



**AGENDA
CITY OF HARRISONVILLE
PUBLIC WORKS COMMITTEE
REGULAR MEETING
CITY HALL
MARCH 5, 2015
6:00 PM**

- I. Call to Order**
 - A. Roll Call**
- II. Approval of Minutes**
 - A. Public Works Committee - Regular Meeting - Feb 5, 2015 7:00 PM**
- III. Agenda Items**
 - A. Council Bill : CUMMINS LAND DONATION**
 - B. POWER AND WATER BUILDING**
 - C. Continued Discussion Concerning South Commercial Street Extension**
- IV. Reports**
 - A. WATER TREATMENT PLANT FUNDING**
 - B. FEBRUARY AIRPORT REPORT**
- V. Public Works Report**
- VI. Stormwater Issues**
- VII. Adjourn**

This meeting will be open to the public.

Posted on City Hall Bulletin Board this 2nd day of March

Kim Hubbard, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PUBLIC WORKS COMMITTEE
REGULAR MEETING
CITY HALL
FEBRUARY 5, 2015
7:00 PM

I. Call to Order

The meeting was called to order at 7:00 PM by Chair Ivan Stull

A. Present

Members Present: Alderman/Chair Ivan Stull, Aldermen Morris Coburn, David Dickerson and Doug Meyer.

Others Present: Director Rick DeLuca, Assistant Public Works Director Eric Patterson, Economic Manager Jim Clarke, Street Superintendent Rodney Jacobs, Airport Manager James Green, City Administrator Keith Moody and City Clerk Kim Hubbard.

II. Approval of Minutes

- A. Public Works Committee - Regular Meeting - Jan 8, 2015 6:00 PM** Accepted
Minutes approved.

III. Agenda Items

IV. Stormwater Issues

There were no stormwater issues scheduled for discussion and no one came forward to speak.

V. Public Works Project Updates

Mr. Patterson reported the upgrades at Lake Harrisonville have started. The first meeting on the Ann Terrace Stormwater has taken place and the sidewalk program is almost complete.

VI. Airport Reports

A. Airport Report 2015 James Green, Airport Manager

Mr. Green reported that the AWOS was back in service. Mr. Green updated the committee that the recommendation from MoDOT and Lochner was that the City efforts would be better spent on the runway rather than the South Hangar project. Mr. Green

stated he should have a contract available for review the night of the February 17th Board meeting and that he was asking for a positive recommendation. Alderman Meyer made the motion for the runway contract to go to the Board for approval. Alderman Stull seconded the motion and it was approved by a voice vote.

VII. General Discussion

A. South Commercial Extension Design Estimate

Director DeLuca showed a short educational video on economic development. Handouts were distributed on the 211th Interchange at Peculiar and the Markey Business Park in Belton. There was discussion on the benefits of site certification which is what the City of Peculiar is pursuing on the 211th Interchange the competition for business this presents for the City of Harrisonville with the City of Peculiar and Belton.

Staff was given direction to come up with some alternative plans for the Love's Project roadway.

VIII. Adjourn

Alderman Dickerson made the motion to adjourn the meeting. Alderman Coburn seconded the motion and it was approved by voice vote. The meeting ended at 7:32pm.

Kevin Wood, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Feb 5, 2015 7:00 PM (Approval of Minutes)



TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: February 20, 2015
SUBJECT: CUMMINS LAND DONATION

Type of Item: *Approval*

BACKGROUND

Nina Cummins has approached the city to donate the vacant land lots 2-6 Leslie Addition, located on south side of Independence between Orchard Road and Commercial Street. She has retained Ritter Appraisals to complete an appraisal of the property. The County Assessor's Office map and the appraisal is attached.

ISSUE

The property is mostly in the flood plain. The city has an inceptor sewer easement close to the stream/drainage ditch. The value of the donation is \$61,300. If the property is donated city staff would assume responsibility for maintenance.

RECOMMENDATION

The public works committee is being asked to forward a positive recommendation for approval to the Board of Alderman.

Council Bill No.

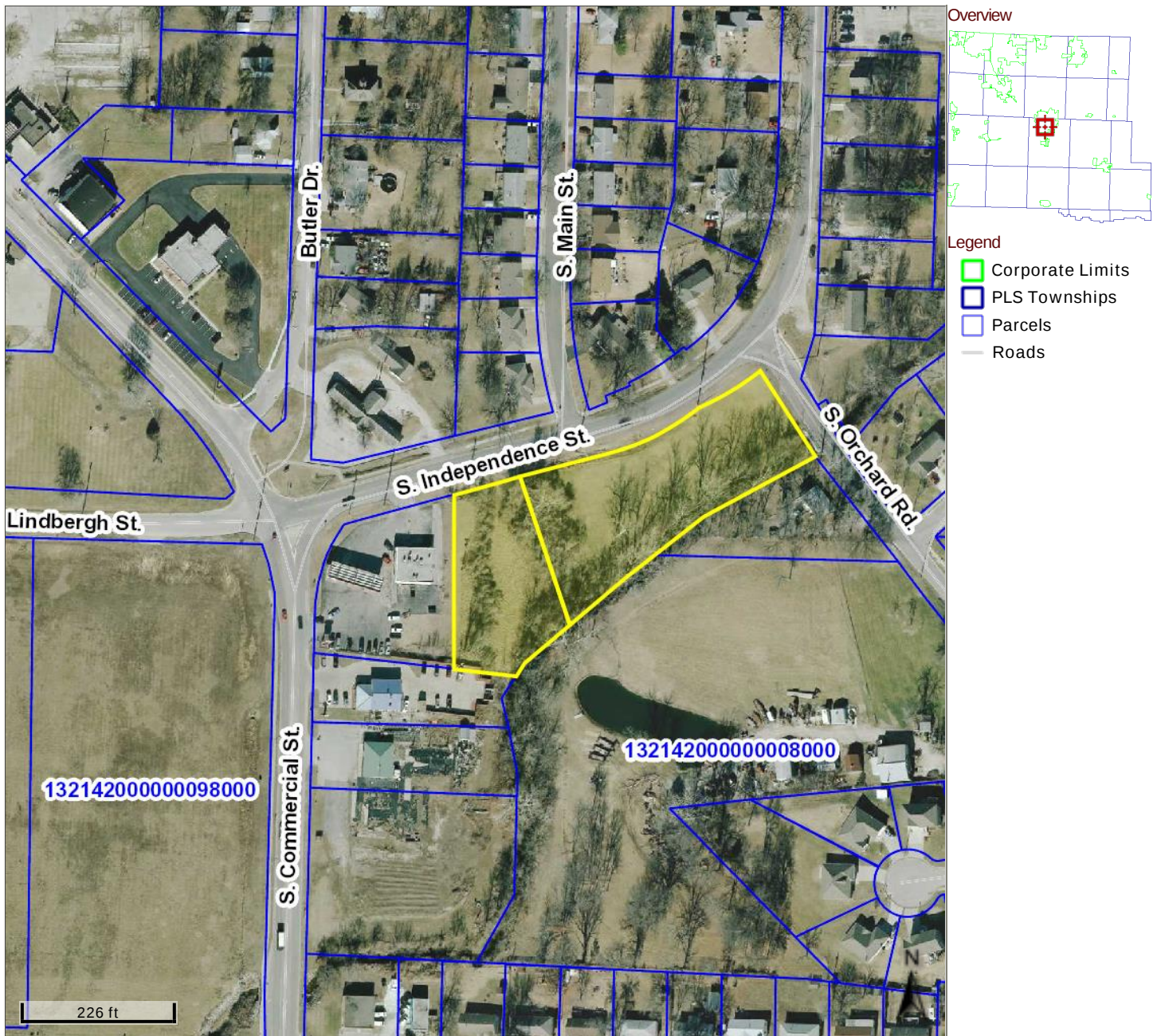
Resolution No.

CUMMINS LAND DONATION

Cass County, MO



Date Created: 1/13/2015



Attachment: Cummins land donation (1759 : CUMMINS LAND DONATION)

Last Data Upload: 1/13/2015 2:32:59 AM

DONATION AGREEMENT

THIS DONATION AGREEMENT (hereinafter referred to as the “Agreement”) dated as of the “Effective Date” (as hereinafter defined) will constitute the agreement for the donation and conveyance of the Property (as hereafter defined) by and between Nina Cummins and the Cummins Trust (“Grantor”) and the City of Harrisonville, Missouri (“Grantee”). Grantor and Grantee are sometimes hereinafter referred to collectively as the “Parties”.

In consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. The Property. As a donation to the Grantee for such purposes and uses as Grantee deems prudent or necessary and upon and subject to the terms, conditions and provisions set forth in this Agreement, Grantor will convey, as a donation, to Grantee, and Grantee will accept from Grantor, the real property known as 1607 South Independence Street, Harrisonville, Cass County, Missouri, legally described as:

Lots 2 through 6, Leslie Addition, city of Harrisonville, Cass County
Missouri

including all rights, benefits, privileges, easements, hereditaments and appurtenances thereunto belonging or appertaining thereto, and all after acquired interests of every kind and nature therein, and any and all buildings, and improvements located thereon, including all heating, ventilation and air conditioning systems and equipment, all electrical and plumbing equipment and all other building systems and fixtures thereon (collectively, the “Property”).

2. Title and Deed. On the Closing Date, Grantor will sell and convey to Grantee marketable fee simple title to the Property by special warranty deed in proper form for recording (the “Deed”), subject to (a) general state, county and city taxes and installments of special assessments, if any, not yet due and payable for the tax fiscal year in which the Closing Date occurs and all subsequent years; (b) such other matters as may be shown in the “Title Commitment” (hereinafter defined) which are approved by Grantee or which are deemed approved by Grantee as provided in this Agreement. The matters identified in clauses (a) and (b) of the preceding sentence, and all other matters designated herein as permitted exceptions to Grantee’s title, are herein called the “Permitted Exceptions.”

3. Title Insurance.

(a) Within ten (10) days after the Effective Date Grantee may, at Grantee’s expense, cause to be delivered to Grantee and Grantor (i) a title insurance commitment (the “Title Commitment”) issued by the Title Company, together with (ii) a copy of all exception documents listed in Schedule B of the Title Commitment. The Title Commitment will constitute the commitment of the Title Company to issue to Grantee, at Grantor’s expense, an owner’s title insurance policy on the then current ALTA standard Form B policy form, subject only to the Permitted Exceptions.

(b) Subject to Paragraph 7 below, Grantee will have until a period which is 365 days following the Effective Date (“the Inspection Period”) to object to Grantor with respect to any matters shown in the Title Commitment. If Grantee so objects, Grantor will timely cooperate to the extent of Grantor’s ability, to resolve any such matters objected by Grantee. If such matters cannot be resolved by the Closing Date, Grantee, at its option, may cancel this Agreement or accept title to the Property subject to such matters.

4. Inspections.

(a) During the Inspection Period Grantee may, at Grantee’s cost and expense, cause such tests, inspections, examinations and audits to be made by a firm or firms designated by Grantee with respect to elevations and topography, soil conditions, cultural or historical matters, paved areas, storm water drainage, environmental matters, availability of utilities, roof, foundation and other structural and mechanical matters and all other matters regarding the condition of the Property (collectively, the “Inspections”) as Grantee deems appropriate. If any of the Inspections disclose conditions or other matters unacceptable to Grantee in its sole discretion, then Grantee will have the right to terminate this Agreement by giving notice to Grantor of its election to do so at any time within the Inspection Period. If Grantee timely gives such notice to terminate this Agreement, then this Agreement will automatically terminate, and neither party will have any further obligations hereunder.

(b) Grantee and its designees may enter the Property to perform the Inspections, and will be given reasonable access to Grantor’s records and personnel to the extent related to the Inspections. Grantee will indemnify and hold harmless Grantor from and against all liability, loss, damages and expenses (including reasonable attorneys’ fees) in connection with bodily injury and/or property damage resulting from the performance of the Inspections, such obligation to survive the termination of this Agreement, notwithstanding any contrary provision herein.

(c) Grantee acknowledges and agrees with Grantor that (i) neither Grantor nor any employee, agent or representative of Grantor has made any representation, promise or warranty whatsoever regarding the condition of the Property or any part thereof, including, without limiting the generality of the foregoing, representations as to the physical nature or condition thereof, the financial prospect for the Property or its suitability for a particular purpose, and (ii) in performing this Agreement, Grantee does not rely upon any statement or information to whomsoever made or given, directly or indirectly, verbally or in writing, by Grantor or any employee, agent or representative of Grantor. Grantee will take the Property “as is,” in such condition as the same may be on the date of execution hereof, subject to normal wear and tear occurring between the date hereof and the Closing Date.

5. Closing Date; Closing Procedure.

(a) Unless otherwise terminated as provided herein, and except as hereinafter provided, this transaction will be closed (the "Closing") at the office of the of Coffelt Title Insurance Company, with an address at 401 So Lexington Street, Harrisonville, Missouri 64701 ("Title Company") on a date mutually acceptable to both parties (the "Closing Date").

(b) The following will be deposited with the Title Company on or before the Closing Date:

(i) Grantor will deposit or cause to be deposited:

(1) The Deed, in form reasonably acceptable to Grantee (together with such other instruments as may be required by local law in connection with the conveyance of real property) duly executed and acknowledged;

(2) Such release documents as are necessary to fully release the Property from the lien and effect of all mortgages, financing instruments and other liens and any covenants or restrictions affecting the use of the Property which are objected to by Grantee and which Grantor has elected to cure in accordance with Paragraph 4(c) hereof;

(3) Such other documents and instruments as the Title Company reasonably requires to evidence the due organization and valid existence of Grantor and its authority to enter into and perform its obligations under this Agreement;

(4) A mechanic's lien affidavit in the form customarily utilized by Title Company and reasonably satisfactory to Grantor to enable the Title Company to delete any mechanic's lien exception from the Title Policy;

(5) Such other instruments as are required by this Agreement and/or as are reasonably necessary or appropriate to consummate the transfer contemplated by this Agreement.

(ii) Grantee will deposit or cause to be deposited:

(1) Such documents and instruments as the Title Company reasonably requires to evidence the due organization and valid existence of Grantee and its authority to enter into and perform its obligations under this Agreement; and

(c) Upon receipt of all of the documents described above, the Title Company will (i) record the Deed; (ii) deliver to Grantee or its designee the Title Policy, the original Deed, as recorded, Grantor's certifications pertaining to its non-foreign status

and a copy of Grantee's closing statement executed Grantee; and (iii) deliver to Grantor a photocopy of the Deed, as recorded.

6. Prorations; Closing Costs.

(a) All general state, county and city taxes and installments of special assessments (collectively, "Taxes"), levied or assessed against the Property will be assumed by Grantee.

(b) Grantee will pay:

- (i) the Title Company's fee for acting as closing agent, if any;
- (ii) the cost of the Title Policy; and
- (iii) The cost of recording the Deed.

(c) Grantor will pay:

- (i) The cost of recording all releases of existing mortgages and other financing instruments, if any.

7. Possession. Possession of the Property will be delivered to Grantee on the Closing Date, subject to the Permitted Exceptions.

8. Entire Agreement; Modifications; Authority. This Agreement contains the entire agreement between Grantor and Grantee and there are no other terms, conditions, promises, understandings, statements or representations, express or implied, concerning the sale contemplated hereunder. No alteration, change or modification of this Agreement will be effective unless made in writing and executed by Grantor and Grantee.

9. Effective Date. The term "Effective Date" as used herein means the date of the signature of the last party to sign this Agreement as set forth below the signatures of such parties hereon.

10. Time. Time is of the essence in the performance of all obligations under this Agreement.

11. Terminology. The words "include", "includes" and "including" will be deemed to be followed by the phrase "without limitation". The words "herein", "hereof", "hereunder" and similar terms will refer to this Agreement unless the context requires otherwise. Where the context requires, the neuter gender will include the masculine and/or feminine, and the singular will include the plural and vice versa.

12. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Missouri.

13. Binding Effect. This Agreement will be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

14. Survival. All provisions or requirements of this Agreement not capable of being performed prior to the Closing Date will remain in full force and effect after the Closing Date.

15. Counterparts. This Agreement may be executed in separate counterparts, each of which will be deemed to be an original and all of which, collectively, will be deemed to constitute one and the same Agreement.

16. Notices. All notices required under this Agreement, and all approvals and other communications required or permitted to be given hereunder, must be in writing and be mailed by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

If to Grantor: Nina Cummins and Cummins Trust
2201 Orchard Rd
Harrisonville, MO 64701-3205 USA

If to Grantee: City of Harrisonville, Missouri
Attn: City Administrator
300 East Pearl Street
Harrisonville, Missouri 64701

Any notice will be deemed given on the day after the date such notice is mailed as hereinbefore provided.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

Grantor:

Nina Cummins

By: _____

Printed Name: _____

Its: _____

Date: _____

Cummins Trust

By: _____

Printed Name: _____

Its: _____

Date: _____

Grantee:

City of Harrisonville, Missouri:

By: _____

Printed Name: Kevin W. Wood

Its: Mayor

Date: _____

Attachment: Cummings Donation Agreement (1759 : CUMMINS LAND DONATION)

RITTER APPRAISALS, INC.

Farm – Commercial – Residential
Serving Our Clients Nationwide With Quality Appraisals Since 1985

REAL ESTATE APPRAISERS
2118 Royal Street
Harrisonville, MO 64701-1269
Telephone: 816-380-5158
www.ritterappraisals.com

LAWRENCE E. RITTER, SRA
STEVEN L. RITTER, MAI, ARA
SCOTT C. GARDNER

December 9, 2014

Mrs. Nina Katrine Cummins
Cummins Family Trust
2201 Orchard Road
Harrisonville, Missouri 64701-3205

Dear Mrs. Cummins:

As you requested, I have inspected the Cummins Trust tract containing 2.346± acres of vacant land located at 1607 South Independence Street, Harrisonville, Cass County, Missouri, more specifically described in the accompanying report. The purpose of this inspection is to develop an opinion of the market value, as defined in this report, of the fee simple interest in the above referenced property.

The accompanying appraisal report, which contains 47 pages including the Addenda, describes the Sales Comparison Approach, the Income Approach, and the Cost Approach to value and the conclusions derived by application of the Sales Comparison Approach. The exclusion of the Income Approach and the Cost Approach is discussed in the Scope of Work section of this report.

Please note that this appraisal is made subject to the Definition of Value, the Certification, and the Assumptions and Limiting Conditions stated in this report. Any use of the appraisal by any party regardless of whether such use is intended by the appraiser, constitutes acceptance of all such assumptions and limiting conditions.

Based upon my investigation and analysis of the data gathered for this appraisal, it is my opinion that the market value of the fee simple interest in the property appraised as of the effective date of this report, **July 4, 2014**, is **\$61,300**.

SIXTY ONE THOUSAND THREE HUNDRED DOLLARS

I trust you will find the report complete, but please contact me if you have any questions. Thank you for the opportunity to be of service to you.

Respectfully submitted,



Steven L. Ritter, MAI, ARA
Appraiser
slr/tds



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY TYPE	Commercial - Vacant land
PROPERTY IDENTIFICATION	Cummins Trust Tract
PROPERTY ADDRESS	1607 South Independence Street Harrisonville, Missouri 64701
BRIEF LEGAL DESCRIPTION	Lots 2 through 6, Leslie Addition, city of Harrisonville, Cass County, Missouri.
PARCEL NUMBER	13-21-42-000-000-011.000 13-21-42-201-000-079.000
PROPERTY OWNER	Robert E. & Nina Katrine Cummins Trust
NAME OF APPRAISER	Steven L. Ritter, MAI, ARA Missouri State Certified General Real Estate Appraiser No. RA002684
DATE OF PROPERTY INSPECTION	November 26, 2014
EFFECTIVE DATE OF VALUE	July 4, 2014
DATE OF REPORT	December 9, 2014
CLIENT/INTENDED USER(S)	Mrs. Nina Katrine Cummins & the Cummins Family Trust
INTENDED USE	To assist the client in settling the estate of Robert Ellis Cummins
INTEREST BEING APPRAISED	Fee simple estate - Subject to road & utility easements.
SITE SIZE	102,174± square feet (2.346 acres)
IMPROVEMENTS	None
ZONING	C-2, Service Business District R-1, Single-Family Residential District
HIGHEST AND BEST USE	Commercial - Low intensity
SALES COMPARISON APPROACH VALUE	\$61,300
INCOME APPROACH VALUE	Not applied
COST APPROACH VALUE	Not applied
FINAL VALUE CONCLUSION	\$61,300
ESTIMATED MARKET EXPOSURE TIME	The final value opinion for the subject is based on an exposure time of 12 to 24 months, which is based on the sales displayed in this appraisal and interviews with local real estate agents.

Attachment: Cummings Appraisal Summary 12-24-14 (1759 : CUMMINS LAND DONATION)



STAFF REPORT

TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: February 19, 2015
SUBJECT: POWER AND WATER BUILDING

Type of Item: Report**Background**

Environmental Advisors and Engineers, Inc has completed a series of testing in the Power and Water Building. The testing did not identify any alarming constituents however there were elevated levels of different constituents at different locations to suggest a planned dewatering strategy will be necessary. The water can be discharged to the WWTP through the sewer system over time. The time release will not impact the WWTP operations. After pumping the water levels down, the areas that were not able to be examined will need further review. The 55 gallon barrels and trash will need to be removed. The water level will need to be managed until a resolution is found for the disposition of the property. This will include temporary power for submersible pumps.

Norton & Schmidt was retained to determine if the main building was safe for removal of material. Their report concurs it is safe for removal of material. Their report observes the roof is in need of repair with an estimated repair value of \$250,000 +. They did not report on the garage building located on the SW corner of the property. The garage is structurally adequate. It will need windows, electrical, mechanical and some asbestos removal of tile and mastic if placed into service.

Discussion

There are three primary alternatives to consider in the disposition of the property. They are:

1. Sell/Give the property to a third party
2. City retains ownership - Lease the property to a third party
3. City retains ownership - Remove building(s) from site to maintain as passive recreation and control.

There are two primary risks to consider, liability and financial risk of someone being injured on site and/or some environmental issue being identified in the future. Some risk cannot be assigned. Your tolerance to risk will help define the best option for the city to pursue. Staff has invited Chris Wendelbo an Environmental attorney with Collaborative Legal Solutions, LC

formerly BW Law Group to identify the advantages and disadvantages of each option and the possible solutions that can help mitigate the risk.

The city tax rate is \$0.6955/\$100 of assessed valuation. The 3rd party tax portion would be 32% of the assessed value times \$6.955 per \$1000 of assessed valuation of an improved building. As a point of reference, the city tax generated from a \$100,000 valuation would be \$222. It estimated to cost \$70,000 to \$100,000 to remove and cover with topsoil the space occupying the old Electric and Water Building. Another \$10 to \$15,000 to clean out the building of trash and remove, wood, wiring and water related piping and valves. The U/G storage tank removal will cost \$15,000.

Recommendations

Staff is recommending the decision on the disposition of the Power and Water Property be sent to the Board of Alderman with a recommendation. Staff has reviewed the data and process of collecting the data and will be prepared to discuss the risk associated with each option.

B. Discussion Item (ID # 1758)

POWER AND WATER BUILDING

Attachments:

Figure Site Utilities 20131030 (XLS)

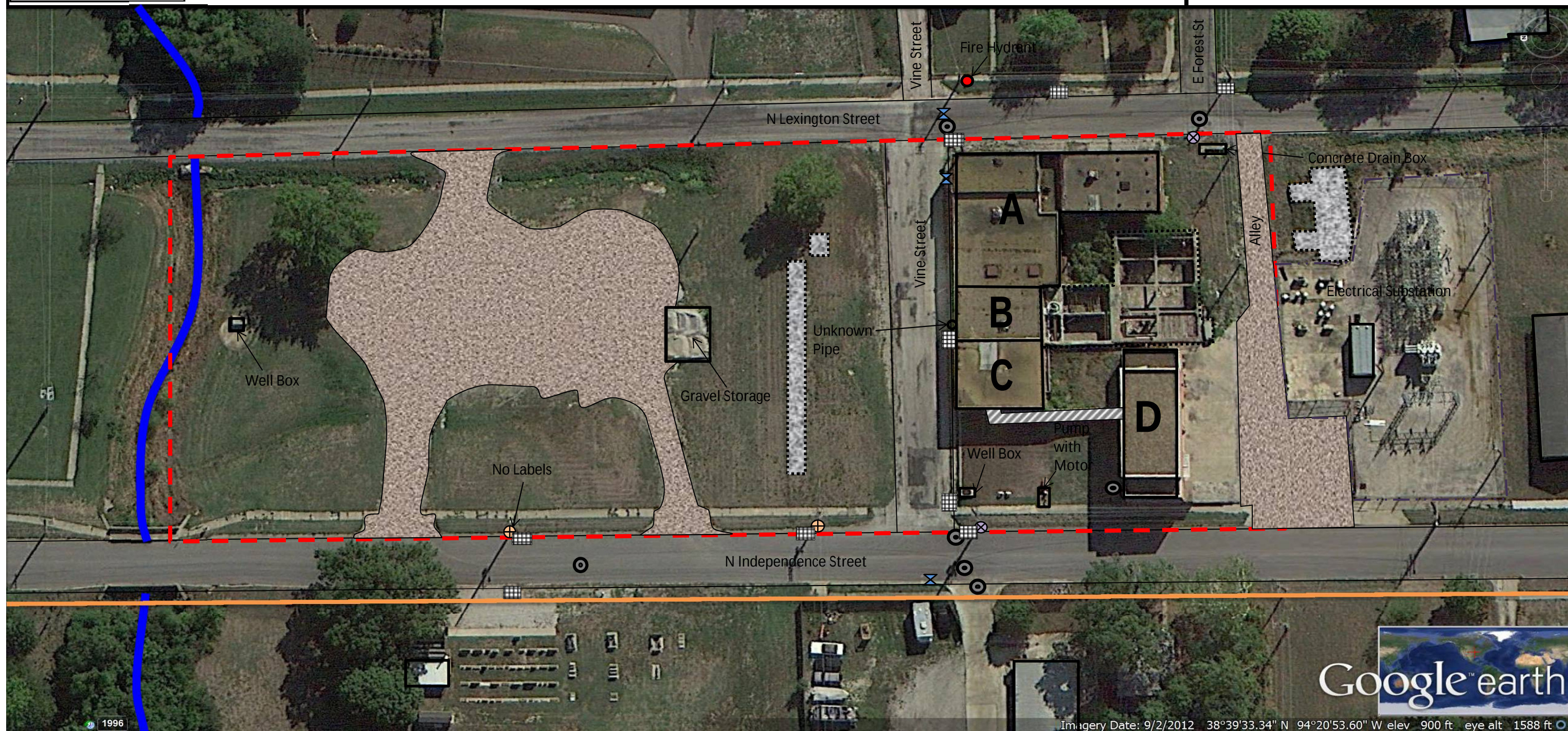
Norton&Schmidt Structural Report 7-10-14 (PDF)

Executive Summary_20150209 to Jerry Gibbs (DOCX)



Environmental Advisors and Engineers, Inc.

FIGURE 2.
SITE FEATURES AND
ADJACENT LAND USES



North
Not to Scale

Harrisonville Electric Plant
Harrisonville, MO

- Approximate Site Boundary
- Creek
- Storm Drain
- 1 Pole-Mounted Transformer
- 3 Pole-Mounted Transformers
- Manhole

LEGEND

- Water Valve
- Concrete Remnants
- Natural Gas Pipeline
- Gravel Drive and Parking Areas
- Fence
- Enclosed Corrugated Steel Walkway

July 10, 2014

Mr. Jerry Gibbs
Director of Public Works
300 East Pearl Street
Harrisonville, Missouri
e/m: jgibbs@ci.harrisonville.mo.us

**RE: STRUCTURAL INSPECTION
OLD POWER & WATER BUILDINGS
INTERSECTION OF INDEPENDENCE & VINE
HARRISONVILLE, MISSOURI**

JOB #2014-1544

Dear Jerry:

On Thursday, July 10, 2014, visual observations of the buildings at the above location were made per your request. This report has been prepared for your use only and is not intended to benefit any third parties. Following is a summary of the findings and opinions for your review.

SCOPE OF WORK

The purpose of the examination was to determine if the building is safe to enter for the purposes of cleaning out any valuable materials and/or dangerous/hazardous materials which may exist. No structural repair recommendations have been requested, nor were they determined as a part of this site visit.

It should be noted that this examination did not attempt to check for possible termite damage, water damage, or for structural components that are concealed from view by finish or stored materials. Nor were the existing conditions reviewed for possible asbestos, lead paint, radon gas, or any other toxic substances or environmental risks. When making visual observations of a building, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions of the building, the owner of this report agrees that we will be held harmless, indemnified and defended by you from and against all claims, loss, liabilities, or expenses (including legal fees) arising out of the services provided by this report.

OBSERVATIONS

It is my understanding that the original building was located at the northeast section of the building complex, with a 1929 addition at the northwest side, and a newer addition on the south side. Several open exposed underground concrete tanks exist south of the original building and east of the south building addition.

Attachment: Norton&Schmidt Structural Report 7-10-14 (1758 : POWER AND WATER BUILDING)

OLD POWER & WATER BUILDINGS HARRISONVILLE, MISSOURI

JOB #2014-1544

An examination of the interior of the buildings revealed no indications of safety concerns from a structural standpoint of entering the building. The concrete slab-on-grade and concrete structure appears to be adequate, structurally sound, and capable of supporting the temporary use for the purposes of the removal of stored items. No indications of major concerns with the floor structures in these areas were noted.

Portions of the building were found to be concrete slab-on-grade, while other portions were found to contain a basement or partial crawl space. All of the basement and crawl space areas contain standing water, which appears to be from a few inches deep to a few feet deep. The wet areas were not entered or viewed; however, nothing was found either during the interior or exterior inspection of the buildings to indicate a structural concern with the foundation or their capacity to support the personnel while in the building to clean it out.

Indications of possible settlement at the northwest quadrant of the building (slab-on-grade) were noted. This does not pose any structural issues for entering the building for the purposes discussed.

A check of the roof frame revealed areas of significant deterioration, rot and rusting to be occurring as a result of long term water leaks. Sections of the roof appear to be soft, are failing, and are allowing water, gravel and roofing material to enter the building. It is assumed that the roof will not be accessed or walked on to retrieve any stored items. However, if the roof surface is walked on, then care should be taken to ensure that the rotten and deteriorated areas avoided. Also, if the clean out work is completed during the winter months, care should be taken to ensure that a heavy snow or ice load does not occur in the soft roof areas which could be pose an issue. Other than for those times when a heavy snow load exists, the roof appears to be adequate and should not pose a safety issue in clearing out the building.

During the site visit, it was mentioned that personnel may be interested in renovation or reusing the buildings. While this can be completed and the structure capable of supporting additional loads, significant renovations and repair work would be required. The roof on the buildings is shot and structural repairs, along with roof replacement, would be needed. In addition, significant brick and mortar deterioration is occurring throughout the exterior of the older buildings, especially at the top of the buildings and the parapets where additional spalling, deterioration, and missing parapet caps were noted. This is common of vacant buildings that have not been maintained, but can be costly to remove the loose material and retuck point the buildings as needed. This does not pose a safety issues for the temporary use noted.

During the exterior inspection it was noted that the two (2) older buildings contain lots of brick and mortar deterioration due to long term exposure to the elements. Currently, this does not pose any safety issues for the temporary use of the buildings; however, significant work would be needed if the buildings are to be renovated and occupied long term. An examination of the exterior of the south building revealed minor water damage to exist. Overall, this does not pose

OLD POWER & WATER BUILDINGS HARRISONVILLE, MISSOURI

JOB #2014-1544

any safety issues and very limited tuck pointing would need to be completed to renovate the south building.

Observations of the concrete holding tanks revealed deterioration of the concrete, including at the fence embedment. Some of the fence is loose and not protecting the property from people entering the site and possibly getting injured. The tanks do not appear to "hold" anything of value or dangerous material.

CONCLUSIONS

In conclusion, it is my opinion that these buildings are safe to enter for the purposes of cleaning out any items and disposing of hazardous materials. I am further of the opinion that the buildings can be renovated, but would most likely cost hundreds of thousands of dollars for renovation. If I may be of further service to you in this matter, please feel free to call.

Sincerely,



Warren D. Schwabauer, Jr., P.E., CBIE
Principal
Charter Member of NABIE
Kansas P.E. #10709; Missouri P.E. #E-22664
[Norton & Schmidt Consulting Engineers](#)
311 East 11th Avenue
North Kansas City, Missouri 64116
direct line: (816) 701-7329
e-mail: wds@nortonschmidt.com



ENCLOSURES: photo sheets, billing invoice
(©Norton & Schmidt Consulting Engineers, LLC 2014)
lw

Attachment: Norton&Schmidt Structural Report 7-10-14 (1758 : POWER AND WATER BUILDING)

OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: Norton&Schmidt Structural Report 7-10-14 (1758 : POWER AND WATER BUILDING)

OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

JOB #2014-1544



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OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

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HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: Norton&Schmidt Structural Report 7-10-14 (1758 : POWER AND WATER BUILDING)

Norton & Schmidt

Consulting Engineers, LLC
Established 1967

Kansas City • Atlanta

July 10, 2014

BILLING INVOICE

Mr. Jerry Gibbs
Director of Public Works
300 East Pearl Street
Harrisonville, Missouri
e/m: jgibbs@ci.harrisonville.mo.us

**RE: STRUCTURAL INSPECTION
OLD POWER & WATER BUILDINGS
INTERSECTION OF INDEPENDENCE & VINE
HARRISONVILLE, MISSOURI**

JOB #2014-1544

Fee for structural site visit: \$900.00

ACCOUNT BALANCE: \$900.00

Please remit on or before August 10, 2014, and refer to the above referenced job number.

Thank you,



Warren D. Schwabauer, Jr., P.E., CBIE
Principal
Charter Member of NABIE
Kansas P.E. #10709; Missouri P.E. #E-22664
[Norton & Schmidt Consulting Engineers](#)
311 East 11th Avenue
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lw

Attachment: Norton&Schmidt Structural Report 7-10-14 (1758 : POWER AND WATER BUILDING)

EXECUTIVE SUMMARY OF INSPECTIONS/INVESTIGATIONS CONDUCTED TO DATE (as of 02/09/2015)

UST Closure –

- Two Underground Storage Tanks (USTs) formerly used for storage of diesel fuel need to be removed by qualified UST removal contractor according to MDNR tank closure regulations.
- Proposals have been received from qualified UST removal contractors.
- The likelihood of subsurface soil contamination is not likely beneath the tank area due to the fact that the two USTs are within a concrete pit. Subsurface contamination is possible if the leaks occurred within the pit and the floor slab is cracked or contains a floor drain. If the floor slab is cracked, soil samples will be required as part of the closure process to check for subsurface contamination. This determination cannot be made until the tanks are removed.

Asbestos Investigation/Inspection

- EPA and MDNR Regulations require inspection by a Certified Asbestos Inspector prior to demolition of a commercial building. Also regulatory agency notices are required prior to demolition activities.
- An asbestos inspection has been performed of the building roofs (other than Building D which has a membrane roof) and the majority of the building areas where safe access was feasible; The confined space basement areas of Building A and D need to be inspected and sampled as applicable prior to demolition notifications. The basement areas of these two areas are planned to be inspected at the same time after the liquid is removed from Basement of Building D.
- A small volume of asbestos containing materials have been identified to date, consisting of roofing flashing materials and vinyl tile and underlying mastic in one small roof in the lower level of Building B . Both materials identified as asbestos are classified as Category 1 – Non-friable asbestos containing materials (ACM). Non-friable ACM won't be a problem during demo as long as it doesn't become friable due to sanding, grinding, abrading or burning.

Lead Based Paint Investigation/Inspection

- A very limited screening level survey was conducted for lead based paint and lead based paint was identified within the site buildings. The lead-based paint is in poor condition and peeling in many areas.
- Per discussions with EPA Region 7 and Missouri Department of Natural Resources (MDNR) Contacts, the debris from whole-building demolition can go into a Construction and Demolition Waste Disposal Facility without sampling the waste stream to determine if it exceeds the hazardous waste threshold for lead.

Chemical Products and Debris

- Various containers of potential petroleum and chemical products are present will need to be inventoried, moved to a staging area, characterized, segregated by end disposal location, and disposed prior to the building demolition. Chemical testing will be required for some materials to meet waste disposal requirements and federal regulations for transport and disposal.
- Based on the potential for the containers to contain petroleum and chemical products, it is expected that a licensed hazardous waste disposal contractor will be required for the staging, testing, and disposal of some components.
- Debris such as broken light fixtures, wood, iron, cardboard, coils of wire, etc., is present and will need to be removed and disposed in accordance with regulatory requirements prior to demolition. Some of these materials may require management by a licensed hazardous waste company.

Standing Liquid and Sludge/Sediment Sampling Results

Liquids

- Liquid samples were collected from Large Pits in Bldg. A, the pit under the metal plate in Building A, Clear wells in Bldgs. B & C, Garage and the Basement in Bldg. D.
- The liquid samples were collected with a bottom filling bailer pushed to the floor of each area and included some bottom sediments with the liquid to assess the overall water column and underlying fine bottom sediments as a single matrix.
- Liquid samples were analyzed for one or more of the following testing suites. The testing suites were based on the estimated uncertainty of the materials placed within each area, the level of access restriction to the area and past operations: Volatile Organics, Semivolatile Organics, Total Petroleum Hydrocarbons, Metals, PCBs, pH, Flashpoint. The testing suite also included special leaching potential analyses for Volatile Organics, Semivolatile Organics, Metals, Herbicides, and Pesticides. The tests for pH, Flashpoint and leaching potential are required to make hazardous waste determinations and ensure that compliant disposal options are selected.
- The **following were found** to be present at levels that exceeded MDNR Default Cleanup Levels for protection of groundwater – **Petroleum Hydrocarbons, Poly Aromatic Hydrocarbons, Lead, Arsenic, Cadmium, Chromium, and PCBs**. The detection of PCBs was from the Pit area in Building A with the exposed trash.
- None of the contaminants identified were present at levels that would trigger hazardous waste designations that would require special hazardous waste manifesting for transport and disposal by a licensed hazardous waste disposal company.

Sludge/Sediment

- Limited sediment/sludge sampling was conducted in December. Samples were collected from Bldg. A basement floor, former water treatment filter media on the 2nd floor of Bldg. B and the, 2nd floor of Bldg. C, Clear wells in Bldgs. B and C, and the Basement of Bldg. D. The sediment in the pits in Building A were not sampled.
- Sediment sampling parameters were selected based on the liquid sampling results and were a focused smaller subset of those listed above for the liquids.
- Elevated levels of metals (arsenic, cadmium, chromium, lead, selenium and mercury), petroleum hydrocarbons, one poly aromatic hydrocarbon and PCB were detected at various sediment sampling locations at levels above the MDNR Voluntary Cleanup Program (VCP) lowest default levels for all soil types and pathways.
- None of the contaminants identified were present at levels that would trigger hazardous waste designations that would require special hazardous waste manifesting for transport and disposal by a licensed hazardous waste disposal company.

Conclusion

- The levels of contaminants identified in the liquid and sediment/sludge samples in the areas sampled to date were only slightly above applicable MDNR default cleanup levels. Provided that no chemical or petroleum waste drums or containers are identified later in the basement areas or clear wells that have been sampled, the liquid and sediment wastes can be pumped and disposed via the sanitary sewer for treatment in the Harrisonville Wastewater Treatment Plant.
- The level of contaminants in the sludge in the exposed pits with trash in Building A have not been characterized in detail, due to limited access with the liquid and trash in place. This material should be further sampled following removal of the overlying liquid and containers to determine the acceptable waste disposal options.

- The pits that have been covered by concrete in the past have not been investigated to date. The contents of these pits are unknown at this time. Access to the pits will be needed to assess these areas and potential contamination considerations. Testing is anticipated to be required in these areas prior to demolition activities to assess disposal options.
- The pit under the stairs in Building A has not been investigated in detail, only sampled at the stairway entrance. The pit area is full of water with a very small viewing area, thus limiting view of the pit contents. It is not known if trash or other materials were placed in the pit.

Recommendations for Next Steps

- Provide results of inspection/investigation results/reports to a Senior Environmental Attorney for review and then meet with the Senior Environmental Attorney to discuss the results and the recommended future steps/plan to obtain legal advice.
- Conduct further investigation/sampling activities in areas that require special measures to access. Areas include – Other pits in Bldg. A where pits have been covered with concrete, Area under the stairs that is full of water and has not been viewed fully, asbestos survey in confined space areas of Bldg. A and basement of Bldg. D. Video surveys may be helpful in the various pit areas in Building A under the stairs and Concrete floor to assess any buried trash or potential chemical containers.
- Inventory and determine volumes of containers, debris, etc., to be removed room by room in all buildings and areas and seek proposals from licensed hazardous waste disposal firms and demolition contractors for budgeting purposes.
- Remove standing liquid and as much underlying and suspended sediment as possible in the areas sampled (excluding sediment in Building A pits with trash and other pit areas in Building A that are under the stairs) that are not determined to be a hazardous waste and discharge via sanitary sewer to the Harrisonville Wastewater Treatment Plant. Top pump in a controlled manner most of liquid from building A exposed pits with trash to allow greater observation of materials and sediments in the pits and to make them safer for continued characterization activities. The bottom sediment should be left and tested prior to disposal.
- Thoroughly inspect all areas after the removal of the standing liquid to inventory any previously unidentified containers and debris and dispose appropriately.
- Visually observe the remaining sludge layer, including Bldg. A pits that have not previously been sampled to determine whether there is a significant quantity of material remaining. If a significant amount of sludge remains; sample sludge to determine how to manage/dispose of it properly.
- Following removal the water and any significant remaining sludge, consider option of meeting with MDNR to discuss their requirements for obtaining a Beneficial Use Permit to allow inert materials such as the concrete walls and floor slabs in the basement to be disposed of on site, thus reducing the volume of material that must be disposed on a construction waste landfill.
- Proceed with demolition activities after submitting required notices to MDNR to comply with Asbestos Regulations. All demolition wastes must be disposed in a Construction Waste Landfill unless a Beneficial Use Permit has been obtained from MDNR to allow for leaving certain approved demolition waste materials onsite.
- Obtain bids for the removal of the Aboveground Storage Tanks (Day Tanks). Remove the two tanks and dispose of them properly.



TO: Public Works Committee
FROM: Rick Deluca, Director
DATE: February 27, 2015
SUBJECT: South Commercial Extension Design Estimate

Type of Item: *Approval*

See Attached

C. Action Item (ID # 1773)

Continued Discussion Concerning South Commercial Street Extension

Attachments:

South Commercial Extension Design Estimate (PDF)



M E M O R A N D U M

TO Public Works Committee

FROM Rick DeLuca, Director of Community Development

DATE January 28, 2015

SUBJECT South Commercial Extension – Design Estimate

The Public Works Committee requested an estimate for the South Commercial Extension design at the January meeting. The estimate for the design is \$174,520. The details are outlined below.

SOUTH COMMERCIAL STREET EXTENSION Design Fee Estimate									
Task Description	Budgeted Completion Time (Hours)								Expenses
	Assoc.	Sr AES	Project Engineer	Reg. L.S.	Survey Crew	Sr Tech	CAD Tech	Clerical	
Field Investigations									\$2,000
Document research and review	2	4	4	4					
Site reconnaissance and initial utility contacts		2	2	2					
Field surveys and control monumentation				16	80		80		
Geotechnical coordination and data review		4							\$10,000
Obtain title ownership and easement documents				4		4			\$2,000
Preliminary Design									\$1,000
Set and evaluate alternative alignments	2	8	40			40	60		
Develop profiles and sections		8	16				40		
Design drainage		4	16			16			
Utility coordination		4	8	2					
Intersection design		16	16			16	40		
Railroad crossing design	2	16	40			16	40		
Field check		8	8			8			
Determine preliminary construction estimates and report		4	16			16	16		
Construction Documents									\$2,000
Address preliminary plan review comments		4	8						
Pavement design			8			8			\$5,000
Develop final plan and profiles	4	6	40			40	60		
Prepare title sheet, construction details, and crossections		8	40			40	120		
Utility coordination		4	8						
Prepare construction specifications and cost estimate		8	40			8	16		
Prepare easements descriptions, estimate 8 properties	2			16			40		
Administration									
Quality assurance and control	24	8						8	
Project administration, status reports, and coordination		40						40	
Meetings with City, estimate 4 meetings		16	16					8	
Coordination with MoDOT, railroad, and other developments	4	16	16			16			
Additional Services									
Public involvement									
Permit applications and mitigation									
Additional easements and meetings									
Bidding or construction phase services									
Project Length = 2,500'	40	188	342	44	80	228	512	56	
No Stream Crossing	\$200	\$150	\$100	\$120	\$150	\$90	\$80	\$60	
No Structural Design	\$8,000	\$28,200	\$34,200	\$5,280	\$12,000	\$20,520	\$40,960	\$3,360	\$22,000
TOTAL FEE									\$174,520



STAFF REPORT

TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: February 23, 2015
SUBJECT: WATER TREATMENT PLANT FUNDING

Type of Item: Report

BACKGROUND

The voters approved a \$7M revenue bond issue on November 4, 2014 for the purpose of improving the drinking water system. This amount is added to an already approved \$2.5M revenue bond for water treatment plant improvements to eliminate taste and odor issues; install new filter material and backwash system to bring our treatment process into MDNR compliance and protect public health. Water rate increases to support p & i are required. The result is a \$6.60/month increase in 2015 for an average monthly water bill (assuming 4,000 gallons of water used) and a \$7.80/month increase is anticipated in 2016. Some of the rate increase can be mitigated if the city is able to eliminate their obligation to purchase Kansas City Water. This agreement was entered into in September of 2007.

ISSUE

An SRF loan is a 70% interest rate subsidized loan (currently rates average 2.1%) offered by the State of Missouri DNR. Two years ago SRF was begging for communities to apply. Last year requests exceeded the funds available. This year there are even more requests for SRF funding. The State will have available approximately \$17.5M of new money and some funds from refinancing loans. The maximum loan is \$10M and any one loan cannot exceed 30% of the total funds available unless the Commission provides special permission.

SRF must review the Capital Facilities Plan (CFP) of each applicant, including project plans and specifications and determine what environmental process will be required and approve the engineering process before an applicant can proceed and be reimbursed for their efforts. An SRF loan will not be provided until the project is bid and the bid is awarded. The rating of the application will be done independent of all the other factors. Authorization to move forward on your project does not guarantee funding will be available for 100% of your project cost.

Staff has been discussing the merits of our project and the importance to move forward with the filter replacement. The filter material replacement is inside the existing building however SRF is requiring a Categorical Exclusion environmental process that has to be initiated by SRF. A letter

requesting the Cat X has been submitted to SRF. It is under review. The engineering design for the plant improvements (exclusive of the filter design) will take 9 months to complete. To be eligible for SRF reimbursement for engineering fees the city must wait until our CFP is approved. An SRF loan is 30% of the Buyers Bond Rate + 50 basis points. The bonds would not be sold until bids are received in late 2015 or early 2016.

Staff has been in contact with Todd Goffoy, Managing Partner with Piper Jaffray. He is exploring a revenue bond option (2.8%) and a non-subsidized state loan through Environmental Improvements and Energy Resources Authority (EI ERA) (<2.8%). The bonds would be rated AA- and AAA respectively. It may be more financially prudent to pay a slightly higher interest rate and proceed with design and construction and structure the initial bonds such that they can be refunded within the next five years when SRF funds become available. Construction costs are going up a 1 to 2% a year. The Handy Whitman index suggest water and wastewater treatment construction is rising at a cost of about 4% per year.

Staff is continuing pursuing SRF and a revenue bond approach. The SRF will have a draft of their approved projects and amounts by May 1. I am attaching an estimated cash flow projections if the city proceeds with the filter and engineering work beginning in April. If other funding is pursued, the city will keep the possibility open to refinance the loan at a lower rate through SRF.

A. Discussion Item (ID # 1760)

WATER TREATMENT PLANT FUNDING

Attachments:

Draft Harrisonville WTP Short Term Schedule (2) (XLSX)

Current Handy-Whitman Index (PDF)

City of Harrisonville, MO WTP Short-Term Expenditure Schedule

Draft

Item	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Comment
1. Filter Project:													
1.1 MDNR Filter CAT EX												\$ -	45 days from mid-February; Internal City costs to execute
1.2 MDNR Filter Approval												\$ -	Maybe by mid-April?; MDNR has had the filter contract documents for weeks
1.3 Filter Project Bid Phase				\$ 8,000								\$ 8,000	30 day bid period required
1.4 Filter Contractor Selection/Award												\$ -	14 to 30 days based on Commission timing and MDNR approval
1.5 Filter Construction Phase with Engineering						\$ 110,000	\$ 310,000	\$ 310,000	\$ 210,000	\$ 110,000		\$ 1,050,000	
2. City Obtain Interim Financing?												\$ -	Costs and need?
3. WTP Design:			\$ 60,000	\$ 110,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 75,000	\$ -	\$ 30,000	\$ 875,000	7 month design cycle, submission to MDNR for 30 days, finalize IFC set
Total			\$ 60,000	\$ 118,000	\$ 150,000	\$ 260,000	\$ 460,000	\$ 460,000	\$ 285,000	\$ 110,000	\$ 30,000	\$ 1,933,000	

Attachment: Draft Harrisonville WTP Short Term Schedule (2) (1760 : WATER TREATMENT PLANT FUNDING)

FOREWORD

Tradition of Quality

The Handy-Whitman Index of Public Utility Construction Costs has been published continuously since 1924. Formerly the Handy Index, Bulletin Nos. 1 through 15 were developed by William W. Handy of Baltimore who had wide valuation experience in public utilities. *He believed that valuation studies should not be confined to rate cases but should be kept alive to the benefit of the utility industry.* He began publishing index numbers for electric and gas construction cost trends. Carrying on with the *tradition of quality*, after Mr. Handy's death, we continued publication for his estate beginning with Bulletin 16. Then, January 1, 1950, Whitman, Requardt and Associates, LLP purchased rights to the publication and have since been the sole publishers.

The name Handy-Whitman Index was adopted for Bulletin No. 53 and succeeding issues to combine the names of Mr. Handy and Ezra B. Whitman, a well-known valuation engineer. In 1957 an index of water utility construction costs was added. Mr. Whitman was a consultant on the publication of the Index until his death in 1963.

Whitman, Requardt and Associates, LLP

Ezra B. Whitman, a well-known valuation engineer was one of the founders of our firm. Major Whitman, as he was known from his World War I service, had already made a name for himself. Prior to the founding of the firm in 1915, Major Whitman had been President and Chief Engineer of the Water Board of the City of Baltimore. He designed the first rapid sand filtration plant serving a major city while he was the Baltimore Water Engineer. He was also president of the American Society of Civil Engineers and of the American Institute of Consulting Engineers and a chairman of the Public Service Commission of Maryland.

The Handy-Whitman Index is prepared especially for electric, gas and water utilities and is the only known publication of its kind available to the public. The list of subscribers is international and includes operating utilities, regulatory bodies, valuation engineers, equipment industries, insurance companies and reference libraries.

Tradition of Quality Continued

Since 1915, Whitman, Requardt and Associates, LLP, has been an independent consulting engineering firm organized to serve government, industry and private enterprise.

The firm has steadily expanded its engineering capabilities, providing complete services for civil, sanitary, structural, mechanical and electrical engineering and architectural projects from job

inception through construction management. Construction cost data from utility projects of all types are available from design and valuation assignments. The staff is composed of specialists in these and related disciplines who bring a diverse professional and academic expertise to each assignment. A full-time staff is maintained specifically for preparing the Handy-Whitman Index.

Methods of Preparation of Indexes

An index number is a percentage ratio between the cost of an item at any stated time and its cost at a base period, or:

$$\text{Index Number} = \frac{\text{cost at stated time}}{\text{cost at base period}} \times 100$$

Index numbers have been prepared for many items, including wage rates, cost-of-living, material and equipment costs, and financial transactions. In the Handy-Whitman Index, index numbers have been developed for Building Construction, Electric Utility Construction, Gas Utility Construction and Water Utility Construction. Prices of basic materials such as cement, sand, gravel, cast iron pipe, wire, etc., are obtained from publications such as Engineering News-Record and checked against prices actually being paid for such materials. Labor cost trends are computed from labor rates obtained from sources such as the Construction Labor Research Council. Prices and cost trends of equipment are obtained from nationally recognized manufacturers, and operating utilities.

Handy-Whitman Index numbers are developed from wage rates and prices prevailing on January 1 and July 1 each year. The index numbers are generally based on 1973 = 100, although those items of recent origin are based on a later year.

The proportions of basic materials, labor, equipment and other cost components used in the Handy-Whitman Index are based on analyses developed during valuation and design assignments and on data furnished by utilities and industrial sources willing to assist with the Index. These data are reviewed continuously, and weightings and components are revised as required. This review assures that the indexes published reflect current construction practice.

FOREWORD

Geographic Regions

To reflect differing cost trends throughout the 48 contiguous states, the index has been divided into six geographical regions of similar characteristics. They are shown on the accompanying map.

Use of Index Numbers

Handy-Whitman Index numbers have been widely used to trend earlier valuations and original cost records to estimate reproduction cost at prices prevailing at a certain date. The use of indexes for an appropriate property item or group will provide a reliable guide to changes in cost. Cost trends are given for all the important items of property. The electric and gas groups are arranged by the Federal Energy Regulatory Commission Uniform System of Accounts. The water property accounts are arranged to follow the classification of the National Association of Regulatory Utility Commissioners and the American Water Works Association.

The Handy-Whitman Index will furnish a yardstick for the fluctuations in value of property which will be satisfactory for many purposes. In rate cases, when a more exact determination of value is desired, however, the Index must be used carefully. Average prices and cost trends are used to develop the Index, and any direct application of cost trends without checking with actual local experience may not be accepted without controversy. When local experience is compared with the index and the correlation between the two trends is determined, the result is satisfactory. Costs trended by such a method are used to assist in establishing a rate base.

Indexes in these bulletins are used to trend earlier valuations or original cost records for insurance purposes.

The Handy-Whitman Index has a general application in valuations of all types of property. The building construction cost trends may be used wherever similar items of property are to be compared. Many of the other trends may be used for related items in other industries because of their similarity.

State-of-the-art changes often affect costs independently of inflation. New regulatory and environmental requirements, changes in work rules and improved design standards, for instance, increase construction costs even though the price of wages, materials and equipment may be static. Trended construction costs will not reflect such changes. However, trended costs are a reasonably accurate measure of the cost of reproducing actual plant.

Although every effort is made to maintain accuracy, Whitman, Requardt and Associates, LLP disclaim any responsibility for the use of these indexes, because local conditions may vary.

No guarantee or warranty of any kind is made in the sale of the Handy-Whitman Index. Published numbers are occasionally subject to change based upon receipt of new or different information. These numbers will be bolded.

Further inquiries on electric, gas and water indexes should be addressed to Whitman, Requardt and Associates, LLP.

Total Electric Plant and Function

Three indexes are provided for total plant. The first is for all steam generation and the other two for weighted combinations of steam and nuclear, and steam and hydro generation. Indexes are also provided for each function.

Indexes are not maintained for plant accounts 323,324,325,341,345 and 346. We believe that indexes for comparable accounts in other functions are sufficiently accurate for these accounts.

The indexes for total nuclear production and total other production incorporate comparable indexes from the steam production function for the accounts not listed.

Value of Index Numbers

We believe that present-day reproduction cost of any property can be calculated more accurately using index numbers than by repricing a complete inventory.

Trending the controlling items of property in any utility by the index method saves time and effort in arriving at a valuation. Analyzing and determining cost trends for all of the great numbers of articles of plant that represent only a very small proportion of the value of the utility is not necessary. They may be assumed to follow in general the trend of the controlling items, and the fluctuations in value above or below the trends of the controlling items will tend to offset each other and have a very slight effect on the total value.

Comments on Bulletin No. 180

During the twelve month period ending July 1, 2014, the average index of all geographical regions for Total Gas Plant increased 1.3% and the comparable index for Electric Plant-All Steam Generation increased 2.5%.

November 2014
Whitman, Requardt and Associates, LLP

B-3

COST TRENDS OF BUILDING CONSTRUCTION

NORTH CENTRAL REGION (1973=100)

L i n e	CONSTRUCTION, MATERIAL, AND LABOR	COST INDEX NUMBERS															
		2000		2001		2002		2003		2004		2005		2006		2007	
		Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1
1	Building Construction																
2	Reinf. Conc. Bldg. Construction	328	335	334	348	346	352	356	355	385	394	404	409	421	425	437	458
3	Brick Building Construction	345	352	357	371	371	380	385	381	404	409	420	425	439	441	456	469
4	Structural Steel Erected	345	351	354	363	367	361	364	362	409	424	429	438	448	457	467	521
5	Reinf. Concrete (Ready-Mix)	318	326	326	340	343	354	360	363	379	381	402	404	414	417	431	436
6	Reinf. Concrete (Plant-Mix)	307	312	306	324	314	327	330	330	349	356	368	370	380	382	392	390
7																	
8	Building Material																
9	Ready-Mix Concrete	317	318	326	330	362	358	368	376	381	383	416	420	425	427	435	451
10	Lumber for Reinf. Concrete	265	252	221	258	207	219	209	201	227	257	242	246	252	241	227	197
11	Steel Bars for Reinf. Concrete	229	223	216	229	217	221	219	238	273	278	345	357	322	359	379	418
12	Common Brick	438	444	474	490	493	504	504	486	498	496	500	512	528	524	552	553
13	Concrete Block	312	332	336	344	365	374	375	378	378	382	386	397	408	422	432	412
14																	
15	Labor																
16	Building Trades Labor	335	345	348	361	366	380	392	392	406	406	422	422	442	442	460	460
17	Heavy Constr. Trades Labor	333	345	347	360	364	379	387	387	400	400	416	416	433	433	451	451
18	Labor for Reinf. Concrete	332	345	346	361	362	378	385	385	402	402	416	416	433	433	451	451
19	Common Labor	334	348	348	365	364	382	388	388	407	407	419	419	436	436	455	455
20	Electricians	352	361	364	382	391	410	429	429	436	436	455	455	477	477	496	496
21	Pipefitters	345	357	362	375	375	387	393	393	413	413	432	432	458	458	480	480
22	Plumbers	335	343	349	361	363	378	381	381	400	400	418	418	445	445	465	465
23																	

L i n e	CONSTRUCTION, MATERIAL, AND LABOR	2008		2009		2010		2011		2012		2013		2014		2015	
		Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1
1	Building Construction																
2	Reinf. Conc. Bldg. Construction	473	480	477	459	462	466	481	482	490	494	502	500	507	513		
3	Brick Building Construction	482	487	488	478	485	488	500	501	509	511	519	520	525	528		
4	Structural Steel Erected	534	546	537	491	487	487	510	511	519	522	533	528	534	540		
5	Reinf. Concrete (Ready-Mix)	451	457	457	457	468	473	480	479	492	498	507	507	528	520		
6	Reinf. Concrete (Plant-Mix)	402	409	405	407	412	419	427	429	437	441	447	447	454	460		
7																	
8	Building Material																
9	Ready-Mix Concrete	469	456	460	462	468	468	451	445	464	496	507	514	585	523		
10	Lumber for Reinf. Concrete	201	197	185	195	165	178	172	185	176	195	192	195	182	207		
11	Steel Bars for Reinf. Concrete	396	486	335	327	359	417	418	407	393	391	364	355	361	371		
12	Common Brick	553	555	555	559	559	566	566	567	567	569	572	584	574	574		
13	Concrete Block	424	442	440	442	442	436	437	439	498	473	500	554	491	540		
14																	
15	Labor																
16	Building Trades Labor	480	480	492	492	512	512	526	526	538	538	547	547	558	558		
17	Heavy Constr. Trades Labor	472	472	488	488	499	499	515	515	533	533	543	543	556	556		
18	Labor for Reinf. Concrete	471	471	489	489	501	501	515	515	532	532	544	544	557	557		
19	Common Labor	478	478	494	494	507	507	523	523	537	537	549	549	568	568		
20	Electricians	520	520	525	525	539	539	556	556	560	560	566	566	574	574		
21	Pipefitters	497	497	508	508	542	542	562	562	577	577	588	588	600	600		
22	Plumbers	482	482	492	492	537	537	548	548	559	559	571	571	580	580		
23																	

Attachment: Current Handy-Whitman Index (1760 : WATER TREATMENT PLANT FUNDING)

W-3

COST TRENDS OF WATER UTILITY CONSTRUCTION

NORTH CENTRAL REGION (1973=100)

L i n e	CONSTRUCTION AND EQUIPMENT	N A R U C	COST INDEX NUMBERS													
			2011		2012		2013		2014		2015		2016		2017	
			Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1	Jan. 1	Jul. 1
1	Source of Supply Plant															
2	Collecting & Impounding Res.	305	462	464	476	481	487	488	495	500						
3																
4																
5																
6																
7	Pumping Plant															
8	Structures & Improvements	304	544	557	569	573	590	581	591	601						
9	Electric Pumping Equipment	311	708	760	780	785	800	844	856	900						
10																
11																
12																
13																
14	Water Treatment Plant															
15	Structures & Improvements	304	544	557	569	573	590	581	591	601						
16	Large Treatment Plant Equip.	320	611	622	638	652	662	671	687	697						
17	Small Treatment Plant Equip.	320	680	686	714	732	743	760	780	793						
18																
19																
20																
21																
22	Transmission Plant															
23	Steel Reservoirs	330	771	771	795	810	778	780	715	742						
24	Elevated Steel Tanks	330	1079	1079	1059	1082	1089	1099	1131	1131						
25	Concrete Reservoirs	330	-	-	-	-	-	-	-	-						
26																
27	Cast Iron Mains	331	582	592	619	656	679	673	701	734						
28	Steel Mains	331	613	629	682	680	698	679	670	683						
29	Concrete Cylinder Mains	331	487	496	504	508	531	518	520	531						
30																
31																
32																
33	Distribution Plant															
34	Mains-Average All Types	331	587	598	627	654	664	661	691	708						
35	Cast Iron Mains	331	618	623	652	699	718	718	756	784						
36	Cement-Asbestos Mains	331	574	596	628	634	631	626	625	642						
37	Steel Mains	331	554	567	598	602	604	597	628	628						
38	PVC Mains	331	354	375	397	398	378	378	369	369						
39	Services Installed	333	540	544	558	569	566	568	576	577						
40	Meters	334	379	379	379	379	380	381	381	381						
41	Meter Installations	334	595	596	607	637	643	643	652	652						
42	Hydrants Installed	335	700	701	727	728	747	757	777	820						
43																
44																
45	Miscellaneous Items															
46	Flocculating Equipment-Installed		1816	1841	1900	1970	1978	2015	2040	2078						
47	Clarifier Equipment-Installed		1040	1045	1063	1088	1095	1126	1143	1151						
48	Filter Gallery Piping-Installed		579	579	602	631	644	648	679	695						
49																
50																
51																
52																
53																
54																
55																
56																

Attachment: Current Handy-Whitman Index (1760 : WATER TREATMENT PLANT FUNDING)



TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: February 25, 2015
SUBJECT: FEBRUARY AIRPORT REPORT

Type of Item: *Report*

LAWRENCE SMITH MEMORIAL AIRPORT REPORT

For the month of February, 2015

By

James Green, Airport Manager

Hangar and Tie Down Space:

- All hangars are full, 15 people on the waiting list
- 8 Outside tie down spots available

Fuel:

- Potential jet fuel sales - approx. 200 gallons
- 100LL - our current price is \$4.50 per gallon
- Fuel prices in our service area:

Lee's Summit	\$4.41 per gal.
Butler	\$4.80 per gal.
Warrensburg	\$4.59 per gal.
Johnson County	\$4.30 per gal.
Grain Valley	\$4.48 per gal.

AVGAS Sales: (January 29th to February 25th)

Price \$4.50 per gallon
 Gallons Sold 131.8 gallons
 Revenue \$613.73
 Profit \$125.21

AVGAS:

A full 8,000 gallon load of avgas was delivered on Feb. 6th since it appeared the price had bottomed out. This, in addition to the approximately 1,800 gallons in the tank before the new load was delivered gives us a little below 10,000 gallons of fuel at a substantial savings.

Runway & Ramp Area Maintenance Project:

In the process of reviewing the contract for this project, MoDOT discovered a miscalculation in their calculation for the available “land as match” figure being used in the project budget. As discussed at the last Public Works Committee meeting, the city would possibly need an additional \$7,000 of local match dollars for the project. Since the “land as match” balance is lower than originally thought the additional amount that may need to be added will be around \$16,700. This amount is based on the consultant’s estimated project cost so if the project bids come in below their estimate the amount needed will be reduced.

B. Discussion Item (ID # 1762)

FEBRUARY AIRPORT REPORT

Attachments:

Potential Jet Fuel Sales 2-15 (XLS)

POTENTIAL JET FUEL SALES

(in gallons)

													ANNUAL
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	<u>TOTAL</u>
2003	?	?	1,700	2,300	2,300	2,500	2,000	2,500	1,800	1,500	1,200	1,400	19,200
2004	1,800	2,500	3,500	2,500	1,500	1,500	3,000	2,800	2,000	2,000	3,200	3,400	29,700
2005	2,100	1,400	1,200	2,200	2,400	2,000	1,500	1,000	2,000	1,500	1,000	1,300	19,600
2006	1,000	1,500	1,800	1,800	1,000	1,300	1,000	1,200	1,500	1,000	1,100	800	15,000
2007	500	1,000	1,000	1,200	1,000	1,200	1,000	500	600	500	300	200	9,000
2008	200	200	200	100	100	200	300	400	200	250	150	100	2,400
2009	150	100	100	150	200	250	150	250	150	150	100	100	1,850
2010	250	350	250	150	150	100	100	150	100	0	200	250	2,050
2011	350	300	250	200	250	200	250	350	200	200	250	200	3,000
2012	150	250	150	200	400	300	200	200	300	200	350	100	2,800
2013	350	250	150	200	250	300	450	250	200	350	550	350	3,650
2014	1,800	500	200	200	300	350	300	200	150	200	250	350	4,800
2015	250	200											450