Regular Council - Feb 12 2025 Agenda

Wednesday, February 12, 2025 at 6:30 PM

Council Chambers

Page

1. PLEDGE OF ALLEGIANCE AND INVOCATION

2. CALL TO ORDER

3. ROLL CALL

4. AMENDMENTS TO THE AGENDA

5. CONSENT AGENDA

5.1 Minutes- Regular City Council Meeting

5.2 Sheriff Calls

5.3 Financials

6. CITIZEN'S FORUM

7. SPEAKER'S FORUM

8. OLD BUSINESS

8.1 GAAP Charter Ordinance 13

8.2 Sewer Bids

8.3 Code Enforcement Job Description

9. NEW BUSINESS

9.1 Door Bids

9.2 Zoning Changes- Ordinance 3 - 4

Ordinance 927 R-2 zoning change.pdf

9.3 Public Works Purchase 5 - 10

lift.pdf

10. STAFF REPORTS 11 - 12

Guv Guy Report.pdf

Public Works Notes January 2025.pdf

11. CITY COUNCIL COMMENTS

12. MAYOR'S COMMENTS

13. EXECUTIVE SESSION

14. ADJOURNMENT

(Published once in *The Butler County Times-Gazette* on _____,2025)

ORDINANCE NO. 927

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF DOUGLASS, KANSAS AS ORIGINALLY ADOPTED BY ORDINANCE NO. 771, AND INCORPORATING AS A PART THEREOF AND AMENDMENT TO SECTION 4-102D IN THE R-2 DISTRICT.

THAT WHEREAS on April 23, 2009 the City of Douglass, Kansas enacted Ordinance 771, which Ordinance was duly published and which provided for the adoption of and incorporation therein of certain Zoning Regulations for said City, official copies of same being on file with the City Clerk; and

WHEREAS, the Planning Commission of the City of Douglass, Kansas has prior hereto and after giving due notice held a public hearing on January 17th , 2025 and made certain recommendations for an amendment as contained herein; and

WHEREAS, the Governing Body of the City of Douglass, Kansas desires to approve such amendment to the Zoning Regulations in accordance therein;

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

Section 1. That Section 4-102D of the Zoning Regulations of the City of Douglass, Kansas, pertaining to lot size requirements, is amended to read as follows:

Section 4-102D - Lot Size Requirements 1. Minimum Lot Area	
1a. Dwellings permitted by Section 4-101AI	4,500 SF
1b. Single-family attached and two-family dwellings	5,400 SF
1c. Multiple-family attached dwelling units	3,000 SF per dwelling unit
1d. All other permitted uses	5,400 SF
Section 4-102D - Lot Size Requirements 2. Minimum Lot Width	
2a. Dwellings permitted by Section 4-101AI	50’
2b. Two-family dwellings	60’
2c. Multiple-family dwellings	60’
2d. All other permitted uses	60’
Section 4-102D - Lot Size Requirements 3. Minimum Lot Depth	
3. Dwellings permitted by Section 4-101AI	90’

Section 2. Any provisions of this Ordinance which shall be declared to be unconstitutional or otherwise invalid shall not affect the validity and authority of the other sections of this Ordinance.

Section 3. This Ordinance shall take effect from and after its publication once in the official city newspaper.

PASSED BY THE GOVERNING BODY of the City of Douglass, Kansas on

February 12, 2025.

APPROVED BY THE MAYOR on February 12, 2025

(SEAL)

/s/----------

Michael Shirley, Mayor

ATTEST:

/s/----------

Mike Powell, City Clerk

mgowlovech@cityofdouglassks.com

From: Steve Monchak <steve@olympic-equipment.com>
Sent: Tuesday, February 11, 2025 11:26 AM
To: mgowlovech@cityofdouglassks.com
Subject: Olympic Equipment Estimate

Mike,

Thanks for calling in today. Here is the breakdown to include all items and shipping.

Lift: 2PCFHD-15 15k Auto-Lift
Link to lift https://olympic-equipment.com/product/15000%e2%80%90lb-gold-series-lift-symmetric-post-clear-floor-single-point-lock-release-3-stage-arms-3-stage-foot-pads/

Lift $ 6,347.00
Air/power unit: $499.00
6" truck adapters: $109.00
Screw Jacks x2 : $220.00
Transmission Jack: $399.00

Total: $7,574.00

Shipping: $1200.00
Install: $1200.00

Total price delivered and installed: $9,974.00

CE Certification meaning:

- **Scope:**

  CE certification applies to a wide variety of products across various industries, while ALI certification focuses solely on automotive lifts.

- **Region:**

  CE marking is mandatory for products sold within the European Union, while ALI certification is primarily relevant in North America.

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CENTRAL EQUIPMENT
1702 S. WEST ST.
WICHITA, KS 67213

(316) 613-2404

ORDER NUMBER: 0056361
ORDER DATE: 02/04/25

CUSTOMER NO: 7472109
SALESPERSON: Stoney Mott

BILL TO:
City of Douglass Kansas
322 S. Forrest
Douglass KS 67039

SHIP TO:
City of Douglass Kansas
322 S. Forrest
Douglass KS 67039

CONFIRM TO:
Mike Gowrovech

PH#(316) 747-2109

CUSTOMER P.O.	SHIP VIA	SHIP DATE	TERMS
		02/28/25	NO TERMS

ITEM	DESCRIPTION	QTY	UNIT PRICE	EXT.AMT.
CL16-3S	16K 174 " 3Pcs arms	1.00	23,097.00	23,097.00
LABOR	Install Lift	1.00	1,500.00	1,500.00
HYDRAULIC OIL	Hydraulic Oil per Gallon	5.00	28.00	140.00
SS	SHOP SUPPLIES / FUEL SURCHARGE	1.00	30.00	30.00

NET ORDER:	24,767.00
LESS DISCOUNT:	.00
SHIP/HANDLING:	2,400.00
SALES TAX:	.00
ORDER TOTAL:	27,167.00

A 3.5% CONVENIENCE FEE WILL BE ADDED
TO CREDIT CARD TRANSACTIONS.

CENTRAL EQUIPMENT
1702 S. WEST ST.
WICHITA, KS 67213

(316) 613-2404

ORDER NUMBER: 0056366
ORDER DATE: 02/10/25

CUSTOMER NO: 7472109
SALESPERSON: Stoney Mott

BILL TO:
City of Douglass Kansas
322 S. Forrest
Douglass KS 67039

SHIP TO:
City of Douglass Kansas
322 S. Forrest
Douglass KS 67039

CONFIRM TO:
Mike Gowrovech

PH#(316) 747-2109

CUSTOMER P.O.	SHIP VIA	SHIP DATE	TERMS
		02/15/23	NO TERMS

ITEM	DESCRIPTION	QTY	UNIT PRICE	EXT.AMT.
SPO16NOTBL	16000Lb Rotary Trio Arms	1.00	37,173.00	27,879.75
LABOR	Install Lift	1.00	1,500.00	1,500.00
HYDRAULIC OIL	Hydraulic Oil per Gallon	5.00	28.00	140.00
SS	SHOP SUPPLIES / FUEL SURCHARGE	1.00	30.00	30.00

NET ORDER:	29,549.75
LESS DISCOUNT:	.00
SHIP/HANDLING:	2,400.00
SALES TAX:	.00
ORDER TOTAL:	31,949.75

A 3.5% CONVENIENCE FEE WILL BE ADDED
TO CREDIT CARD TRANSACTIONS.

CENTRAL EQUIPMENT
1702 S. WEST ST.
WICHITA, KS 67213

(316) 613-2404

ORDER NUMBER: 0056358
ORDER DATE: 02/04/25

CUSTOMER NO: 7472109
SALESPERSON: Stoney Mott

BILL TO:
City of Douglass Kansas
322 S. Forrest
Douglass KS 67039

SHIP TO:
City of Douglass Kansas
322 S. Forrest
Douglass KS 67039

CONFIRM TO:
Mike Gowrovech

PH#(316) 747-2109

CUSTOMER P.O.	SHIP VIA	SHIP DATE	TERMS
		02/28/25	NO TERMS

ITEM	DESCRIPTION	QTY	UNIT PRICE	EXT.AMT.
DP15PN001	FORWARD 15K 2 POST 3-STAGE ARM	1.00	17,500.00	17,500.00
LABOR	Install Lift	1.00	1,500.00	1,500.00
HYDRAULIC OIL	Hydraulic Oil per Gallon	5.00	28.00	140.00
SS	SHOP SUPPLIES / FUEL SURCHARGE	1.00	30.00	30.00

NET ORDER:	19,170.00
LESS DISCOUNT:	.00
SHIP/HANDLING:	.00
SALES TAX:	.00
ORDER TOTAL:	19,170.00

A 3.5% CONVENIENCE FEE WILL BE ADDED
TO CREDIT CARD TRANSACTIONS.

1301 S. Bebe St.
Wichita, KS 67209
+13164253221 / +13162106156
Service@AutomotiveEquipmentinc.com

CUSTOMER

City Of Douglass
Mike Gowlovech
224 S Poplar
Douglass, KS 67039
+13163910713

DESCRIPTION	New Forward 12k or 15k lift to pick up to 11.5k truck

ESTIMATE 15K OPTION

- Forward DP15 2 Post Lift

  Qty: 1.00 x 14,425.00 = 14,425.00

- Lift Install

  Concrete Requirements -
  - 4.5" minimum anchor embedment depth required
  - All anchors must be no less than 6" from any existing fractures or exp
  **If we arrive and find that we cannot install the lift due to concrete or obstructions, additional fees will occur.

  Qty: 1.00 x 950.00 = 950.00

- Hydraulic Fluid

  Qty: 1.00 x 80.00 = 80.00

- Forklift Rental - Unless Otherwise provided by Customer

  CUSTOMER PROVIDED FORKLIFT MUST HAVE THE BELOW QUALITIES:
  Vertical Mast
  Fully Functional Braking Capability
  Consistent Power & Reliable Starting
  Lifting Capability of Minimum 5K Lbs

  * If you are unsure if your forklift will work, please do not hesitate to gi
  316.425.3221

  ASK FOR APPROVAL ON:
  SkidSteer
  Tractor w/ Forks

  Due to the nature of our work, we cannot cut corners when it comes to
  technicians.

  *****If we arrive and your forklift does not fulfill the requirements liste
  the right to postpone the job and bill for any additional time and labor t

day.

Qty: 1.00 x 250.00 = 250.00

- Mileage

Qty: 1.00 x 91.08 = 91.08

- Appropriate Tax Will be Added on Final Sale

Qty: 1.00 x 0.00 = 0.00

15,796.08

ESTIMATE 15K OPTION

Taxes & Freight added to final invoice. Payment Due Upon Delivery/Installation. *AE electrical connections

PRE-WORK SIGNATURE

Signed By:

accept estimate | request a change

GUV GUY CONSULTING REPORT

DATE: January 30, 2025
TO: Mayor Shirley and City Council
FROM: Ty Lasher, Consultant
RE: January Billing and Work

Meetings:

1/23/25 – Phone call with City Administrator Powell to discuss RHID process and draft Developers Agreement. Mike has yet to receive a response from the KDOC regarding the RHID application. We felt he should follow-up with an email making sure they received the letter and that he is available for any questions.

The City Engineer and City Attorney reviewed the draft Developers Agreement with RHID plan. Ty was going to check with Kevin Cowan to see if the Developers Agreement and RHID Development Plan could be one document. The City Engineer sent a copy of Mulvane's Developers Agreement for comparison. (.5 hrs.)

1/24/24 – Ty emailed Kevin Cowan to ask if the RHID Development Plan and Douglass Developers Agreement could be one document.

Projects:

1/24/25 – Ty took the draft Development Agreement and removed the RHID items. Then, he incorporated the City Engineer and City Attorney comments into a draft form. Sent to Mike for his input and use with any new development in Douglass. (1 hr.)

Public Works Notes January 2025

Water Leaks

1106 E Seventh
1405 E First

1-4 thru 1-6, snow and ice storm, approx. 20 hrs overtime.

Christmas decorations all taken down and stowed till next year.

1-9 and 1-10, approx. 5 inches of snow, no overtime.

1-20, snow and ice, approx. 10 hrs overtime.