2020, 2019,



\$41,570

PC Rate 2020, 2019, 2018
11.4, 11.2, 15.9

#13 Lansing +20



Population
12,043

Median Income
\$84,183

VC Rate 2020, 2019, 2018
2.5, 2.3, 1.8

PC Rate 2020, 2019, 2018
11.3, 11.3, 10.5

#14 Marysville NEW



Population
3,268

Median Income
\$44,519

VC Rate 2020, 2019, 2018
1.5, 3.9, 2.4

PC Rate 2020, 2019, 2018
16.2, 34.6, 22.5

#15 Bel Aire 0



Population
8,092

Median Income
\$77,242

VC Rate 2020, 2019, 2018
1.0, 1.7, 0.8

PC Rate 2020, 2019, 2018
19.3, 7.0, 7.7

#16 Olathe +4



Population
139,154

Median Income
\$82,649

VC Rate 2020, 2019, 2018
2.2, 1.9, 1.6

PC Rate 2020, 2019, 2018
14.1, 14.3, 15.6

#17 Osawatomie NEW



Population
4,278

Median Income
\$50,789

**VC Rate 2020, 2019,
2018**

1.6, 1.6, 5.2

**PC Rate 2020, 2019,
2018**

16.8, 16.1, 25.5

#18 Lenexa -2



Population
54,349

Median Income
\$81,173

**VC Rate 2020, 2019,
2018**

2.0, 1.7, 1.3

**PC Rate 2020, 2019,
2018**

15.4, 17.5, 17.3

#19 Gardner +4



Population
21,945

Median Income
\$71,945

**VC Rate 2020, 2019,
2018**

2.6, 1.9, Not available

**PC Rate 2020, 2019,
2018**

14.0, 14.2, Not available

#20 Abilene -14



Population
6,315

Median Income
\$47,731

**VC Rate 2020, 2019,
2018**

2.2, 1.1, 1.2

**PC Rate 2020, 2019,
2018**

15.7, 14.8, 19.4

How We Determined the Safest Cities

Learn how we identified the safest cities on our [methodology page](https://www.safewise.com/blog/the-safewise-safest-cities-our-methodology/) (<https://www.safewise.com/blog/the-safewise-safest-cities-our-methodology/>).

How to Make a Safe Home Anywhere

Whether your city made our list or not, we recommend adding extra security to your home with monitored security services provided by the nation's leading home security providers.

To learn more about your home security options, check out SafeWise's picks for [Best Home Security Systems](https://www.safewise.com/best-home-security-system/). (<https://www.safewise.com/best-home-security-system/>)

Didn't Find Your City in the Top 20?

We calculated crime rates for every city in the state that met our population threshold, which is based on the median population of the state. See how the remaining cities ranked in the list below.

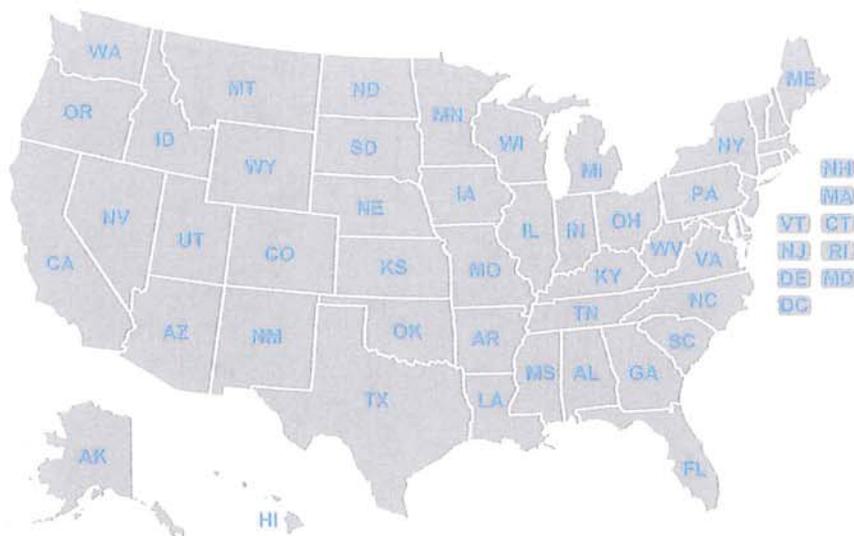
NOTE: If you don't see your city on the list, it means that it was below the population threshold or didn't submit a complete crime report to the FBI in 2018.

2020 Ranking	City	Population	Violent Crime (per 1,000)	Property Crime (per 1,000)
21	Paola	5,574	0.7	24
22	Shawnee	65,983	2.5	16.3
23	Derby	23,842	1.6	21.2
24	Overland Park	193,877	2.3	19.3
25	Lyons	3,540	5.9	3.4
26	Maize	4,735	2.5	19.6
27	Mulvane	6,391	1.4	25.5
28	Larned	3,828	2.4	24
29	Park City	7,785	3.1	20.7
30	Dodge City	27,756	3.2	21.3
31	Edwardsville	4,505	2.9	25.1
32	Concordia	5,059	3.2	24.1
33	Pratt	6,737	4.2	19.6
34	El Dorado	12,960	2.2	29.6
35	Clay Center	3,930	4.8	17.3
36	Wamego	4,748	4	21.7
37	Baxter Springs	3,919	2.3	30.9

38	Holton	3,258	3.7	24.6
39	Augusta	9,387	1.9	34.5
40	Haysville	11,343	4.1	24.9
41	Garden City	26,902	4.6	22.6
42	Atchison	10,589	4.1	25.4
43	Russell	4,454	5.6	18.6
44	Ottawa	12,300	5.1	25.4
45	Winfield	12,072	1.8	43.4
46	Fort Scott	7,779	4.8	33.3
47	Hutchinson	40,573	4.1	40
48	Newton	18,830	7	29.7
49	Arkansas City	11,791	4.2	43.3
50	Iola	5,306	6.2	39.4
51	Great Bend	15,251	7.3	37.8
52	Leavenworth	36,331	9.5	31.1
53	Coffeyville	9,375	6.1	50.3
54	Parsons	9,664	9.4	35.7
55	Topeka	126,399	6.1	51.9
56	Wichita	391,726	11.8	56.2

Find the Safest Cities in Each State

Click on the state image below to check out the safest cities for each state.



Hmmm...something isn't right with this one. Hesston had a mass shooting triple homicide plus the perp killed by LEO in 2016, and 14 injured by gunfire as well...the year this data allegedly was from. That's not quite 'zero violent crime'. And if they used even older data then it's misleading because after that old data came out and the gap of this article, 2 years, there's not only been that incident but other violent crimes in Hesston since.

• — *springer*

Why isn't Kansas City, Kansas on your list — they have rampant crime and murder.

Looking at some of the other cities — I think you data is screwed up. Not accurate.

[About \(/about/\)](#)

[Contact \(/contact/\)](#)

[Press \(/press/\)](#)

[Blog \(/blog/\)](#)

[Home Security](#)

[\(/blog/category/home-security/\)](#)

[Smart Home](#)

[\(/blog/category/home-automation/\)](#)

[Home Safety](#)

[\(/blog/category/home-safety/\)](#)

[Family Safety](#)

[\(/blog/category/family-safety/\)](#)

[Pet Safety](#)

[\(/blog/category/pet-safety/\)](#)

[Online Security](#)

[\(/blog/category/internet-safety/\)](#)

[Personal Safety](#)

[\(/blog/category/family-safety/\)](#)

[Car Safety](#)

[\(/blog/category/auto-safety/\)](#)

Stay safe!

Subscribe to SafeWise for updates on safety news, product releases, and deals!

By signing up, you agree to our [Terms and Conditions](https://www.safewise.com/terms-of-service/) and [Privacy Policy](https://www.safewise.com/privacy-policy/)



<https://www.facebook.com/safewise/><https://twitter.com/safewise/>

[Terms of Service \(/terms-of-service/\)](#) | [Privacy Policy \(/privacy-policy/\)](#) | [How We Rank and Review \(/ranking-reviews/\)](#)

*SafeWise has conducted impartial research to recommend products. This is not a guarantee. Each individual's unique needs should be considered when deciding on chosen products.

© 2020 Safewise. All Rights Reserved.



Office of the City Manager
AGENDA STATEMENT

DATE: May 4, 2020
To: Honorable Mayor David Frese and Members of the City Council
FROM: Dan Porter, Assistant City Manager
SUBJECT: Request for award of bid and approval to authorize repairs to Well House Facility Roof

DISCUSSION:

Ongoing deterioration of the roof materials predated a recent failure during windy conditions on a portion of the roof of the Well House facility located immediately to the east of the Water Plant Facility at 1536 E 4th Street. Damage included complete failure of a portion of the roof designed for use as one of two access hatches to complete periodic maintenance on critical pumps located almost 100 feet underground near the City's water production wells. Water infiltrating the failure point also damaged some underlying materials that will require replacement. The condition of the shingles on the remainder of the roof, which are at least 10+ years old, indicate the most cost effective action would be re-shingling the roof and repairing the damaged access hatch.



The tabulation of the 3 bids collected for performance of these services is listed below. Based on the bids and consideration of the project requirements, staff recommends approval of the low bid received for the repairs to the City Hall roof with Andy's Roofing and Exteriors. At this time it is anticipated that the work could commence in May 2020 and be completed in May 2020.

Andy's Roofing and Exteriors, LLC -	\$4,720.00
Stewart Roofing Company -	\$5,135.00
Above All Construction -	\$8,351.67

BUDGET IMPACT:

While the proposed expense is unanticipated and of an urgent nature, the impact of the expense on the 2020 budget is minimal due to bid outcomes. The expenditure will be made out of the City's Water Capital Improvement Fund. Depending on development activity levels in 2020 and the resulting amount of water infrastructure assets that are required to be purchased from the Water Capital Improvement Fund, there may not be a need to complete a 2020 Budget Amendment later in the year. Staff will continue to monitor budget expenditure authority levels for the remainder of 2020.

ACTION(S) NEEDED:

Make a motion to approve a bid with Andy's Roofing and Exteriors, LLC to repair the Well House facility roof for an amount not to exceed \$4,720.00

ATTACHMENTS:

Well House Roof Repair Quotes (3)

cc: George Brajkovic, City Manager
Kent Heskett, Public Works Director



Andy's Roofing & Exteriors, LLC

624 East 5th Street
 Tonganoxie, KS 66086
 (785) 979-1389
 aesroofers@gmail.com

www.andysroofingandexteriors.com

Proposal

KS #17-012279

Proposal
 Date 4-29-2008

Proposal Submitted To		Work to be Performed at	
Name: <u>City of Tonganoxie</u>	Address: <u>Pony house</u>	City: _____	State: _____
Address: _____	City: _____	State: _____	State: _____
City: _____	State: _____	City: _____	State: _____
Telephone Number: _____			

We Hereby Submit Specifications and Estimates For:

- Re-roof over existing shingles
- Tear off 2 layers of shingles
- Synthetic Felt
- Gutter Apron
- Drip Edge
- 25 yr. 3-tab shingle
- 30 yr. Laminate shingle
- 50 yr. Impact resistant shingle
- Replace pipe flashings
- 1" 3
- 2" 4

- Install _____ ft. Ridge-Vent
- Install _____ Roof-Vents
- Install _____ Turbines
- Flash Chimney
- Counter-flash chimney
- Clean-up and haul off all roofing debris
- Clean gutters
- Roll yard with magnet
- Decking replacement
- materials & labor are extra

Brand and Color of shingles to be used will be:

- CertainTeed Color _____
- TAMKO
- Malarkey Style Neutrope

Special Instructions:

Remove flashing, support rafters, peddle up
 & install a new ridge vent & install a finish
 cap. New pipe shingles. Build & install 2 gutters.

We hereby furnish all materials and labor, complete in accordance with above specification, for the sum of
four thousand seven hundred twenty five dollars (4720.50)

All materials guaranteed to be as specified. All work will be done in a workmanlike manner according to standard practices. Our employees are fully covered by Workman's Compensation and Liability Insurance.

Authorized Signature [Signature]

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

Date of acceptance _____

Signature: _____

d.c.

STEWART ROOFING COMPANY

Jeff Stewart (Owner)

PROPOSAL

DATE: April 30, 2020

21189 225th Street
Tonganoxie, KS 66086
Phone (913) 369-2760



Send To:

City of Tonganoxie
Josh Sudduth
913-908-5134

Job Address:
Well Roof

Comments or special instructions:

Description	Amount
<p>Remove all roofing. Replace bad lumber as needed at an additional cost of \$2.00 per square foot for 7/16" OSB plywood and \$3.50 per linear foot for dimensional lumber. Install ice and water shield on drip edges and in valleys. Install new metal on all exterior edges. Install new synthetic underlayment and new 30-year laminated shingles on complete roof. Install new flashing on all vent pipes. Replace four vents. All roofing trash and debris will be hauled away.</p> <p>Construct two hatches for access to well pumps. Hatch opening to be approximately 26" x 26" and 5 1/2" tall (constructed from 2 x 6 lumber). Hatch opening to be properly flashed into new roof with painted galvanized metal. Construct two lids from 2 x 4 lumber and 3/4" plywood. Cover lids with painted galvanized sheet metal. Lids to be hinged at lower end with chains to support lids when open. Install latch at top end of lid to secure when not in use. Work will include any rafters, reinforcing, bracing, etc. to support new hatches.</p> <p>There will be a five (5) year guarantee against leaks under normal conditions. Normal conditions will exclude, but not be limited to damage caused by tornados, hail, high winds, heavy foot traffic, etc.</p> <p>There will be a thirty (30) year warranty on shingles.</p>	
	\$5,135.00

If you have any questions concerning this quotation, contact
Jeff Stewart at (913) 369-2760 or (913) 207-3520
THANK YOU FOR YOUR BUSINESS!



PROPOSAL SUBMITTED TO			PHONE	DATE
City of Tonganoxie			(913) 908-5134	04/30/2020
ADDRESS			JOB NAME	
1636 e 4th st			2004-1328207-01	
CITY	STATE	ZIP	JOB LOCATION	
Tonganoxie	Kansas	66086	1636 e 4th st	

At your request, we submit the following :

Exterior Work

1. Tear off old roofing __2__ layer (any additional layers unable to see will be charged at \$20/layer)
2. Install 7/16 OSB for solid deck to install shingles or Additional \$60 per 4 x 8 sheet of bad sheathing that may need replaced (anything associated with the openings is included)
3. Install gutter apron on eaves 2"
4. Install drip edge on rakes 1.25"
5. Install Ice & water shield at all eaves & valley areas
6. Install synthetic felt on remaining roof surface
7. Install new "W" valley metal - none on building
8. Install starter at all eaves for 110mph wind warranty -
9. Install new _____CertainTeed Landmark_____ shingles
10. Install new CertainTeed Hip & Ridge
11. Install new box vents color matched to house as needed
12. Install new metal no-caulk plumbing pipe flashings - none on building
13. Install new tin shingles as needed - none on building
14. Clean gutters of all debris - none on building
15. Clean up & haul away all roofing debris
16. Run magnet through yard to pick up any lose fasteners
17. Workmanship warranty: 5 year
18. Manufactures limited warranty: Lifetime

\$3,326.24

Structure work of rafters, boxing in area for opening & installation of removable skylights for openings - \$5,025.43

Total: \$8,351.67

We propose hereby to finish material and labour complete in accordance with above specification for the sum of:
Eight thousand three hundred fifty one dollars & 67/100 Dollars \$8,351.67

Payment to be made as follows:

FIRST AMENDMENT TO CONTRACT

THIS FIRST AMENDMENT TO CONTRACT (this "Amendment") is made as of _____, 2020 (the "Effective Date") between the City of Tonganoxie, Kansas (the "City"), and Leavenworth County, Kansas (the "County").

RECITALS

A. The City and the County entered into that certain Contract dated May 1, 2017 (the "Original Contract") pursuant to which the County contributed \$5,000,000 (the "Grant") to the City for certain improvements to the Tonganoxie Industrial Park (the "Project"). Capitalized terms used in this Amendment but not otherwise defined herein shall have the meanings assigned to them in the Original Contract.

B. Pursuant to Section 4.D of the Original Contract, the City was required to exercise all good faith efforts to expend the Grant within eighteen (18) months of the date of the Original Contract.

C. The City entered into contracts for completion of the Project and provided monthly updates to the County, all as required by the Original Contract. Despite its good faith efforts, the City has not expended all of the Grant.

D. As of the Effective Date, the City has approximately \$1,700,000 remaining of the Grant.

E. The City and the County desire to enter into this Amendment to acknowledge the satisfaction of certain conditions set forth in the Original Contract and to clarify the City's rights with respect to the Grant, all as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the County agree that the Original Contract is hereby amended as follows:

1. Incorporation of Recitals; Defined Terms. The foregoing recitals are true and correct and are hereby incorporated herein by reference. Capitalized terms used in this Amendment shall have the meanings ascribed to them in the Original Contract, unless otherwise defined herein. In the event of any inconsistency between the terms of this Amendment and the Original Contract, this Amendment shall control.

2. Acknowledgment of Satisfaction of Conditions. The City and the County acknowledge and agree that all conditions set forth in Sections 4 and 5 of the Original Contract have been fully satisfied, and the parties have no further obligations to one another related to the same.

3. Remainder of Grant. The City and the County agree that the City shall retain the remainder of the Grant to incentivize development of the Tonganoxie Business Park, in

accordance with the purpose of the Original Contract as set forth in Section 3 of the Original Contract. The City has discretion to determine how it will expend the Grant; provided, however, that the City will provide updates to the County, at least quarterly or upon request of the County, regarding the expenditure of the Grant until the City expends the entirety of the Grant.

4. Counterparts; Electronic Signatures. This Amendment may be executed at different times and in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. The City and the County agree that a signed facsimile copy or scanned and electronically mailed copy of this Amendment shall be as effective as an original signed Amendment. In proving this Amendment, it shall not be necessary to produce or account for more than one such counterpart signed by the party against whom enforcement is sought.

5. Affirmation of Agreement. All other terms and provisions of the Original Contract that are not specifically modified by this Amendment shall remain in full force and effect, unmodified by the terms of this Amendment. All references herein or in the Original Contract to the "Contract" shall mean and refer to the Original Contract as amended by this Amendment.

[Remainder of page intentionally left blank; signatures follow.]

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed as of the Effective Date.

CITY:

THE CITY OF TONGANOXIE, KANSAS

By: _____
David Frese, Mayor

ATTEST:

Patricia C. Hagg, City Clerk

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed as of the Effective Date.

COUNTY:

LEAVENWORTH COUNTY, KANSAS

By: _____
Doug Smith, Chair,
Board of County Commissioners

ATTEST:

Janet Klasinski, County Clerk

CONTRACT

Between

CITY OF TONGANOXIE, KANSAS, A MUNICIPAL CORPORATION

and

LEAVENWORTH COUNTY, KANSAS

RECITALS

Whereas, the City of Tonganoxie, Kansas, a Municipal Corporation under the laws of the State of Kansas, hereinafter, the "City" and Leavenworth County, Kansas, hereinafter, the "County", desire to cooperate in economic development and job creation to improve the quality of life in Leavenworth County and the City of Tonganoxie; and

Whereas, K.S.A. 12-2908 provides that any municipality may contract with any other municipality, county or township to perform any governmental service, activity or undertaking which each contracting municipality, county and township is authorized by law to perform; and

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties agree as follows:

Section 1. Recitals. The recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. Authority. Pursuant to K.S.A. 12-2908, the parties hereto enter into this Contract as authorized by the Governing Body of the City of Tonganoxie and the Board of County Commissioners of the County of Leavenworth, Kansas, for the purposes set forth below.

Section 3. Purposes. The purposes for which the parties have entered into this contract are to cause economic development, job creation and an increase in the tax base of Leavenworth County through the improvement of the existing Tonganoxie Industrial Park.

Section 4. Terms and Conditions. Under terms of this Contract, the City and the County agree to the following:

- A. The City shall undertake the improvement of the existing Tonganoxie Industrial Park in accord with the site plane attached as Exhibit A ("Site Plan") and incorporated herein and the Engineers Estimate attached as Exhibit B ("Eligible Costs") and incorporated herein. The City shall retain the services of a Project Engineer and an Environmental Consultant to provide services to the City in the undertaking of the improvement of the Tonganoxie Industrial Park.

- B. The City shall issue RFPs for the improvement of the Tonganoxie Industrial Park. The parties acknowledge that the City has, prior to the date of the entry into this contract, selected and retained a Project Engineer and Environmental Consultant and that the selections are considered to be in accord with the terms of this contract.
- C. The City shall advertise for any RFP or bids for each phase of the project for the improvement for a time period of not less than 30 days and award and manage the contracts and processes related to the improvement of the park. The parties acknowledge that the City has, prior to the date of the entry into this contract, issued an active bid package for Mass Grading of the Tonganoxie Industrial Park and that the issuance of said bid package is considered to be in accord with the terms of this contract.
- D. The County shall contribute the sum of \$5,000,000.00 toward the improvement of the Tonganoxie Industrial Park and pay to the City said sum upon the entry into this contract by the parties and the request by the City. The City shall provide to the County monthly updates as to the expenditure of those monies contributed by the County and shall exercise all good faith efforts to expend those monies contributed by the County within 18 months from the date of entry into this contract.
- E. The City shall fund the entirety of the remaining costs of the project to include all costs related to the extension and maintenance of necessary city utility services to the Industrial Park site and maintenance of improvements to the park.
- F. The City shall not transfer or pay to any other governmental or quasi-governmental entity, any of the funds contributed by the County toward this project. The funds contributed by the County shall be used solely toward the project of improving the existing Tonganoxie Industrial Park site and no county funds shall be used for any improvements that are off-site of the existing Tonganoxie Industrial Park. Subject to the foregoing, the City shall have the discretion to determine which Eligible Costs shall be paid out of the County funds, and the timing of the same. As stated in Paragraph E, above, the City shall fund the entirety of the remaining costs of the project.
- G. Any owner, or the designated representative of any such owner, of property within the Tonganoxie Industrial Park may request or make application with the City for public incentives to develop such property, and the City will consider such request in accordance with all applicable laws. Nothing in this agreement shall obligate the City to approve any request for public incentives, and any request which requires City legislation is subject to the legislative discretion of the City Council and the parties agree that the City Council cannot be legally bound to future legislative action. The parties further agree that nothing within this agreement prohibits the City from initiating or granting requests for public incentives.

Section 5. Contingency. Both the County and the City agree that if the project for improvement of the park, as defined within Exhibit B, is not under contract within 24 months of the entry of the parties into this contract, all County funds not expended on the improvement project shall be returned to the County.

Section 6. Termination. Once the Contract is in place, the parties may not terminate the contract unless mutually agreed upon in writing.

Section 7. Approval.

- A. This Contract is effective upon being signed by the appropriate representatives of the City and the County. It may be periodically reviewed and amended or supplemented as may be mutually agreed upon in writing.
- B. Each of the parties warrants and represents by the execution of this Contract, that it has been approved by its governing body and by its legal counsel as to form and legality, that the execution, delivery and performance of this Contract by such party has been authorized by resolution duly adopted by its governing body, and that this Contract constitutes a legal, valid, and binding obligation of such party enforceable in accordance with its terms.

Section 8. Applicable Law. This Contract shall be governed and interpreted in accordance with the laws of the State of Kansas.

Section 9. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Contract should be determined by a court of competent jurisdiction to be invalid for any reason whatsoever, such decision shall not affect the remaining provisions of this Contract, which shall remain in full force and effect; and to this end the provisions of this Contract are hereby declared to be severable and shall be presumed to have been agreed upon knowing that the various provisions of this Contract are severable.

Section 10. Contract. This Contract is entered into between the City and the County pursuant to K.S.A. 12-2908 as a Contract.

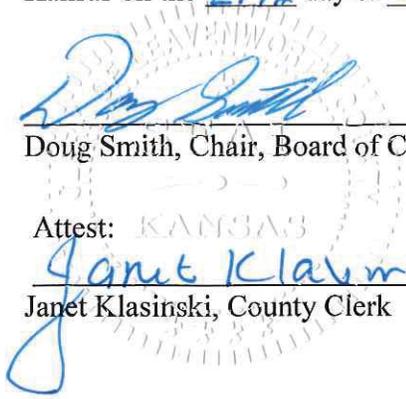
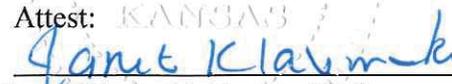
IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed and made effective as of the date when fully executed herein.

ON BEHALF OF LEAVENWORTH COUNTY, KANSAS.

This Contract is approved, as authorized by the Board of Commissioners of Leavenworth County, Kansas on the 27TH day of APRIL, 2017.



Doug Smith, Chair, Board of Commissioners

Attest: 


Janet Klasinski, County Clerk

ON BEHALF OF THE CITY OF TONGANOXIE, KANSAS.

This Contract is approved as authorized by the Governing Body of the City of Tonganoxie, Kansas on the 15th day of May, 2017.



Mayor, City of Tonganoxie

Attest: 

City Clerk

Exhibit "A"

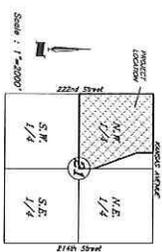
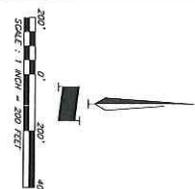
Final Plat of
TONGANOXIE BUSINESS PARK
 (PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF
 THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF TONGANOXIE, LEAVENWORTH COUNTY, KANSAS)

LINE BEARING DISTANCE

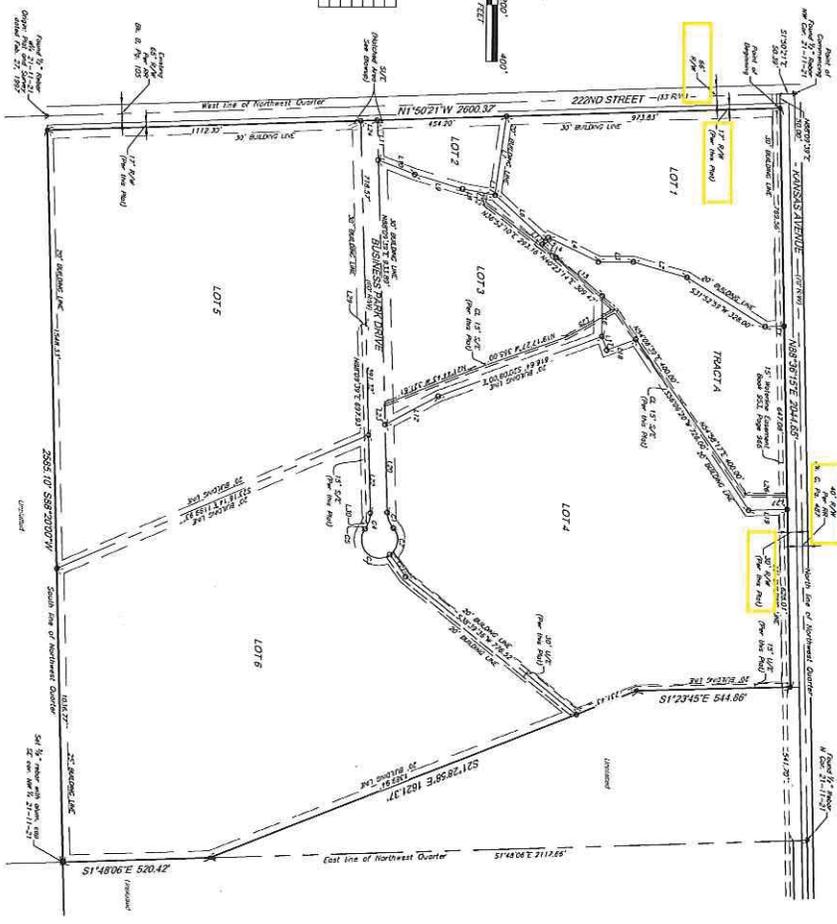
1	S17°48'27"W	118.13
2	S01°22'45"E	180.00
3	S17°48'27"W	118.13
4	S25°30'59"W	118.13
5	S04°46'23"E	10.00
6	S25°30'59"W	118.13
7	S17°48'27"W	118.13
8	S10°29'33"W	118.00
9	S17°48'27"W	118.13
10	S10°29'33"W	118.00
11	S17°48'27"W	118.13
12	S25°30'59"W	118.13
13	S25°30'59"W	118.13
14	S25°30'59"W	118.13
15	S25°30'59"W	118.13
16	S25°30'59"W	118.13
17	S25°30'59"W	118.13
18	S25°30'59"W	118.13
19	S25°30'59"W	118.13
20	S25°30'59"W	118.13
21	S25°30'59"W	118.13
22	S25°30'59"W	118.13
23	S25°30'59"W	118.13
24	S25°30'59"W	118.13
25	S25°30'59"W	118.13
26	S25°30'59"W	118.13
27	S25°30'59"W	118.13
28	S25°30'59"W	118.13
29	S25°30'59"W	118.13
30	S25°30'59"W	118.13
31	S25°30'59"W	118.13
32	S25°30'59"W	118.13
33	S25°30'59"W	118.13
34	S25°30'59"W	118.13
35	S25°30'59"W	118.13

GRADE TABLE

LINE	BEARING	DISTANCE	GRADE
1	S17°48'27"W	118.13	86.00
2	S01°22'45"E	180.00	86.00
3	S17°48'27"W	118.13	86.00
4	S25°30'59"W	118.13	86.00
5	S04°46'23"E	10.00	86.00
6	S25°30'59"W	118.13	86.00
7	S17°48'27"W	118.13	86.00
8	S10°29'33"W	118.00	86.00
9	S17°48'27"W	118.13	86.00
10	S10°29'33"W	118.00	86.00
11	S17°48'27"W	118.13	86.00
12	S25°30'59"W	118.13	86.00
13	S25°30'59"W	118.13	86.00
14	S25°30'59"W	118.13	86.00
15	S25°30'59"W	118.13	86.00
16	S25°30'59"W	118.13	86.00
17	S25°30'59"W	118.13	86.00
18	S25°30'59"W	118.13	86.00
19	S25°30'59"W	118.13	86.00
20	S25°30'59"W	118.13	86.00
21	S25°30'59"W	118.13	86.00
22	S25°30'59"W	118.13	86.00
23	S25°30'59"W	118.13	86.00
24	S25°30'59"W	118.13	86.00
25	S25°30'59"W	118.13	86.00
26	S25°30'59"W	118.13	86.00
27	S25°30'59"W	118.13	86.00
28	S25°30'59"W	118.13	86.00
29	S25°30'59"W	118.13	86.00
30	S25°30'59"W	118.13	86.00
31	S25°30'59"W	118.13	86.00
32	S25°30'59"W	118.13	86.00
33	S25°30'59"W	118.13	86.00
34	S25°30'59"W	118.13	86.00
35	S25°30'59"W	118.13	86.00



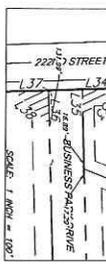
VICINITY MAP
 SECTION 21-11-21



- LEGEND**
- ▲ - Found monument at section center as shown on plat.
 - - 1/2" aluminum nail, 1/4" diameter, 1/4" long, in concrete of property corner unless other noted.
 - - 1/2" rebar with plastic cap in concrete of property corner.
 - - Set of 1/2" rebar with 2 aluminum caps in concrete of property corner.
 - - 1/2" rebar with 2 aluminum caps in concrete of property corner.

LOT DATA

TRACT	LOT	AREA (SQ. FT.)	ACRES
TRACT A	LOT 1	354,290.27	8.11
TRACT A	LOT 2	354,290.27	8.11
TRACT A	LOT 3	429,968.82	9.81
TRACT A	LOT 4	1,333,448.81	30.51
TRACT A	LOT 5	1,486,540.00	33.72
TRACT A	LOT 6	1,644,212.15	37.52
TRACT A	LOT 7	204,412.11	4.69
TRACT A	LOT 8	6,029,232.32	139.09



SCALE: 1 INCH = 100'

Revised April 26, 2017
 Drawn By: JAP

CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / SURVEYORS
 ONE SOUTH BROADWAY, SUITE 1000, LEAVENWORTH, KANSAS 66543
 PHONE: (785) 843-1111 FAX: (785) 843-1112



Final Plat of
TONGANOXIE BUSINESS PARK
 Section 21, Township 11, Range 21
 City of Tonganoxie, Leavenworth County, Kansas

Exhibit "B"

GEORGE BUTLER ASSOCIATES, INC.					
JOB NO.: 13599.00				DATE: February 06, 2017	
DESCRIPTION: Proposed Business Park - Tonganoxie				QUANTITIES: JWM/DGL	
PHASE ONE - Conceptual Planning of Approx. 120 Acres				ESTIMATE: HTR	
				CHECKED: HTR/CEL	
ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST					
ITEM	DESCRIPTION	UNIT	QTY.	UNITPRICE	TOTAL
Demolition / Mobilization					
1	Mobilization (+/- 3% of Construction)	L.S.	1	\$130,000.00	\$130,000.00
2	Clearing and Grubbing (Trees/Brush)(Incl. Strip/Stockpile)	Acres	10	\$7,000.00	\$70,000.00
3	Clearing and Grubbing (Farm ground)(Incl. Strip/Stockpile)	Acres	110	\$500.00	\$55,000.00
Grading					
4	Compaction of Earthwork	C.Y.	415,000	\$2.00	\$830,000.00
5	Unclassified Excavation	C.Y.	415,000	\$4.00	\$1,660,000.00
6	Erosion Control - Silt Fence / Wattles / Mulch Berm	L.F.	23,000	\$1.50	\$34,500.00
7	Erosion Control (Gravel Bags, Ditch Checks, Etc.)	Ac.	120	\$100.00	\$12,000.00
Proposed Site Improvements					
8	2" Surface Course Asphalt	SY	5140	\$8.50	\$43,690.00
9	7" Base Course Asphalt	SY	5140	\$27.50	\$141,350.00
10	Fly-ash Sub-grade Stabilization	SY	6200	\$6.00	\$37,200.00
11	Type B Curb and Gutter	LF	3215	\$16.00	\$51,440.00
12	Concrete Walk (5' width)	LF	1610	\$20.00	\$32,200.00
13	Turf Reinforcement Matts (@ 3:1 Slopes) NAG SC150	S.Y.	35000	\$1.75	\$61,250.00
14	Storm Sewer Curb Inlets (4x6)	Ea.	6	\$5,000.00	\$30,000.00
15	Storm Sewer Piping (Average 15" RCP)	L.F.	480	\$70.00	\$33,600.00
16	Storm Sewer Pipe (Road Crossing - 2-30" HDPE)	L.F.	270	\$100.00	\$27,000.00
17	Storm Sewer Pipe (Road Crossing - 3-48" HDPE)	L.F.	375	\$190.00	\$71,250.00
18	Flared End-Sections with Rip Rap (30")	Ea.	4	\$1,500.00	\$6,000.00
19	Flared End-Sections with Rip Rap (48")	Ea.	6	\$3,000.00	\$18,000.00
20	Underdrain - Vertical Panel @ Curb	L.F.	600	\$12.00	\$7,200.00
21	Stone Rip Rap (Includes Detention Outflow)	S.Y.	610	\$50.00	\$30,500.00
22	Sanitary Sewer Manholes	Each	12	\$4,000.00	\$48,000.00
23	Sanitary Sewer - 8" PVC Pipe	L.F.	3,250	\$80.00	\$260,000.00
24	Sanitary - Service Line Stubs (Assume 5 Stubs @50')	L.F.	250	\$45.00	\$11,250.00
25	4" Sanitary Sewer Force Main	L.F.	1,200	\$55.00	\$66,000.00
26	Sanitary Sewer Lift Station w/ Wetwell	L.S.	1	\$50,000.00	\$50,000.00
27	8" Water Main (Onsite)(City Labor)	L.F.	1,575	\$35.00	\$55,125.00
28	Fire Hydrants	Ea.	3	\$5,000.00	\$15,000.00
29	Detention Outflow/Spillway/Weir Structure	L.S.	1	\$50,000.00	\$50,000.00
30	Electrical Service -Trenching, 4" conduit & Backfill	L.F.	1,500	\$25.00	\$37,500.00
31	Gas Service Line (Within Park)	L.F.	1,500	\$40.00	\$60,000.00

GEORGE BUTLER ASSOCIATES, INC.					
JOB NO.: 13599.00			DATE: February 06, 2017		
DESCRIPTION: Proposed Business Park - Tonganoxie			QUANTITIES: JWM/DGL		
PHASE ONE - Conceptual Planning of Approx. 120 Acres			ESTIMATE: HTR		
			CHECKED: HTR/CEL		
ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST					
ITEM	DESCRIPTION	UNIT	QTY.	UNITPRICE	TOTAL
Off-Site Utility Improvements					
32	6" Water Main Extension (City Labor)	L.F.	175	\$35.00	\$6,125.00
33	Fiber (Midco - Extended to Project Lock)	L.S.	1	\$50,000.00	\$50,000.00
34	Gas Service Line (Northwest Corner to Entry Street)	L.F.	1,500	\$50.00	\$75,000.00
35	Sanitary Sewer Holding Tank (Temp. for Project Lock)	L.S.	1	\$25,000.00	\$25,000.00
36	Project Lock Entrance	Ea.	1	\$5,000.00	\$5,000.00
222nd Street					
37	4' Gravel Shoulder Improvements - 1200' Each Side	L.F.	2,400	\$25.00	\$60,000.00
Landscaping					
38	Permanent Seeding (Dry Mulch / Straw or Hay)	Acres	120	\$1,500.00	\$180,000.00
Design / Management / Testing					
39	Design Engineering (+/-7.5%)(Incl. Geo-tech and Surveying)	L.S.	1	\$355,000.00	\$355,000.00
40	Construction Mgmt. / Inspections / Staking (+/-5%)	L.S.	1	\$260,000.00	\$260,000.00
41	404 Waters Mitigation	Ac.	0.5	\$55,000.00	\$27,500.00
Sub-Total					\$5,078,680.00
Contingency (15%)					\$761,802.00
TOTAL					\$5,840,482.00
Assumptions					
No Rock Excavation Assumed					
Unit Prices for all Water Mains assumes that the City of Tonganoxie provides labor to Install					
Electrical Conduit is assumed @ 4' deep (No Concrete Encasement) (Electric Company Installs/Pulls Power Lines)					

GB
05/01/17

City of Tonganoxie

CDBG Tracker

Date: 4/30/2020

Grant Liabilities

	Projection	Actual	Remaining
1b. Public Facilities Sewer Line Const	282,514.00	98,972.43	183,541.57
1h. Engineering Design	31,421.00	30,600.00	821.00
1i. Construction Inspection	23,565.00	4,195.50	19,369.50
3a. Grant Administration	10,000.00	4,999.92	5,000.08
		-	-
		-	-
		-	-
Subtotal Grant Costs	347,500	138,768	208,732

City Liabilities

	Projection	Actual	Remaining
Publications	500.00	380.00	120.00
Legal Services	2,000.00	2,500.00	(500.00)
			-
			-
Subtotal City Costs	2,500	2,880	(380)

	Budget	Actual	Balance Remaining
Total Project Liabilities	350,000	141,648	208,352

Library Project Budget Report - As of 2020-04-30

Land Acquisition Costs	Budget	Actual Costs Incurred	Balance Remaining
Land Purchase	195,149.00	192,921.94	2,227.06
Geotech	7,500.00	3,250.00	4,250.00
Special Inspections	27,629.00	17,435.49	10,193.51
Topographical Survey	3,500.00	-	3,500.00
Subtotal Land Acquisition Liabilities	233,778	213,607	20,171
Pre-Construction, Design, and Construction Liabilities - JE Dunn	Budget	Actual Costs Incurred	Balance Remaining
SAPP Design and Preconstruction JE Dunn	386,000.00	371,466.00	14,534.00
Construct and Equip Library Facility (Design-Build Contract)	3,125,222.00	3,139,755.00	(14,533.00)
		-	-
		-	-
Subtotal Pre-Construction & Design Liabilities - JE Dunn	3,511,222	3,511,221	1
Total Project Liabilities (not including issuance costs)	Budget	Actual Costs Incurred	Balance Remaining
	3,745,000	3,724,828	20,172