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CITY COUNCIL AGENDA

Tuesday, December 17, 2019
7:00 p.m.

1. CALL TO ORDER
   - A. Roll Call
   - B. Invocation
   - C. Pledge of Allegiance
2. MAYOR AND COUNCIL REPORTS
3. STAFF REPORTS
   - A. City Attorney Report
   - B. City Manager Report
     1. KDHE/USDA WTP Update
     2. Drainage Study Update
     3. Entrance Signage
   - C. Economic Development Director Update
   - D. Parks and Recreation Director Update
4. PUBLIC COMMENT
   - A. None
5. PUBLIC HEARING
   - A. None
6. CONSENT AGENDA
   - A. 12/3/2019 City Council Meeting Minutes
   - B. Appropriations 12B
7. ORDINANCES
   - A. Parallel Generation Ordinance 2263
8. RESOLUTIONS
   - A. Resolution 2019-25 North Campus Property Exchange Agreement
   - B. Resolution 2019-26 North Campus Supplemental Agreement
9. FORMAL ACTIONS
   - A. Pawnbroker and Precious Metal Dealer License
   - B. CMB Licenses
   - C. LED Street Light Bid
   - D. Airport Project Approval
   - E. 2020 Pay Structure Adjustment Approval
10. CLOSED SESSION
    - A. None
11. ADJOURNMENT

WORK SESSION AGENDA

1. CORRESPONDENCE AND STAFF REPORTS
   - A. City Attorney Report
   - B. City Manager Report
2. DISCUSSION ITEMS
   - A. White Building
   - B. LEC HVAC
3. ADJOURNMENT

NOTE: Background information is available for review in the office of the City Clerk prior to the meeting.
The Public Comment section is to allow members of the public to address the Council on matters pertaining to any business within the scope of Council authority and <u>not</u> appearing on the Agenda. Kansas Statutes prohibit the Council from taking action on any item <u>not</u> appearing on the Agenda, except where an emergency is determined to exist.

BELOIT CITY COUNCIL MEETING MINUTES
December 3, 2019

The Beloit City Council met in regular session on December 3, 2019 in the Council Chambers. Mayor Tom Naasz called the meeting to order at 7:00 p.m. Council Members in attendance were Andrew Grabon, Kent Miller, Lee McMillan, Tony Gengler, Matt Otte, and Lloyd Littrell. Also present was, City Attorney Katie Schroeder, City Manager Jason Rabe, and City Clerk Amanda Lomax.

Department heads in attendance was Steve Krier, Doug Langham, and Heather Hartman.

Mayor Tom Naasz gave the invocation and the Pledge of Allegiance was recited.

Mayor Naasz thanked out-going council members Kent Miller and Lloyd Littrell for their service and commitment to the community while serving on the council.

City Manager Jason Rabe discussed the following:

1. Water Treatment Plant update
2. Airport Runway Extension project is now officially closed out.
3. Went over sales tax revenue report.
4. Planning Commission is reviewing zoning code and regulations.
5. Drainage study is also being reviewed by Planning Commission.
6. Employee Christmas party is December 14th at Down Under starting at 6:00 p.m.

Doug Langham introduced a new police officer Logan Higbee. Logan will start certification training in February.

Public Hearing for Neighborhood Revitalization started at 7:09 p.m. Mr. and Mrs. Fred Sibley addressed council and asked for more clarification on neighborhood revitalization. City Manager Jason Rabe said he would like to meet with them individually to better answer their question. Public hearing ended at 7:15 p.m.

A motion was made by Councilor Miller and seconded by Councilor Gengler to approve the November 19, 2019 Council Meeting Minutes, and Appropriations 12A in its entirety. Motion carried 6-0. Nays: None.

City Manager Jason Rabe presented plaques to out-going council members Lloyd Littrell and Kent Miller.

The Oath of Office was administered to newly elected and re-elected council members Todd Adolf, Jamie Meier, Andrew Grabon, Lee McMillan, and Mayor Tom Naasz.

A motion was made by Councilor McMillan and seconded by Councilor Meier to nominate Councilor Andrew Grabon as Council President. Motion carried 6-0. Nays: None.

A motion was made by Councilor Grabon and seconded by Councilor Adolf to approve Employee Personal Holiday for 2020. Motion carried 6-0. Nays: None.

A motion was made by Councilor Otte and seconded by Councilor Gengler to approve Ordinance 2262 Neighborhood Revitalization. Motion carried 6-0. Nays: None.

A motion was made by Councilor McMillan and seconded by Councilor Otte to adjourn the meeting. Motion carried 6-0. The meeting ended at 8:11 p.m.

Work Session began at 8:11 p.m. Council Members in attendance were Council Members in attendance were Jamie Meier, Lee McMillan, Tony Gengler, Matt Otte, Todd Adolf and Andrew Grabon. Also present was, City Attorney Katie Schroeder, City Manager Jason Rabe, and City Clerk Amanda Lomax.

Department heads in attendance was Steve Krier, Doug Langham, Heather Hartman.

City Manager Jason Rabe showed Council thank you cards from different entities and showed them the Community Improvement award plaque and painting given to the city by OCCK, Inc.

City Manager Jason Rabe discussed the annual pay scale adjustment and parallel generation rates.

Work Session ended at 8:44 p.m.

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TOM NAASZ, Mayor

ATTEST:

_____

AMANDA LOMAX, City Clerk

Accounts Payable Detail Listing

City of Beloit

Vend# / Pay#	Vendor Name / Post Date	Due Date	Amount	Invoice / Account#	Work Order	Description	Date	PO#	Date / Debit	Status / Credit
1060	**ACCURATE LABS**									
78699	12/19/2019	12/19/2019	789.92	SU31127						Posted
				51-41-6170		CHEMICALS			789.92✓	0.00
8	**ACE HARDWARE**									
78553	12/19/2019	12/19/2019	4.99	540421						Posted
				10-11-4300		SPRAY PAINT			4.99✓	0.00
78561	12/19/2019	12/19/2019	257.97							Posted
				10-11-6000		546451-CAULK			2.99✓	0.00
				10-11-6000		546235-LED BULBS			32.97✓	0.00
				10-11-4300		545452-BLADE & GRND WHEEL			8.18✓	0.00
				10-11-4300		545464-HDW, NAIL, SELF LEVELER			6.58✓	0.00
				10-11-4300		545370-HANDLE REPAIR KIT			7.59✓	0.00
				10-11-6000		545351-COFFEE FILTERS, BATTERIES,			44.96✓	0.00
				10-11-4300		545414-O-RING, VALVE REPAIR			24.78✓	0.00
				10-11-4300		545429-HDW			4.74✓	0.00
				10-11-4300		545637-HANDLE, CAP, VALVE REPAIR			72.96✓	0.00
				10-11-4300		545934-MOUSE TRAPS			13.18✓	0.00
				10-11-4300		545976-NUT, PVC TRAP, CEMENT			15.07✓	0.00
				10-11-4300		545982-VAC FILTER			23.97✓	0.00
									257.97✓	0.00
78603	12/19/2019	12/19/2019	25.99	545595						Posted
				10-13-3510		PET BOWL			25.99✓	0.00
78631	12/19/2019	12/19/2019	75.69							Posted
				10-15-6000		545640-BIT			3.99✓	0.00
				10-15-6000		545671-HDW			2.68✓	0.00
				10-15-6000		545855-HDW			4.78✓	0.00
				10-15-6000		545858-HDW			5.18✓	0.00
				10-15-6000		545952-WASHER FLUID, ELEC TAPE			16.41✓	0.00
				10-15-6000		545965-HDW			42.65✓	0.00
									75.69✓	0.00
78641	12/19/2019	12/19/2019	179.49							Posted
				10-18-6000		546758-RAKE, SHOVEL, SNOW PUSHER			111.95✓	0.00
				10-21-4300		546002-PAINT & FILTERS			55.56✓	0.00
				10-19-4300		545624-TOGGLE SWITCH & COVER			11.98✓	0.00
									179.49✓	0.00
78679	12/19/2019	12/19/2019	222.78							Posted
				10-11-6000		546474-CHRISTMAS LIGHTS			44.16✓	0.00
				53-43-7450		546747-DRILL BIT, HEX KEY SET			78.98✓	0.00
				53-41-6000		546462-CORD			17.49✓	0.00
				53-43-6170		546206-ANTIFREEZE			18.00✓	0.00
				53-43-6000		545983-INDOOR TIMER			7.99✓	0.00
				53-41-6000		545844-HDW & TUBING			3.26✓	0.00
				53-41-6000		545906-WASHER, COVER, SIMPLE GRE			32.16✓	0.00
				53-41-6000		545651-ADAPTER, COUPLE, CEMENT			12.75✓	0.00
				53-41-6000		546263-FLUSH LEVER			7.99✓	0.00
									222.78✓	0.00
78700	12/19/2019	12/19/2019	579.26							Posted
				51-43-6000		546689-KNIFE, WAX, BATTERIES			60.95✓	0.00
				51-43-6000		546736-BLADE, WHEEL GRIND			25.13✓	0.00
				51-41-4360		546748-FLOAT			119.99✓	0.00
				51-41-6000		546413-BLADES & PAINT			79.96✓	0.00
				51-41-6000		546444-TIE-DOWN & LUMBER			38.46✓	0.00
				51-41-6000		546180-SNOW PUSHER, COMPOUND S\			47.98✓	0.00
				51-41-6000		546234-BATTERY			15.99✓	0.00
				52-43-6000		545816-JOINT & EXT BAR			30.98✓	0.00
				51-43-6000		546039-HDW			2.76✓	0.00
				51-41-4360		545699-SWITCH			29.97✓	0.00
				51-41-6110		545832-TRASH BAGS			9.99✓	0.00
				51-41-6000		545933-SEAL & TORCH KIT			54.16✓	0.00
				52-41-4300		545282-BALL VALVE, COUPLE, NIPPLE			62.94✓	0.00
									579.26✓	0.00
78724	12/19/2019	12/19/2019	94.98	546756						Posted
				10-18-6000		SAW BLADES			94.98✓	0.00

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					Account# / Work Order				
8	**ACE HARDWARE (continued)**								
78737	12/19/2019	12/19/2019	13.99	546789	RELIEF VALVE		13.99		Posted 0.00
					53-41-4300				
78746	12/19/2019	12/19/2019	36.99	546883	SCOOP		36.99		Posted 0.00
					10-11-6000				
9	**ACKERMAN SUPPLY**								
78623	12/19/2019	12/19/2019	46.97						Posted
					296433-FLASHLITE		19.99		0.00
					296437-BATTERIES		26.98		0.00
					10-15-6000		46.97		0.00
					10-15-6000				
78638	12/19/2019	12/19/2019	128.59	296655	WINCH, SNAP, ROPE CLIP, CABLE		128.59		Posted 0.00
					10-21-6000				
78692	12/19/2019	12/19/2019	4.99	296753	KEY		4.99		Posted 0.00
					51-41-6000				
11	**ADVANCE INSURANCE COMPANY**								
78562	12/19/2019	12/19/2019	785.57		DECEMBER 2019 LIFE INS. PREMIUMS		785.57		Posted 0.00
					21-00-2100				
12	**AERO-MOD INC**								
78701	12/19/2019	12/19/2019	1,230.13	SO36780-1	HEX TUBE		1,230.13		Posted 0.00
					52-41-4360				
767	**AIRGAS USA, LLC**								
78738	12/19/2019	12/19/2019	168.66						Posted
					9966795373-CYLINDER RENTAL		58.10		0.00
					9095824428-SAFETY GLASSES		55.28		0.00
					9095824428-SAFETY GLASSES		55.28		0.00
					168.66				0.00
					53-41-6230				
					53-41-7440				
					51-43-7440				
3148	**AMERICAN AG & AUTO**								
78604	12/19/2019	12/19/2019	80.00	21227	TOW BILL		80.00		Posted 0.00
					10-13-7420				
813	**AMERIPRIDE SERVICES INC.**								
78632	12/19/2019	12/19/2019	90.65	2301096222	SHOP TOWELS-RUGS		90.65		Posted 0.00
					10-15-3000				
3250	**ANALYTICAL SERVICES, INC.**								
78702	12/19/2019	12/19/2019	433.00	36715	LAB TESTING		433.00		Posted 0.00
					51-41-3000				
2272	**APPLIED CONCEPTS, INC.**								
78605	12/19/2019	12/19/2019	2,225.00	358070	MOUNTING KIT FOR PD VEHICLE		2,225.00		Posted 0.00
					10-13-7440				
2032	**AT&T**								
78563	12/19/2019	12/19/2019	128.40	08900759485827	PD INTERNET		128.40		Posted 0.00
					10-13-5310				
78564	12/19/2019	12/19/2019	254.99	78573838216789	SEWER		254.99		Posted 0.00
					51-43-5310				
3253	**AT&T MOBILITY**								
78606	12/19/2019	12/19/2019	359.12	287289769859X11	PD PHONES		359.12		Posted 0.00
					10-13-5310				
3127	**BACKGROUND INVESTIGATION BUREAU, LLC**								
78565	12/19/2019	12/19/2019	131.45	CIT042120119-1	BACKGROUND CHECKS X 11		131.45		Posted 0.00
					10-11-3000				
63	**BELL MEMORIALS LLC**								
78633	12/19/2019	12/19/2019	115.64	13463	VINYL LETTERING		115.64		Posted 0.00
					10-15-4310				
64	**BELOIT AUTO AND TRUCK PLAZA**								
78607	12/19/2019	12/19/2019	440.29	69476	REPAIRS FOR 2015 FORD EXPLORER		440.29		Posted 0.00
					10-13-4310				
77	**BELOIT READY MIX**								
78639	12/19/2019	12/19/2019	2,000.00	533308	AB-3		2,000.00		Posted 0.00
					10-20-6160				
78716	12/19/2019	12/19/2019	468.00	533331	4 YD 6/27%		468.00		Posted 0.00
					25-00-6150				

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	Account#	Work Order		Description			Debit	Credit
77	**BELOIT READY MIX (continued)**							
78722	12/19/2019	12/19/2019	145.00	533332				Posted
	10-21-4300			5 TON 1 1/2 ROCK			145.00✓	0.00
78742	12/19/2019	12/19/2019	3,510.00	533330				Posted
	53-43-7200			30 YD 6/27%			1,170.00✓	0.00
	52-43-7200			30 YD 6/27%			1,170.00✓	0.00
	51-43-7200			30 YD 6/27%			1,170.00✓	0.00
							3,510.00✓	0.00
80	**BELOIT TYPEWRITER EXCHANGE**							
78560	12/19/2019	12/19/2019	25.90	032394				Posted
	10-11-6110			NAME PLATES			25.90✓	0.00
78652	12/19/2019	12/19/2019	35.82	852358				Posted
	53-43-6110			ERASERS, POST ITS, CLIPS			35.82✓	0.00
78694	12/19/2019	12/19/2019	36.20	852374				Posted
	51-41-5400			UPS			36.20✓	0.00
78717	12/19/2019	12/19/2019	39.99	852371				Posted
	10-15-6110			CASE OF PAPER			39.99✓	0.00
2735	**BEVERAGE CARBONATION SERVICE**							
78703	12/19/2019	12/19/2019	469.60	H25521				Posted
	51-41-6170			CO2			469.60✓	0.00
669	**BLADE-EMPIRE PUBLISHING**							
78712	12/19/2019	12/19/2019	586.00					Posted
	10-11-5400			206649-NEIGHBORHOOD REVITALIZE			134.40✓	0.00
	10-11-5400			206223-CITY COUNCIL AGENDA			105.00✓	0.00
	10-11-5400			206651-COUNCIL AGENDA			135.00✓	0.00
	10-11-5400			205833-2019 NCK HUNTING GUIDE			60.00✓	0.00
	10-11-5400			206790-THANKSGIVING			20.00✓	0.00
	10-11-5400			206149-VETERANS DAY			20.00✓	0.00
	10-11-5400			206085-BHS FALL SPORTS			30.00✓	0.00
	10-11-5400			207449-ORD. NO. 2262			100.80✓	0.00
	10-11-5400			207290-DISCOUNT			0.00	19.20✓
							605.20✓	19.20✓
88	**BLUE CROSS & BLUE SHIELD INSURANCE**							
78568	12/19/2019	12/19/2019	84,966.86					Posted
	21-00-2100			DECEMBER 2019 HEALTH INS. PREMIUI			84,966.86✓	0.00
91	**BOETTCHER SUPPLY INC**							
78608	12/19/2019	12/19/2019	19.70	1122472-1				Posted
	10-13-4300			WIRE			19.70✓	0.00
78620	12/19/2019	12/19/2019	120.80	1119856-1				Posted
	10-14-6000			BATTERIES			120.80✓	0.00
78642	12/19/2019	12/19/2019	309.23					Posted
	10-18-7450			1120004-1-CUT-OFF MACHINE			199.00✓	0.00
	10-18-4330			1121543-1-SPARK PLUG			3.58✓	0.00
	10-19-4300			1121125-1-CAPACITOR			5.34✓	0.00
	10-18-4330			1122153-1-GASKET, SEAL, ROD, CAMSH			101.31✓	0.00
							309.23✓	0.00

Vend# / Pay#	Vendor Name / Post Date	Due Date	Amount	Invoice / Account#	Work Order	Date	PO#	Description	Date / Debit	Status / Credit
91	**BOETTCHER SUPPLY INC (continued)**									
78680	12/19/2019	12/19/2019	833.83							Posted
				53-43-7450				1122823-1-M18 4PC + PACKOUT	499.00	0.00
				53-43-6000				1122823-1-WASHER & SLOTTED STRUT	25.31	0.00
				53-43-4300				1120160-1-CONNECTOR	18.00	0.00
				52-43-4360				1120160-1-CONNECTOR	18.00	0.00
				51-43-4360				1120160-1-CONNECTOR	18.00	0.00
				53-43-4300				1119991-1-FITTING & SCREEN	7.33	0.00
				52-43-4360				1119991-1-FITTING & SCREEN	7.33	0.00
				51-43-4360				1119991-1-FITTING & SCREEN	7.33	0.00
				53-43-4300				1119885-1-CONTROL, COVER, BOX	11.98	0.00
				52-43-4360				1119885-1-CONTROL, COVER, BOX	11.98	0.00
				51-43-4360				1119885-1-CONTROL, COVER, BOX	11.97	0.00
				53-43-4300				1119902-1-CONDUIT	14.08	0.00
				52-43-4360				1119902-1-CONDUIT	14.07	0.00
				51-43-4360				1119902-1-CONDUIT	14.07	0.00
				53-43-7450				1119877-1-ELECTRICIANS KIT	51.80	0.00
				52-43-7450				1119877-1-ELECTRICIANS KIT	51.79	0.00
				51-43-7450				1119877-1-ELECTRICIANS KIT	51.79	0.00
									833.83	0.00
78681	12/19/2019	12/19/2019	600.21							Posted
				53-43-6000				1122932-1-ELBOW	3.08	0.00
				53-43-7450				1122759-1-TAPE MEASURE	19.99	0.00
				53-43-6000				1120969-1-RECEPTACLE, PLUG, CORD	139.68	0.00
				53-41-4300				1122351-1-BULBS	124.60	0.00
				53-41-6000				1121957-1-LIGHT BULBS	13.86	0.00
				53-43-6000				1120950-1-PLUG	7.29	0.00
				53-43-6000				1121021-1-CORD & PLUG	56.38	0.00
				53-41-4330				1119792-1-FLOAT SWITCH	44.94	0.00
				53-43-6000				1120217-1-CORD & GRIP	132.59	0.00
				53-43-6000				11200170-1-HUB	8.80	0.00
				53-41-6000				1120987-1-BULB	49.00	0.00
									600.21	0.00
78704	12/19/2019	12/19/2019	102.81							Posted
				52-41-4360				1121454-1-BATTERY	27.34	0.00
				52-43-4360				1122061-1-BREAKER	27.00	0.00
				52-43-4360				1120221-1-DEGREE, COUPLING, PIPE	31.77	0.00
				52-41-4360				1120628-1-BALL VALVE	9.28	0.00
				51-41-4360				1119643-1-HANGER & ROD	7.42	0.00
									102.81	0.00
78725	12/19/2019	12/19/2019	777.00	1122927-1						Posted
				10-18-7450				4PC + PACKOUT, FLOOD LIGHT, BATTE	777.00	0.00
102	**BROWN'S ELECTRONICS, INC**									
78619	12/19/2019	12/19/2019	268.00	63815						Posted
				10-14-7470				RADIO	268.00	0.00
1258	**BUMPER TO BUMPER AUTO PARTS**									
78609	12/19/2019	12/19/2019	137.17							Posted
				10-13-4310				758393-BRAKE PAD & FLUID	62.06	0.00
				10-13-4310				758411-BULB, OIL FILTER, ANTIFREEZE	24.46	0.00
				10-13-4310				759686-HOSE & HEATER CONNECTORS	50.65	0.00
									137.17	0.00
78634	12/19/2019	12/19/2019	98.51							Posted
				10-15-6000				760058-BRAKE FLUID	26.66	0.00
				10-15-6000				759454-FILTER & FUEL LINE HOSE	10.73	0.00
				10-22-4310				759500-IGNITION WIRE BOOT & SPARK	61.12	0.00
									98.51	0.00
78643	12/19/2019	12/19/2019	275.83							Posted
				10-18-4310				760383-BRAKE & GLASS CLEANER	27.39	0.00
				10-18-4310				760385-OIL, GREASE, TRANS/WASHER/	248.44	0.00
									275.83	0.00
78682	12/19/2019	12/19/2019	7.47	124IX7445						Posted
				53-43-4310				OIL FILTER & VAC HOSE	7.47	0.00

Vend# Vendor Name / Pay#	Post Date	Due Date	Amount	Invoice	Date	PO#	Date	Status
Account#	Work Order		Description				Debit	Credit
1258 BUMPER TO BUMPER AUTO PARTS (continued)								
78705	12/19/2019	12/19/2019	101.82					Posted
51-43-4310			759804-SENSORS				64.17	0.00
52-41-4310			759670-HEADLIGHT LENS				28.46	0.00
52-41-4310			759770-WASHER FLUID & OIL FILTER				9.19	0.00
							101.82	0.00
78719	12/19/2019	12/19/2019	5.45	124IX6349				Posted
10-15-4300			CREEPER WHEEL				5.45	0.00
78726	12/19/2019	12/19/2019	211.15					Posted
10-20-4310			124IY0454-WIPER BLADE				8.28	0.00
10-18-4310			124IX9762-OIL, AIR, FUEL FILTERS				202.87	0.00
							211.15	0.00
113 BUREAU OF RECLAMATION								
78569	12/19/2019	12/19/2019	20,976.00	1802719164				Posted
51-41-3000			FIRST INSTALLMENT OF 2020 O & M				20,976.00	0.00
78570	12/19/2019	12/19/2019	9,200.00	1802755797				Posted
51-41-3000			LAKE STORAGE 1ST INSTALLMENT FOI				9,200.00	0.00
1091 CARD SERVICES								
78731	12/19/2019	12/19/2019	195.17	0835				Posted
10-11-6110			ADOBE SOFTWARE				195.17	0.00
78732	12/19/2019	12/19/2019	1,373.00	6378				Posted
26-00-3000			ADOBE				16.26	0.00
10-11-4300			DRINKING FOUNTAINS				1,356.74	0.00
							1,373.00	0.00
78733	12/19/2019	12/19/2019	342.65	9974				Posted
10-13-6000			CANDY FOR HALLOWEEN				74.29	0.00
10-13-5320			POSTAGE				1.15	0.00
10-13-6120			AMMO				267.21	0.00
							342.65	0.00
78734	12/19/2019	12/19/2019	996.95	8199				Posted
52-41-3000			AMAZON PRIME MEMBERSHIP				12.99	0.00
51-41-5320			POSTAGE				5.71	0.00
51-41-5320			POSTAGE				17.30	0.00
51-41-5320			POSTAGE				24.45	0.00
52-43-4360			HOSES				391.44	0.00
51-41-4360			CLAMP, HC ALUM				112.73	0.00
52-43-4360			ALUMINUM PLATE				276.91	0.00
52-43-4360			SEAL ASSY				25.24	0.00
52-41-7490			TANK HEATERS				130.18	0.00
							996.95	0.00
78735	12/19/2019	12/19/2019	3,244.49	3920				Posted
10-15-5800			FUEL				41.42	0.00
10-15-5800			FUEL				125.00	0.00
10-15-5800			FUEL				29.95	0.00
10-15-5800			INJECTOR CLEANER				6.00	0.00
10-15-5800			MEAL				55.00	0.00
26-00-5800			MEAL				16.04	0.00
10-20-6110			PLANNER & COLUMNAR BOOK				41.43	0.00
10-15-5800			HOTEL				92.13	0.00
10-15-5800			HOTEL				92.13	0.00
26-00-5800			HOTEL				247.14	0.00
10-11-5320			STAMPS.COM MEMBER FEE				17.99	0.00
10-20-6000			VACUUM				54.00	0.00
10-11-5320			STAMPS				400.00	0.00
10-18-7310			TRAINING				15.00	0.00
10-17-6800			COED VB T-SHIRTS				118.00	0.00
10-18-7400			MESH VEST				58.52	0.00
10-21-4300			DOOR ALARM				275.00	0.00
10-21-6190			COFFEE POT				40.18	0.00
10-21-4300			TOILET REPAIR				1,473.30	0.00
10-19-4300			BOILER INSPECTION				30.00	0.00
10-11-3000			ADOBE				16.26	0.00
							3,244.49	0.00

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124	**CARRICO IMPLEMENT (continued)**									
78627	12/19/2019	12/19/2019	243.83							Posted
				10-15-4330		IA36927-FITTINGS & HOSE			93.82	0.00
				10-15-4330		IA36929-PARTS			4.68	0.00
				10-15-4330		IA37046-OIL			139.52	0.00
				25-00-4330		IA36293-PIN			5.81	0.00
									243.83	0.00
78677	12/19/2019	12/19/2019	636.35							Posted
				53-43-7450		IA37539-PUMP & PARTS			161.09	0.00
				52-43-7450		IA37539-PUMP & PARTS			161.09	0.00
				51-43-7450		IA37539-PUMP & PARTS			161.08	0.00
				53-43-4330		IA37051-ADAPTER & PARTS			153.09	0.00
									636.35	0.00
78697	12/19/2019	12/19/2019	439.12							Posted
				52-43-4310		IA36318-PINS			28.99	0.00
				52-43-4360		IA37548-IMPELER, SHIM, SEAL			42.44	0.00
				51-43-6000		IA36878-WASHERS			29.49	0.00
				51-43-4330		IA36695-NUTS			0.27	0.00
				51-43-4330		IA36714-SCREW			1.73	0.00
				52-43-4310		IA36556-BUCKET TOOT			11.20	0.00
				51-43-7450		IA35914-SKID STEER RENT-NOVEMBER			325.00	0.00
									439.12	0.00
78723	12/19/2019	12/19/2019	1,345.60							Posted
				10-20-7440		IA37878-BLACK WIDOW DISPLAY & GLC			250.00	0.00
				10-18-7440		IA37878-BLACK WIDOW DISPLAY & GLC			233.38	0.00
				10-18-4330		IA37879-FILTERS			862.22	0.00
									1,345.60	0.00
3316	**CENTRAL SAND COMPANY, INC.**									
78729	12/19/2019	12/19/2019	31,110.00	72036						Posted
				25-00-6090		CRUSHING CONCRETE			31,110.00	0.00
142	**CHAMBER OF COMMERCE**									
78571	12/19/2019	12/19/2019	900.00	3049						Posted
				10-11-5410		2020 MEMBERSHIP DUES			900.00	0.00
78610	12/19/2019	12/19/2019	2,450.00	281						Ck# 81204 Printed
				10-11-3000		2019 SERVICE AWARDS			200.00	0.00
				10-13-3000		2019 SERVICE AWARDS			200.00	0.00
				10-14-3000		2019 SERVICE AWARDS			350.00	0.00
				10-15-3000		2019 SERVICE AWARDS			50.00	0.00
				10-17-3000		2019 SERVICE AWARDS			100.00	0.00
				10-18-3000		2019 SERVICE AWARDS			150.00	0.00
				51-41-3000		2019 SERVICE AWARDS			250.00	0.00
				52-41-3000		2019 SERVICE AWARDS			650.00	0.00
				53-41-3000		2019 SERVICE AWARDS			250.00	0.00
				52-43-3000		2019 SERVICE AWARDS			250.00	0.00
									2,450.00	0.00
1200	**CHEMQUEST, INC.**									
78683	12/19/2019	12/19/2019	1,677.50	6364						Posted
				53-41-6170		MT-20			1,677.50	0.00
2906	**CINTAS CORPORATION**									
78635	12/19/2019	12/19/2019	71.00	5015460039						Posted
				10-15-3000		FIRST AID SUPPLIES			71.00	0.00
3149	**COMPLIANCE ONE**									
78573	12/19/2019	12/19/2019	469.50							Posted
				10-11-3000		262221-ADMIN FEE			165.00	0.00
				10-13-3000		262221-PRE-EMPLOYMENT			75.00	0.00
				10-11-3000		262221-EAP FEE			72.00	0.00
				10-11-3000		262220-ADMIN FEE			115.50	0.00
				10-11-3000		262220-EAP FEE			42.00	0.00
									469.50	0.00
3314	**CORNERSTONE FOUNDATION**									

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3314	**CORNERSTONE FOUNDATION (continued)**										
78572	12/19/2019	12/19/2019	4,900.00								Posted
							10-11-6600		DEMO REIMBURSEMENT-727 E COURT	1,225.00	0.00
							10-11-6600		DEMO REIMBURSEMENT-729 E COURT	1,225.00	0.00
							10-11-6600		DEMO REIMBURSEMENT-730 E MAIN	1,225.00	0.00
							10-11-6600		DEMO REIMBURSEMENT-728 E MAIN	1,225.00	0.00
										4,900.00	0.00
1358	**CUNNINGHAM TELEPHONE & CABLE CO**										
78574	12/19/2019	12/19/2019	80.77	03362							Posted
							10-15-5310		STREET DEPT	80.77	0.00
78575	12/19/2019	12/19/2019	83.51	10210							Posted
							26-00-5310		COMM DEV	83.51	0.00
78576	12/19/2019	12/19/2019	358.68	11854							Posted
							10-11-5310		ADMIN	358.68	0.00
78577	12/19/2019	12/19/2019	134.27	11856							Posted
							10-13-5310		PD	134.27	0.00
78578	12/19/2019	12/19/2019	76.49	12334							Posted
							10-14-5310		FD	76.49	0.00
78579	12/19/2019	12/19/2019	113.40	13609							Posted
							53-43-5310		SYSTEMS	37.80	0.00
							52-43-5310		SYSTEMS	37.80	0.00
							51-43-5310		SYSTEMS	37.80	0.00
										113.40	0.00
78580	12/19/2019	12/19/2019	216.74	13610							Posted
							10-22-5310		AIRPORT	216.74	0.00
78581	12/19/2019	12/19/2019	196.07	13094							Posted
							10-18-5310		PARKS & REC	146.12	0.00
							10-19-5310		PARKS & REC	49.95	0.00
										196.07	0.00
78582	12/19/2019	12/19/2019	279.72	12754							Posted
							51-41-5310		WATER PLANT	81.70	0.00
							53-41-5310		POWER PLANT	198.02	0.00
										279.72	0.00
78583	12/19/2019	12/19/2019	5.00	13611							Posted
							10-21-5310		POOL	5.00	0.00
3137	**CVA AREA 3 BELOIT OFFICE**										
78626	12/19/2019	12/19/2019	281.67								Posted
							10-15-6270		3840-DIESEL	31.72	0.00
							10-15-6270		3840-DIESEL	93.63	0.00
							10-15-6270		3840-DIESEL	130.91	0.00
							10-14-6260		4510-DIESEL	25.41	0.00
										281.67	0.00
3315	**DELL MARKETING L.P.**										
78611	12/19/2019	12/19/2019	3,950.75	10356418476							Posted
							10-13-7420		SERVER FOR VEHICLE	3,950.75	0.00
1795	**LUKE DENEKE**										
78629	12/19/2019	12/19/2019	50.56								Posted
							10-13-5800		MEAL REIMBURSEMENT-TRANSPORT	19.55	0.00
							10-13-5800		FUEL-TRANSPORT	31.01	0.00
										50.56	0.00
3306	**DEVORE AUTO BODY & COLLISION**										
78602	12/19/2019	12/19/2019	125.00	19-458							Posted
							10-13-7420		TOW BILL-B. INGALLS	125.00	0.00
193	**DOLLAR GENERAL STORE-MSC-410526**										
78559	12/19/2019	12/19/2019	44.50	1000924531							Posted
							10-11-6000		CHRISTMAS CANDY	44.50	0.00
78713	12/19/2019	12/19/2019	16.00	1000928836							Posted
							10-11-6000		CANDY	16.00	0.00
537	**GALLS, LLC**										
78612	12/19/2019	12/19/2019	155.98	014194257							Posted
							10-13-2911		UNIFORMS	155.98	0.00

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3006	**GT DISTRIBUTORS-AUSTIN (continued)**									Posted
78613	12/19/2019	12/19/2019	2,365.75	INV0738660		PATCH & CARRIERS			2,365.75	0.00
				10-13-7440						
271	**GUARANTY ST BANK & TRUST CO**									Posted
78557	12/19/2019	12/19/2019	5,463.27	1-1-2020		ALTEC DIGGER DERRICK #8212 LOAN F			4,753.40	0.00
				53-45-4726		ALTEC DIGGER DERRICK #8212 LOAN F			709.87	0.00
				53-45-4727					5,463.27	0.00
661	**HAMPEL OIL DISTRIBUTORS INC**									Posted
78684	12/19/2019	12/19/2019	738.65	91253334		MOBIL PEGASUS 701 OIL			738.65	0.00
				53-41-6180						
3246	**HILL'S PET NUTRITION SALES, INC**									Posted
78614	12/19/2019	12/19/2019	81.78	0234450896		DOG FOOD			81.78	0.00
				10-13-3510						
2554	**ERIC INGRAM**									Posted
78615	12/19/2019	12/19/2019	533.50	166		CAR STRIP & MISC.			533.50	0.00
				10-13-7420						
1221	**INTERNATIONAL CODE COUNCIL**									Posted
78745	12/19/2019	12/19/2019	325.00	3249585		3 YR MEMBERSHIP			325.00	0.00
				10-13-6600						
2359	**KANSAS CORPORATION COMMISSION**									Posted
78566	12/19/2019	12/19/2019	382.68							
				10-11-3000		Frasier/Johnson - 116 N Hersey			67.33	0.00
				10-11-3000		Darwin Wiles - 627 E 3rd			60.23	0.00
				10-11-3000		Frasier/Johnson - 116 N Hersey			67.33	0.00
				10-11-3000		Darwin Wiles - 627 E 3rd			60.23	0.00
				10-11-3000		Frasier/Johnson - 116 N Hersey			67.33	0.00
				10-11-3000		Darwin Wiles - 627 E 3rd			60.23	0.00
				10-11-3000					382.68	0.00
251	**KANSAS GAS SERVICE**									Posted
78584	12/19/2019	12/19/2019	59.91	200774227		502 E 12TH BLDG B-GENE			59.91	0.00
				53-43-6210						
78585	12/19/2019	12/19/2019	173.13	121850373						Posted
				53-43-6210		SYSTEMS			43.29	0.00
				52-43-6210		SYSTEMS			43.28	0.00
				51-43-6210		SYSTEMS			43.28	0.00
				10-13-6210		SYSTEMS			43.28	0.00
									173.13	0.00
78586	12/19/2019	12/19/2019	196.21	162672864		601 N MILL			196.21	Posted 0.00
				10-14-6210						
78587	12/19/2019	12/19/2019	144.10	169801291		215B S CHESTNUT			144.10	Posted 0.00
				51-41-6210						
78588	12/19/2019	12/19/2019	2,522.97	100270100						Posted
				10-15-6210		STREET & ALLEY			279.06	0.00
				51-41-6210		WATER			165.32	0.00
				53-41-6210		POWER PLANT			281.69	0.00
				10-18-6210		PARKS & REC			155.44	0.00
				10-22-6210		AIRPORT			41.12	0.00
				53-43-6210		SYSTEMS			287.76	0.00
				52-43-6210		SYSTEMS			287.76	0.00
				51-43-6210		SYSTEMS			287.76	0.00
				52-43-6210		818 E SOUTH ST			35.16	0.00
				10-11-6210		ADMIN			666.11	0.00
				52-43-6210		219 INDEPENDENCE GEN			35.79	0.00
									2,522.97	0.00
78589	12/19/2019	12/19/2019	1,513.78	121984891		1720 N HERSEY			1,513.78	Posted 0.00
				10-19-6210						
78590	12/19/2019	12/19/2019	78.87	156296173		215 S CHESTNUT			78.87	Posted 0.00
				53-41-6210						
367	**KANSAS MUNICIPAL UTILITIES**									

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367	**KANSAS MUNICIPAL UTILITIES (continued)**									
78685	12/19/2019	12/19/2019	3,709.00							Posted
				53-43-2400		14962-4TH YR APPRENTICE PROGRAM-			500.00✓	0.00
				53-41-5410		14897-2019 4TH QUARTER DUES			3,209.00✓	0.00
									3,709.00✓	0.00
370	**KANSAS ONE CALL SYSTEM INC**									
78591	12/19/2019	12/19/2019	30.00	9110149						Posted
				53-43-3000		LOCATES			10.00✓	0.00
				51-43-3000		LOCATES			10.00✓	0.00
				52-43-3000		LOCATES			10.00✓	0.00
									30.00✓	0.00
2724	**KC CLEAN**									
78727	12/19/2019	12/19/2019	1,560.60	121219						Posted
				10-21-6170		DE 50# BAGS			1,560.60✓	0.00
3075	**KIMBALL MIDWEST**									
78706	12/19/2019	12/19/2019	283.56	7577432						Posted
				51-41-6000		CITRIPLEX & LINERS			283.56✓	0.00
2042	**KMEA EMP2 OPERATING ACCOUNT**									
78739	12/19/2019	12/19/2019	63,085.88	EMP2-BE-2019-11						Posted
				53-41-6220		NOVEMBER SERVICE			63,085.88✓	0.00
393	**STEVE KRIER**									
78744	12/19/2019	12/19/2019	146.80							Posted
				53-43-2911		BOOT REIMBURSEMENT			146.80✓	0.00
394	**KRIERS' AUTO PARTS**									
78601	12/19/2019	12/19/2019	17.44							Posted
				10-13-4310		4925-307849-UPHOLSTERY PROTECTAI			10.45✓	0.00
				10-13-6000		4925-308532-SCRAPER			6.99✓	0.00
									17.44✓	0.00
78628	12/19/2019	12/19/2019	1,044.87							Posted
				10-22-4310		4925-308357-FUEL PUMP & SENDER			321.17✓	0.00
				10-15-4330		4925-308252-RESISTOR			27.94✓	0.00
				10-15-4330		4925-308370-RESISTOR			0.00	13.97✓
				10-15-4330		4925-308407-SPRING, COIL, LABOR			131.29✓	0.00
				10-15-4330		4925-308411-BATTERY CABLE LUG			1.30✓	0.00
				10-15-4330		4925-308428-SOLENOID			44.95✓	0.00
				10-15-4330		4925-308483-BATT DISCONNECT			73.99✓	0.00
				10-15-4330		4925-308502-QUICK CONNECT, HEX PLI			10.12✓	0.00
				10-15-4330		4925-308890-TRAILER CONNECTOR			3.79✓	0.00
				10-15-4330		4925-308915-BALL JOINT			16.20✓	0.00
				10-15-4330		4925-307917-AIR & LUBE			142.89✓	0.00
				10-15-4330		4925-308009-PLUG, COUPLINGS, COUP			41.38✓	0.00
				10-15-4330		4925-309884-LAMP			48.40✓	0.00
				10-15-4330		4925-309926-BULB			29.90✓	0.00
				10-15-6000		4925-309300-BRAKE CLEANER			41.16✓	0.00
				10-15-6000		4925-309506-FILTER			124.36✓	0.00
				25-00-4310					1,058.84✓	13.97
78678	12/19/2019	12/19/2019	578.37							Posted
				53-43-4330		4925-308415-GRINDING WHEEL & BRUS			21.10✓	0.00
				52-43-4360		4925-308415-GRINDING WHEEL & BRUS			21.09✓	0.00
				51-43-4360		4925-308415-GRINDING WHEEL & BRUS			21.09✓	0.00
				53-43-6170		4925-308791-ARGON MIX, TAPER PUNC			31.01✓	0.00
				52-43-6110		4925-308791-ARGON MIX, TAPER PUNC			31.00✓	0.00
				51-43-6110		4925-308791-ARGON MIX, TAPER PUNC			31.00✓	0.00
				53-41-4360		4925-309459-PUMP SEAL			61.25✓	0.00
				53-43-7450		4925-310302-PARTS			23.57✓	0.00
				53-43-4310		4925-308579-MIS MODEL 651 LED			271.01✓	0.00
				53-41-6000		4925-309743-O RING			5.00✓	0.00
				53-41-4360		4925-309717-PUMP SEAL			61.25✓	0.00
									578.37✓	0.00

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394	**KRIERS' AUTO PARTS (continued)**										
78698	12/19/2019	12/19/2019	73.24							Posted	
				51-43-6000		4925-308366-BLOW GUN COUPLER			15.08		0.00
				52-43-6000		4925-308366-BLOW GUN COUPLER			15.09		0.00
				53-43-6000		4925-308366-BLOW GUN COUPLER			15.09		0.00
				51-43-6270		4925-307994-FLOOR DRY			9.32		0.00
				52-43-6270		4925-307994-FLOOR DRY			9.33		0.00
				53-43-6270		4925-307994-FLOOR DRY			9.33		0.00
									73.24		0.00
78718	12/19/2019	12/19/2019	65.43							Posted	
				10-15-6000		4925-310179-WIPER BLADE			50.44		0.00
				10-15-6000		4925-310458-CHAINSAW BAR OIL			14.99		0.00
									65.43		0.00
78736	12/19/2019	12/19/2019	113.20							Posted	
				53-41-4360		4925-310297-PUMP SEAL			61.25		0.00
				53-41-4360		4925-310204-BEARINGS & RING			51.95		0.00
									113.20		0.00
188	**LAWSON PRODUCTS INC**										
78686	12/19/2019	12/19/2019	247.53	9307198630						Posted	
				53-41-6000		CUT OFF WHEEL, DISC, SEALANT			247.53		0.00
405	**LEAGUE OF KS MUNICIPALITIES**										
78567	12/19/2019	12/19/2019	2,124.61	20-34						Posted	
				10-11-3000		2020 CITY MEMBERSHIP DUES			2,064.61		0.00
				10-11-6400		2020 SUBSCRIPTION KS GOVT. JOURN/			60.00		0.00
									2,124.61		0.00
1907	**LEGACY MARK LLC**										
78644	12/19/2019	12/19/2019	389.52	103775-000						Posted	
				10-20-3000		CEMETERY SOFTWARE SUPPORT			389.52		0.00
409	**LIGHT & WATER UTILITIES**										
78556	12/19/2019	12/19/2019	24,370.12							Posted	
				10-11-6220		ADMIN			1,631.27		0.00
				10-11-6220		ADMIN SHARE			37.49		0.00
				10-13-6220		PD SHARE			37.48		0.00
				51-41-6220		WATER SHARE			37.48		0.00
				10-14-6220		FIRE DEPT			253.36		0.00
				10-15-6220		TRANSPORTATION			359.99		0.00
				10-18-6220		PARKS & REC			1,517.25		0.00
				10-20-6220		CEMETERY			159.22		0.00
				10-22-6220		AIRPORT			230.48		0.00
				51-41-6220		WATER PLANT			4,188.16		0.00
				52-41-6220		SEWER PLANT			8,906.50		0.00
				53-41-6220		POWER PLANT			269.08		0.00
				51-43-6220		WATER SYSTEMS			132.92		0.00
				52-43-6220		SEWER SYSTEMS			132.92		0.00
				53-43-6220		SYSTEMS OP SHARE			132.91		0.00
				51-43-6220		SYSTEMS OP SHARE			30.56		0.00
				52-43-6220		SYSTEMS OP SHARE			30.56		0.00
				53-43-6220		SYSTEMS OP SHARE			30.55		0.00
				10-13-6220		PD SHARE			30.55		0.00
				53-43-6220		ELECTRIC SYSTEMS			71.95		0.00
				10-19-6220		NORTH CAMPUS			5,886.55		0.00
				10-21-6220		POOL			241.92		0.00
				10-13-6220		PD			20.97		0.00
									24,370.12		0.00
3156	**LOCKIT TECHNOLOGIES LLC**										
78616	12/19/2019	12/19/2019	1,291.00	4503						Posted	
				10-13-7460		SERVICE CONTRACT			1,291.00		0.00
426	**CRAIG MARCOTTE**										
78674	12/19/2019	12/19/2019	50.00	33673420						Posted	
				10-13-6600		MOWING-603 N CENTRAL			50.00		0.00

Vend# / Pay#	Vendor Name / Post Date	Due Date	Account#	Work Order	Amount	Invoice	Description	Date	PO#	Date / Debit	Status / Credit
424	**MCHENRY ELECTRIC & SUPPLY (continued)**										Posted
78640	12/19/2019	12/19/2019	10-20-7490		1,251.66	024934	SPOOLS, COVER, FILTERS, MIX PACKS			1,251.66	0.00
470	**MITCHELL COUNTY SOLID WASTE**										Posted
78673	12/19/2019	12/19/2019	53-43-3000		14.40	014946A	LUMBER DISPOSAL			4.80	0.00
			52-43-3000				LUMBER DISPOSAL			4.80	0.00
			51-43-3000				LUMBER DISPOSAL			4.80	0.00
										14.40	0.00
78696	12/19/2019	12/19/2019	51-41-3000		20.00		006127-TRASH			10.00	0.00
			51-41-3000				006121-TRASH			10.00	0.00
										20.00	0.00
2480	**MUELLER SYSTEMS, LLC**										Posted
78687	12/19/2019	12/19/2019	53-43-3000		2,226.00		4160714-HUB COLLECTOR ANNUAL MA			927.50	0.00
			51-43-3000				4160714-HUB COLLECTOR ANNUAL MA			927.50	0.00
			53-43-3000				4160715-MAINTENANCE FEE			185.50	0.00
			51-43-3000				4160715-MAINTENANCE FEE			185.50	0.00
										2,226.00	0.00
494	**NEBRASKA MUNICIPAL POWER POOL**										Posted
78594	12/19/2019	12/19/2019	10-11-3360		6,311.00	29973	2020 SUPPORT PLAN			6,311.00	0.00
2759	**RYAN NELSON**										Posted
78649	12/19/2019	12/19/2019	53-41-2911		150.00		BOOT REIMBURSEMENT			150.00	0.00
2832	**NEX-TECH INC**										Posted
78592	12/19/2019	12/19/2019	10-11-3360		2,423.41		406810-ADMIN-DECEMBER CHARGES			1,633.00	0.00
			10-11-6110				MA-83286-PRINTER CARTRIDGES			790.41	0.00
										2,423.41	0.00
2839	**NEXTRUST INC.**										Posted
78593	12/19/2019	12/19/2019	10-11-5320		1,147.36	261677	UTILITY BILLS			1,147.36	0.00
750	**NORTH CENTRAL AIR, INC**										Posted
78740	12/19/2019	12/19/2019	53-41-4360		174.31	6-8-84971	CHECK VALVE			174.31	0.00
3200	**NUTRIEN AG SOLUTIONS**										Posted
78645	12/19/2019	12/19/2019	10-19-6170		217.98	40921657	SWORD			217.98	0.00
2181	**CLINT OFFUTT**										Posted
78617	12/19/2019	12/19/2019	10-13-4310		90.00	16842	FRONT WINDOW TINTING			90.00	0.00
2946	**PACE ANALYTICAL SERVICES, INC.**										Posted
78743	12/19/2019	12/19/2019	51-41-3000		444.00	1960093368	LAB TESTING			444.00	0.00
1076	**PFEIFLEY JEWELERS**										Posted
78595	12/19/2019	12/19/2019	10-11-6000		92.35	77014	2 PLAQUES & FREIGHT			92.35	0.00
527	**PIERCE ELECTRONICS**										Posted
78707	12/19/2019	12/19/2019	51-41-3000		2,976.00	30329	PRESSURE REDUCERS			2,976.00	0.00
1263	**PRAIRIE FIRE COFFEE ROASTERS**										Posted
78625	12/19/2019	12/19/2019	10-15-3000		47.40	1178578	COFFEE			47.40	0.00

Vend# / Pay#	Vendor Name / Post Date	Due Date	Amount	Invoice / Account#	Work Order	Description	Date	PO#	Date / Debit	Status / Credit
1263	**PRAIRIE FIRE COFFEE ROASTERS (continued)**									
78676	12/19/2019	12/19/2019	108.77							Posted
				53-43-3000		1178579-COFFEE			18.57	0.00
				52-43-3000		1178579-COFFEE			18.57	0.00
				51-43-3000		1178579-COFFEE			18.57	0.00
				53-41-3000		1178575-COFFEE			53.06	0.00
									108.77	0.00
3305	**PRIORITY POWER MANAGEMENT, LLC**									
78688	12/19/2019	12/19/2019	2,838.70							Posted
				53-41-3000		15579-CONSULTING AGREEMENT-OCT(			1,060.00	0.00
				53-41-3000		15707-CONSULTING AGREEMENT-NOVI			1,778.70	0.00
									2,838.70	0.00
2979	**RAY'S APPLE MARKET**									
78554	12/19/2019	12/19/2019	12.98							Posted
				10-14-6000		CREDIT FOR OVERPAYMENT			0.00	52.96
				51-41-6000		5845-COFFEE & BOUNTY			65.94	0.00
									65.94	52.96
78558	12/19/2019	12/19/2019	93.28							Posted
				26-00-6000		5497-COFFEE			21.56	0.00
				10-11-6000		1767-KLEENEX, COFFEE, CREAMER, SF			71.72	0.00
									93.28	0.00
78624	12/19/2019	12/19/2019	14.16	9534						Posted
				10-15-6000		PLATES, BOWLS, PINE SOL, GLADE, DA			14.16	0.00
78651	12/19/2019	12/19/2019	29.34	2237						Posted
				53-43-6000		BANDAIDS			9.78	0.00
				52-43-6000		BANDAIDS			9.78	0.00
				51-43-6000		BANDAIDS			9.78	0.00
									29.34	0.00
321	**RICOH USA, INC**									
78596	12/19/2019	12/19/2019	310.88	102983156						Posted
				10-11-3360		RICOH RENTAL			310.88	0.00
78597	12/19/2019	12/19/2019	126.76	5058183482						Posted
				10-11-3000		COPY MACHINE			126.76	0.00
582	**SALINA SUPPLY COMPANY**									
78709	12/19/2019	12/19/2019	161.72							Posted
				51-41-4360		S100159372.001-FLANGE			9.00	0.00
				51-41-4360		S100157444.001-GATE VALVE WITH HAI			411.07	0.00
				51-41-4360		OVERPAYMENT INV. S100159237.001			0.00	258.35
									420.07	258.35
94	**SCHENDEL PEST CONTROL**									
78689	12/19/2019	12/19/2019	50.00	79455						Posted
				53-43-3000		PEST CONTROL			16.67	0.00
				52-43-3000		PEST CONTROL			16.67	0.00
				51-43-3000		PEST CONTROL			16.66	0.00
									50.00	0.00
2418	**SCHROEDER LAW OFFICE, LLC**									
78598	12/19/2019	12/19/2019	15.10	3689						Posted
				10-11-6110		OFFICE EXPENSES-NOVEMBER			15.10	0.00
488	**SCHWAB EATON BELOIT**									
78599	12/19/2019	12/19/2019	3,725.00							Posted
				30-00-3000		19.B045-1-SURVEY OF CITY/SCHOOL B/			2,510.00	0.00
				30-00-3000		19.B063-1-BOUNDARY SURVEY TRACTS			1,215.00	0.00
									3,725.00	0.00
3301	**AMANDA SEYFERT**									
78618	12/19/2019	12/19/2019	60.00							Posted
				10-12-3320		RESTITUTION FOR DOG BITE-20190033			60.00	0.00
607	**SHAMBURG OIL COMPANY**									
78622	12/19/2019	12/19/2019	1,275.00	703360						Posted
				25-00-6180		OIL			1,275.00	0.00

Vend# / Pay#	Vendor Name / Post Date	Due Date	Amount	Invoice	Date	PO#	Date / Debit	Status / Credit
	Account#	Work Order		Description				
607	**SHAMBURG OIL COMPANY (continued)**							
78650	12/19/2019	12/19/2019	415.08					Posted
	53-43-6270			704616-DIESEL			104.97✓	0.00
	53-43-6270			705815-DIESEL			85.76✓	0.00
	53-43-6270			705589-DIESEL			83.00✓	0.00
	53-43-6270			707046-DIESEL			62.00✓	0.00
	53-43-6270			707018-DIESEL			120.00✓	0.00
	53-43-6270			593061-EXCISE TAX CREDIT NOVEMBEI			0.00	40.65✓
							455.73✓	40.65✓
78693	12/19/2019	12/19/2019	24.58	707043				Posted
	51-43-6270			DIESEL			24.58✓	0.00
710	**SMITH AND LOVELESS**							
78708	12/19/2019	12/19/2019	513.91	139494				Posted
	52-43-4360			PUMP VAC REPAIR KIT			513.91✓	0.00
2367	**SOLOMON CORPORATION**							
78690	12/19/2019	12/19/2019	11,842.78	328819				Posted
	53-43-6070			TRANSFORMER			11,842.78✓	0.00
626	**SOLOMON VALLEY HOME CENTER**							
78600	12/19/2019	12/19/2019	17.97	0499901				Posted
	10-11-6000			PAINT CANS			17.97✓	0.00
78636	12/19/2019	12/19/2019	41.00	0497312				Posted
	10-15-6130			2X12			41.00✓	0.00
78646	12/19/2019	12/19/2019	4,981.38					Posted
	10-18-6000			0500431-TAPE MEASURE, BLADES, BITS			219.39✓	0.00
	10-11-6000			0499707-HOSPICE WINDOW REPLACEM			38.39✓	0.00
	10-11-6000			0499640-HOSPICE WINDOW REPLACEM			39.24✓	0.00
	10-11-6000			0499305-HOSPICE WINDOW PROJECT			663.38✓	0.00
	30-00-6000			0500337-SUPPLIES FOR TRASH CANS			2,960.47✓	0.00
	10-18-7400			0496938-BLADES			35.58✓	0.00
	10-18-6000			0499303-ADHESIVE			11.58✓	0.00
	10-21-4300			0499240-ROPE, PULLEY, SNAP, BOLT			50.74✓	0.00
	10-20-6130			0499116-PLYWOOD			146.94✓	0.00
	10-18-7310			0499118-TUBE, WIRE, 2X2			83.14✓	0.00
	10-18-6000			0499991-BITS, PINE, PAINT, 2X8			73.99✓	0.00
	10-21-4300			0498839-SEALANT			31.47✓	0.00
	10-18-6000			0497150-PAINT			14.37✓	0.00
	10-18-6130			0500315-PLYWOOD, HANGER, 2X'S			612.70✓	0.00
							4,981.38✓	0.00
78710	12/19/2019	12/19/2019	84.27					Posted
	52-43-6000			0500024-SOCKETS			13.87✓	0.00
	52-41-4300			0497049-SEALANTS			70.40✓	0.00
							84.27✓	0.00
78720	12/19/2019	12/19/2019	33.35	0500609				Posted
	10-15-6130			SAKRETE & CEMENT			33.35✓	0.00
78728	12/19/2019	12/19/2019	109.36	0500360				Posted
	10-21-4300			CLOTH, RESIN, SEAL TAPE, SEALER			109.36✓	0.00
643	**STANION WHSE ELECTRIC COMPANY**							
78691	12/19/2019	12/19/2019	1,647.70					Posted
	53-43-6000			4850738-00-ALUMA FORM PORC CUT			754.05✓	0.00
	53-43-6000			4842405-01-BOLT			3.60✓	0.00
	53-43-4330			4833763-00-GREENLEE TAMPER			890.05✓	0.00
							1,647.70✓	0.00
2798	**SUMMIT TRUCK GROUP OF SALINA**							
78621	12/19/2019	12/19/2019	41.69					Posted
	10-14-4310			410174105-TUBE			17.42✓	0.00
	10-14-4310			410174103-CHECK VALVE			24.27✓	0.00
							41.69✓	0.00
423	**SUNNYVIEW CUSTOM DESIGNS**							
78675	12/19/2019	12/19/2019	254.50	816417				Posted
	53-43-2911			LOGOS & SHORTEN SLEEVE			254.50✓	0.00

Vend# / Pay#	Vendor Name / Post Date	Due Date	Amount	Invoice	Date	PO#	Date / Debit	Status / Credit
	Account#	Work Order		Description				
673	**THOMPSON'S OK TIRE, INC (continued)**							
78637	12/19/2019	12/19/2019	58.90					Posted
	10-15-6140			40421-FLAT REPAIR			43.90✓	0.00
	10-15-6140			40138-FLAT REPAIR			15.00✓	0.00
							58.90✓	0.00
78647	12/19/2019	12/19/2019	1,533.30	41400				Posted
	10-20-6140			BACKHOE TIRES			500.00✓	0.00
	10-18-6140			BACKHOE TIRES			333.30✓	0.00
	10-20-4310			BACKHOE TIRES			700.00✓	0.00
							1,533.30✓	0.00
78711	12/19/2019	12/19/2019	18.00	41831				Posted
	51-43-6140			FLAT REPAIR			18.00✓	0.00
78721	12/19/2019	12/19/2019	1,318.88					Posted
	10-15-6140			39327-TIRES			1,258.88✓	0.00
	10-15-6140			41916-FLAT REPAIRS			60.00✓	0.00
							1,318.88✓	0.00
697	**USD 273**							
78715	12/19/2019	12/19/2019	2,250.00					Posted
	10-11-6500			PAT REFUND FOR 1/2 YEAR LEASE			2,250.00✓	0.00
410	**UTILITIES**							
78714	12/19/2019	12/19/2019	722.22	7346				Posted
	10-13-6220			CITY SHARE OF JAIL UTILITIES			722.22✓	0.00
2067	**VERIZON WIRELESS SERVICES, LLC**							
78730	12/19/2019	12/19/2019	47.31	9843460656				Posted
	10-18-5310			PARKS & REC ON CALL PHONE			47.31✓	0.00
722	**WATTS AND SON**							
78695	12/19/2019	12/19/2019	80.95					Posted
	51-41-4360			4996-SENSOR FOR WATER PLANT			15.95✓	0.00
	10-11-4300			4997-CHECKED HEAT PUMP FOR ECON			65.00✓	0.00
							80.95✓	0.00
3111	**ZEBEC OF NORTH AMERICA, INC.**							
78648	12/19/2019	12/19/2019	349.66	43101				Posted
	10-21-6000			TUBES			349.66✓	0.00
758	**ZEP INC.**							
78741	12/19/2019	12/19/2019	356.28	9004750732				Posted
	53-41-6000			ZEP SHIELDS			356.28✓	0.00
			358,709.52	172 Non-voided payables listed.				

Report Setup
AP - Accounts Payable Listing : Vendor Name
Filter Options
Starting: 12/19/2019
Ending: 12/19/2019
Banks: All
Payable Status: Posted, Printed, ACH, Recorded, Voided
All Vendors Selected

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: Ordinance 2263- Parallel Generation Ordinance Amendment

ORIGINATING DEPARTMENT:
Administration

TYPE OF ACTION:
- [x] ORDINANCE
- [ ] RESOLUTION
- [ ] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend that we approved Ordinance 2263 amending the current Parallel Generation Ordinance.

BACKGROUND:

The City of Beloit council previously passed a Parallel Generation Ordinance at the end of 2018. Now that some parallel generation customers are coming on line, a review of the rate structure was in order to make sure it was fair to the parallel generation customer and to the traditional customer.

FINANCIAL IMPACT:

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELOIT, KANSAS AMENDING ORDINANCE 2238 CONCERNING THE CAPACITY CHARGE AND BILLING CREDIT FOR PARALLEL GENERATION SYSTEMS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BELOIT, KANSAS:

SECTION 1. Sections 5, 8, and 9 of Ordinance 2238 are hereby amended as follows:

RENEWABLE PARALLEL GENERATION POLICY.

Section 5. Rates.

In addition to the rates set in Chapter 17, Article 3 of the Code of the City of Beloit for Commercial and Residential Customers, all interconnected Parallel Generation shall be billed monthly a Capacity Charge based off of the System Nameplate Capacity Rating. The Capacity Charge shall be calculated using the following formula:

System Nameplate Capacity Rating (kW) x $2.00 = Capacity Charge

Section 8. Customer Billing.

The measurement of net electricity supplied by the Electric Utility and delivered to the Electric Utility shall be calculated in the following manner. Electric Utility shall measure the amount of electricity delivered by Electric Utility to Customer and the amount of electricity generated by the Customer and delivered to Electric Utility during the billing period, in accordance with normal metering practices. The kWh delivered by Electric Utility to the Customer shall be billed to the Customer at the rates contained in Chapter 17, Article 3 of the Code of the City of Beloit. The kWh generated by the Customer and delivered to the Electric Utility shall be credited as described in Customer Billing Credit below. The calculated credit ($) applied to the bill will not result in a total bill less than the Minimum Bill.

Section 9. Customer Billing Credit.

The billing credit for surplus energy generated by the Generation Facility and delivered to the Electric Distribution System that exceeds the Customer's instantaneous load but is not in excess of the appropriate generator size, the City shall credit one hundred percent (100%) of the City's actual total cost of purchased energy per kWh ($/kWh) for the periods in which energy was delivered to the City.

SECTION 2. This Ordinance shall take effect and be in force from and after its publication in the official City Newspaper.

PASSED AND ADOPTED this 17th day of December, 2019 by the Governing Body of the City of Beloit, Kansas.

_____
Tom Naasz, Mayor

ATTEST:

_____
Mandy Lomax, City Clerk

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: Resolution 2019-25 North Campus USD 273 Land Exchange

ORIGINATING DEPARTMENT:
Administration

TYPE OF ACTION:
- [ ] ORDINANCE
- [x] RESOLUTION
- [ ] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend that Council approve Resolution 2019-25 North Campus Property Exchange Agreement between the City of Beloit and USD 273.

*Note: This agreement was previously passed on November 19th, 2019 by the City of Beloit. Prior to USD 273 passing the agreement, several minor changes were added to the document. We will review those changes at our meeting. Closing is scheduled for the end of December.

BACKGROUND:

The City of Beloit and USD 273 have been discussing the transfer of currently leased property from the City of Beloit to USD 273. Currently, USD 273 houses their Transitional Learning Facility and two day care facilities in these buildings. It is to the benefit of both entities that this transition be made both from a financial perspective but also a use perspective. In consideration of this, the City of Beloit will offset the cost of the HVAC improvements in exchange for the Cookie Ballfield property and for the long term benefit of no longer maintaining a boiler system and the properties themselves.

FINANCIAL IMPACT:

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Administrator

RESOLUTION 2019-25

A RESOLUTION APPROVING A LAND EXCHANGE AGREEMENT WITH USD 273.

WHEREAS, the Beloit City Council desires to enter into a land exchange agreement with USD 273.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the City of Beloit, Kansas:

1. **Agreement.** The Land Exchange Agreement between USD 273 and the City of Beloit, Kansas, is hereby adopted at attached hereto as **Exhibit A**.

2. **Implementation.** The Mayor is hereby authorized to execute the Land Exchange Agreement with USD 273 and the City Manager shall be authorized to enforce the provisions as provided therein.

3. **Effective Date.** The effects of the Resolution shall be in full force after its approval by the Governing Body.

PASSED by the Governing Body and signed by the Mayor this 17th day of December, 2019.

_____

Tom Naasz, Mayor

ATTEST:

_____

Amanda J. Lomax, City Clerk

EXHIBIT A

LAND EXCHANGE AGREEMENT

CITY OF BELOIT, KANSAS

AND

USD 273

November 19, 2019

LAND EXCHANGE AGREEMENT

THIS LAND EXCHANGE AGREEMENT, made and entered into this 9th day of December, 2019, by and between The City of Beloit, Kansas, a Kansas municipality, party of the first part, hereinafter referred to as "City of Beloit", and Unified School District No. 273 Board of Education, party of the second part, hereinafter referred to as "USD 273."

RECITALS

WHEREAS, City of Beloit is the owner of two tracts of property, more particularly described in Exhibit A attached hereto, and commonly known as portions of North Campus to-wit: (1) Special Education Building, (2) Early Learning Center South Building, (3) and Early Learning Center North Building, and (4) certain land and drives adjacent to said buildings, hereinafter referred to as "Exhibit A Property";

WHEREAS, USD 273 is the owner of a tract of property, more particularly described in Exhibit B attached hereto, and commonly known as: (1) Lions Club Baseball Field, and (2) parking area adjacent to the Lions Club field, hereinafter referred to as "Exhibit B Property";

WHEREAS, USD 273 has been in possession of the Special Education Building, and both Early Learning Center buildings for many years under lease agreements with the City of Beloit;

WHEREAS, USD 273 intends to acquire the portions of the North Campus property described in Exhibit A, and the City of Beloit intends to acquire the Lions Club

field and parking as described in Exhibit B, subject to the terms and conditions of this Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. LAND EXCHANGE.

In consideration of the mutual obligations of the Parties set forth in this Agreement, the City of Beloit hereby agrees to convey the Exhibit A Property to USD 273 and USD 273 hereby agrees to convey the Exhibit B Property to the City of Beloit. Neither party shall pay the other any money for this exchange or any difference in value of the parcels.

2. PARCELS.

The Exhibit A Property includes all buildings, improvements and fixtures located on the Exhibit A Property and all rights, privileges and easements appurtenant owned by the City of Beloit.

The Exhibit B Property includes all buildings, improvements and fixtures located on the Exhibit B Property and all rights, privileges and easements appurtenant owned by USD 273.

3. TITLE.

City of Beloit shall, at its cost and expense, furnish to USD 273 a marketable title insurance commitment, to be followed by an owner's marketable title insurance policy (First American Title Insurance Company's Schedule B) insurance marketable title of

USD 273 to the Exhibit A Property.

USD 273 shall, at its cost and expense, furnish to City of Beloit a marketable title insurance commitment, to be followed by an owner's marketable title insurance policy (First American Title Insurance Company's Schedule B) insurance marketable title of City of Beloit to the Exhibit B Property.

Each party shall be responsible to use due diligence to resolve any title defects at their own expense. Should it become impossible for either party to furnish a merchantable title to the above described real estate, then the parties may be released from all contractual obligations hereunder.

4. CLOSING.

The closing shall occur on or before December 31, 2019 at the office of NCK Title, LLC. The parties shall each pay one-half of the closing costs. Upon closing, the current lease agreements between the parties shall terminate with no further payments due and owing by USD 273.

5. CONVEYANCE.

Each party agrees to forthwith execute and acknowledge a General Warranty Deed conveying said real estate, subject to easements and restrictions of record. The costs of recording the deeds shall be paid by the City.

6. EASEMENTS.

City of Beloit agrees to execute any ingress or egress access easements as may be necessary for the use of the Exhibit A Property by USD 273. City of Beloit agrees to

execute any utility easements, include underground tunnel access, as may be necessary for the use of the Exhibit A Property by USD 273. The cost of preparation and recording of such easements shall be paid by the City of Beloit.

7. CONDITION OF PREMISES AND INSPECTION.

USD 273 has performed an inspection of the Exhibit A Property and agrees to accept the Exhibit A Property in its present physical condition, with the roof repair* and tree removal** conditions as outlined below. City of Beloit has performed an inspection of the Exhibit B Property and agrees to accept the Exhibit B Property in its present physical condition. Neither party extends any warranties or representations concerning the parcels.

*Roof Repair of Special Education Building – The City of Beloit has recently repaired/sealed the North half of the Special Education roof. The City agrees to complete a similar repair/seal to the South half of the Special Education roof in the spring of 2020, at the cost to the City. The City agrees to use the same care and workmanship as the work completed on the North half of the roof, but the City makes no warranties, implied or express, related to this roof repair/seal.

**Tree Removal South of Special Education Building – The City of Beloit agrees to remove the two diseased/dying trees located south of the Special Education Building. Said tree removal shall be completed by May 2020.

8. POSSESSION.

USD 273 is currently in possession of the Special Education Building, Early

Learning Center Building South and Early Learning Center Building North and shall remain in possession of said buildings pursuant to the current lease agreements until December 31, 2019. USD 273 shall take full possession of the Exhibit A Property pursuant to this Agreement on January 1, 2020.

City of Beloit shall take possession of the Exhibit B Property on January 1, 2020.

9. BOILER TRANSITION.

It is agreed by the parties that USD 273 will begin efforts in Spring 2020 to disconnect its buildings from the existing North Campus boiler system. The parties agree and understand that this transition from a boiler heat system to another heating system will require planning and communication as the City owns buildings that will need to disconnect from the boiler as well. In any event, USD 273 agrees that its heating system will be disconnected from the current boiler by September 1, 2020. During this transition period, both parties will have access to the tunnels and pipes that are appurtenant to the system.

10. USE OF PROPERTY.

Portions of each property are currently used by both City of Beloit and USD 273 for various recreational events and parking.

Discus Ring: It is agreed that after closing USD 273 will continue to use a portion of the Lions Club Baseball Field for a discus throwing area. The timing of moving the discus ring to the USD 273 property will be mutually agreed upon by the parties, but in Summer 2020 USD 273 will begin efforts to transition this discus ring to the North

campus property or other USD 273 property.

Soccer/Flag Football: It is agreed that after closing the City of Beloit may use portions of the North Campus large grass area for various parks and recreation activities such as flag football and soccer. Further improvements or plans for this area will be mutually agreed upon by the parties in an effort to maximize the usability of this space for the benefit of the public.

Insurance: In anticipation of the parties using portions of each other's property for various recreational activities, it is agreed that USD 273 will add the City of Beloit as an additional named insured party on its general liability insurance and the City of Beloit will add USD 273 as an additional named insured party on its general liability insurance.

11. TAXES.

Both parcels are currently exempt from Real Estate Taxes. Any special assessments assessed to the Exhibit A Property shall be satisfied in full prior to closing by the City of Beloit.

12. RISK OF LOSS AND CONDITION OF PARCELS.

Each party assumes all risk of loss or damage to that party's parcel prior to the date of closing and agrees that each party's parcel shall be transferred and conveyed to the other party in the same or essentially the same condition as of the date of execution of this Agreement, ordinary wear and tear excepted, with the exception of the heating and cooling systems in the buildings. It is understood by the parties that USD 273, upon

possession, intends to repair or replace the heating and/or cooling systems in the Exhibit A Property buildings. Should a heating or cooling repair be necessary between the date of the execution of the Agreement and the Closing Date, the parties shall negotiate the payment for such repair.

If between the date this Agreement is executed by the parties and the date of closing, the condition of either parcel is altered by an act of God or other natural force beyond the control of the parties, the party who is to receive the altered parcel may elect, at said recipient's sole option, to terminate this Agreement and neither party shall have any further obligations under this Agreement.

13. ATTORNEYS' FEES.

In case an action is brought by either party to enforce this contract or any of its provisions, the successful party in such action shall be entitled to attorneys' fees in addition to ordinary taxable costs of the action.

14. ASSIGNMENT.

Neither party shall sell, assign or transfer this contract or any interest under it, or any interest in or to said property, without first obtaining the written consent of the other party.

15. CONCLUSIVENESS.

All of the terms and conditions of this agreement between the parties hereto are stated herein and no representations or inducements have been made to either party other than those herein set forth.

16. BINDING ON HEIRS.

This contract shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

17. GOVERNING LAW.

The parties agree that this contract shall be interpreted and enforced in accordance with the laws of the State of Kansas.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first above written.

THE CITY OF BELOIT, BELOIT, KANSAS
a Kansas municipality

_____
Tom Naasz, Mayor

ATTEST:

_____
Amanda J. Lomax, City Clerk

UNIFIED SCHOOL DISTRICT NO. 273
BOARD OF EDUCATION

_____
Jason Johnson, President

ATTEST:

_____
Doris Gasper, Board Clerk

EXHIBIT A

Tract A

A tract of land in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Four (4), Township Seven South, Range Seven West (T7S-R7W) of the Sixth P.M., City of Beloit, Mitchell County, Kansas, more particularly described as follows; Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Four (4), Township Seven South, Range Seven West (T7S-R7W); thence along the North Line of said Southeast Quarter of the Northwest Quarter (SE/4 NW/4) on the record bearing of N 87°30'46" W taken from the plat of the North Campus Addition to the City of Beloit a distance of 680.00 feet to the POINT OF BEGINNING; thence continuing along the previous course a distance of 181.48 feet to a point on the Easterly Right of way of Silver Fox Drive; thence southerly along said easterly right of way on a concave curve to the right an arc distance of 233.85 feet, said curve having a radius of 260.00 feet and a chord that bears S 25°48'49" W a distance of 226.05 feet; thence continuing along said right of way along a convex curve to the left an arc distance of 182.46 feet, said curve having a radius of 200.00 feet and a chord that bears S 25°48'49" W a distance of 176.20 feet; thence continuing along said easterly right of way S 0°41'31" E a distance of 352.55 feet to the intersection with the Northerly Right of way of Silver Fox Drive; thence S 89°36'10" E along said Northerly Right of way a distance of 301.12 feet; thence N 0°03'02" W a distance of 235.11 feet; thence N 33°21'58" W a distance of 111.66 feet; thence N 24°24'40" E a distance of 55.50 feet; thence N 9°54'16" E a distance of 200.00 feet; thence N 22°10'22" E a distance of 144.02 feet to the Point of Beginning, containing 4.1 acres, more or less.

Tract B

A tract of land in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Four (4), Township Seven South, Range Seven West (T7S-R7W) of the Sixth P.M., City of Beloit, Mitchell County, Kansas, more particularly described as follows; BEGINNING at the point of intersection of the Westerly Right of way line of Walnut Street with the Northerly Right of way line of Gaylord Street in the City of Beloit; thence along the North Line of Gaylord Street on the record bearing of N 89°35'43" W taken from the plat of the North Campus Addition to the City of Beloit a distance of 461.19 feet; thence N 0°41'24" W a distance of 469.59 feet; thence N 89°58'05" E a distance of 200.19 feet; thence N 68°54'43" E a distance of 70.00 feet; thence S 89°41'09" E a distance of 195.00 feet to a point on the Westerly Right of way line of Walnut Street in the City of Beloit; thence along said Westerly Right of way line on a bearing of S 0°41'31" E a distance of 497.62 feet to the Point of Beginning, containing 5.1 acres, more or less.

EXHIBIT B

A tract of land in the Gaylord Addition, City of Beloit, more particularly described as follows; BEGINNING at the Southeast Corner of Block 1, Gaylord Addition; thence West a distance of 479 feet; thence North a distance of 280.17 feet; thence East a distance of 475 feet; thence South a distance of 300 feet to the Point of Beginning, containing 3.03 acres, more or less.

formerly described as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), in Block One (1), Gaylord's Addition to the City of Beloit, Kansas; and

All of Block Two, Gaylord's Addition to the City of Beloit, Kansas.

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: Resolution 2019-26 North Campus Property- HVAC Acquisition Credit

ORIGINATING DEPARTMENT:
Administration

TYPE OF ACTION:
- [ ] ORDINANCE
- [x] RESOLUTION
- [ ] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend that Council approve Resolution 2019-26 North Campus Property- Supplemental HVAC Acquisition Credit

*Note: This agreement was approved on November 19, 2019 by the City of Beloit. USD 273 has since passed a slightly revised version at their meeting on December 9th. We will go over those revisions.

BACKGROUND:

The City of Beloit and USD 273 have been discussing the transfer of currently leased property from the City of Beloit to USD 273. Currently, USD 273 houses their Transitional Learning Facility and two day care facilities in these buildings. It is to the benefit of both entities that this transition be made both from a financial perspective but also a use perspective. In consideration of this, the City of Beloit will offset the cost of the HVAC improvements in exchange for the Cookie Ballfield property and for the long term benefit of no longer maintaining a boiler system and the properties themselves. This particular agreement lays the groundwork for the assistance with the HVAC system being replaced, which has been in need of for the past few years. The offset to this again is the long term liability and maintenance of the buildings as this is being taken on by the school district.

FINANCIAL IMPACT:

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Manager

RESOLUTION 2019-26

A RESOLUTION APPROVING A SUPPLEMENTAL AGREEMENT TO THE LAND EXCHANGE AGREEMENT WITH USD 273.

WHEREAS, the Beloit City Council desires to enter into a supplemental agreement to the land exchange agreement with USD 273.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the City of Beloit, Kansas:

1. **Agreement.** The Supplemental Agreement to the Land Exchange Agreement between USD 273 and the City of Beloit, Kansas, is hereby adopted at attached hereto as **Exhibit A.**

2. **Implementation.** The Mayor is hereby authorized to execute the Supplemental Agreement to the Land Exchange Agreement with USD 273 and the City Manager shall be authorized to enforce the provisions as provided therein.

3. **Effective Date.** The effects of the Resolution shall be in full force after its approval by the Governing Body.

PASSED by the Governing Body and signed by the Mayor this 17th day of December, 2019.

_____

Tom Naasz, Mayor

ATTEST:

_____

Amanda J. Lomax, City Clerk

EXHIBIT A

SUPPLEMENTAL AGREEMENT TO LAND EXCHANGE AGREEMENT

CITY OF BELOIT, KANSAS

AND

USD 273

November 19, 2019

AGREEMENT FOR PAYMENTS
SUPPLEMENTAL AGREEMENT TO LAND EXCHANGE AGREEMENT

THIS Agreement, made and entered into this 9th day of December, 2019, by and between The City of Beloit, Kansas, a Kansas municipality, party of the first part, hereinafter referred to as "City of Beloit", and Unified School District No. 273 Board of Education, party of the second part, hereinafter referred to as "USD 273."

RECITALS

WHEREAS, the parties have entered into a Land Exchange Agreement, attached hereto as Exhibit 1; and

WHEREAS, City of Beloit intends to issue annual payments to USD 273 to supplement expenses associated with the installation of updated heating and cooling systems.

NOW THEREFORE, the Parties agree as follows:

1. PAYMENTS.

The City of Beloit will issue seven (7) annual payments of $60,000 to USD 273 beginning in January 2020 and ending January 2026.

In the event the boiler transition is not complete by September 2020, the January 2021 payment shall be delayed until such transition is complete and USD 273 has disconnected all buildings from the existing boiler system.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first above written.

THE CITY OF BELOIT, BELOIT, KANSAS
a Kansas municipality

_____
Tom Naasz, Mayor

ATTEST:

_____
Amanda J. Lomax, City Clerk

UNIFIED SCHOOL DISTRICT NO. 273
BOARD OF EDUCATION

_____
Jason Johnson, President

ATTEST:

_____
Doris Gasper, Board Clerk

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: Pawnbroker and Precious Metal Dealer License

ORIGINATING DEPARTMENT:
Administration

TYPE OF ACTION:
- [ ] ORDINANCE
- [ ] RESOLUTION
- [x] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend that we approve the Pawnbroker and Precious Metal Dealer License for Big BAD Gun & Pawn, LLC.

BACKGROUND:

This is an annual application process that is reviewed by our City Attorney and Police Chief. Everything is in order and follow state statute.

FINANCIAL IMPACT:

None.

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Manager

P O Box 591
Beloit, Kansas 67420

Tel No (785) 534-1290
Fax No (785) 534-1291

Katie J. Schroeder
CITY ATTORNEY

December 11, 2019

Mandy J. Lomax
City Clerk
119 N. Hersey
Beloit, KS 67420

In Re: Pawnbroker and Precious Metal Dealer License Application

Dear Mandy:

I have reviewed the Pawnbroker and Precious Metal Dealer License Application submitted for approval by Big BAD Gun & Pawn, LLC, 3008 US 24 Hwy, Beloit, Kansas 67420.

Upon completion of the required background checks for the managers, the license application for Big BAD Gun & Pawn, LLC is ready for acceptance and issuance of a license.

Please contact me with any questions or concerns you may have regarding this application or the approval process.

Sincerely,

Katie J. Schroeder

Katie J. Schroeder
Beloit City Attorney

1716 North Hersey Avenue
Beloit, Kansas 67420

Chief

Tel No (785) 738-2203
Fax No (785) 738-2759

bpdchief@nckcn.com

Memorandum

To: Beloit City Council
Mayor Tom Naasz

CC: Jason Rabe, City Administrator

From: Doug Langham

Date: December 13, 2019

RE: Pawnbroker's or Precious Metal Dealer's License

The applications for pawnbroker's or precious metal dealer's license within the city limits of Beloit was checked and reviewed for criminal violations, which would provide cause for not issuing said license. I find no violations of the sort and would support, if the governing body chooses, the licensing for: Blake Housh, Alvin Becker and Doug DeVore dba Big BAD Gun & Pawn, LLC.

Doug Langham
Administrative Sargent
Beloit Police Department

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:		
December 17, 2019	CEREAL MALT BEVERAGE LICENSES		
ORIGINATING DEPARTMENT:	TYPE OF ACTION:	____ORDINANCE	____RESOLUTION
Administration		_X_FORMAL ACTION	____OTHER

RECOMMENDATION:

I recommend that the Council approve the distribution of cereal malt beverage licenses as follows:

1. Arlyn Mead dba Beloit Bowl
2. Casey's Retail Company dba Casey's General Store #2739
3. Casey's Retail Company dba Casey's General Store #2079
4. Joe Kindscher dba Pump Mart
5. Shamburg Oil Co., Inc.
6. Mitchell County Fair Association
7. Ana D. Leon dba El Puertos
8. Shopko Stores Operating Co., LLC dba Shopko Hometown #537
9. Bubba Q's
10. Mac's Kwik Stop, Inc.
11. Floersch IGA, Inc. dba Ray's Apple Market #466

FISCAL NOTE:

- There is no direct cost associated with approval of this item.
- The cost for a cereal malt beverage license ranges from $75 to $150 per year, based upon the category of CMB license for which the applicant applies. This item is budgeted in line item 10-00-3211 (General Fund-Revenue-Alcohol Licenses). We typically receive $1,000 of revenue from alcohol license which is used to cover the expense of background checks and processing.

DISCUSSION:

Each year, applications for Cereal Malt Beverage licenses are screened for potential violations. There are approximately 10 categories under which a person could be disqualified from a CMB license. State Law (K.S.A. 41-2703) governs the manner in which licenses are approved or disapproved. City Attorney Katie Schroeder reviewed each application for acceptance and issuance of a license. Additionally, Police Chief Dave Elam found no violations during the screening process. Therefore, I recommend that the Council approve cereal malt beverage licenses as listed above.

Respectfully submitted,

Jason Rabe,
City Manager

P O Box 591
Beloit, Kansas 67420

Tel No (785) 534-1290
Fax No (785) 534-1291

Katie J. Schroeder
CITY ATTORNEY

December 11, 2019

Mandy J. Lomax
City Clerk
119 N. Hersey
Beloit, KS 67420

In Re: Cereal Malt Beverage License Applications

Dear Mandy:

I have reviewed the cereal malt beverage license applications submitted for approval. Please keep in mind that any manager, officer, or director listed on the application needs to fit the criteria set forth in the Beloit City Code and Cereal Malt Beverage Act regarding previous alcohol related convictions. The same background check should be done for each owner, manager, officer, and director. Assuming your background checks do not reveal any recent alcohol convictions, the following applications are in proper order and ready for acceptance and issuance of a license:

1. **Arlyn Mead dba Beloit Bowl**
2. **Casey's Retail Company dba Casey's General Store #2739**
3. **Casey's Retail Company dba Casey's General Store #2079**
4. **Joe Kindscher dba Pump Mart**
5. **Shamburg Oil Co., Inc.**
6. **Mitchell County Fair Association**
7. **Ana D. Leon dba El Puertos**
8. **Bubba Q's**
9. **Mac's Kwik Stop, Inc.**
10. **Floersch IGA, Inc. dba Ray's Apple Market #466**

Please contact me with any questions or concerns you may have regarding these applications or the approval process.

Sincerely,

Katie J. Schroeder
Beloit City Attorney

1716 North Hersey Avenue
Beloit, Kansas 67420

Chief

Tel No (785) 738-2203
Fax No (785) 738-2759

bpdchief@nckcn.com

Memorandum

To: Beloit City Council
Mayor Tom Naasz

CC: Jason Rabe, City Administrator

From: Doug Langham

Date: December 13, 2019

RE: Cereal Malt Beverage License

The applications for cereal malt beverage licenses within the city limits of Beloit have been checked and reviewed for criminal violations, which would provide cause for not issuing said license. I find no violations of the sort and would support, if the governing body chooses, the following for cereal malt beverage licensing.

Arlyn Mead DBA Beloit Bowl
Joe Kindscher DBA Pump Mart
Mitchell County Fair Association
Ana Leon DBA El Puertos
Michael Shamburg DBA Shamburg Oil
Pamela McCormack DBA Casey's General Stores East & West
Jeff Heiman DBA Bubba Q's
Mohammed Nobi DBA Mac's Kwik Stop
Michael Floersch DBA Ray's Apple Market #466

Doug Langham
Administrative Sargent
Beloit Police Department

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: LED Street Light Bid

ORIGINATING DEPARTMENT:
Electric Department

TYPE OF ACTION:
- [ ] ORDINANCE
- [ ] RESOLUTION
- [x] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend that the council approve the LED Light Bid from Boettcher Supply for the amount of $9,445.00.

BACKGROUND:

The City of Beloit allows for a local firm preference in our Purchasing Rules and Regulations Policy of 10%. In this case the bid is within that tolerance. The council does have the option to choose an alternative bid. Each year we budget dollars towards converting our city lights to LED, this continues to inch us closer to 100% conversion.

FINANCIAL IMPACT:

The funding for the lights is in line item electric systems - street light repair and replacement 53-43-4390 has a budget balance of $24,327.07 remaining as of 12/13/2019.

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Manager

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s):

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

All item(s) or material(s) are to be bid FOB, Beloit, KS.

All bids submitted in an envelope are to be prominently marked:
BID: LED Light #121119A

All bids submitted by fax or email will need to have a follow up signed bid in an envelope and is to be prominently marked:
BID: LED Light #121119A

All bids received by the closing date and time will be publicly opened and read aloud at the time and date above in the office of the City Clerk, 119 North Hersey, Beloit, Kansas.

All bids must have a Spec. Sheet attached.
If for some reason you deviate from specs listed above, you will need to attach sheet with an explanation for deviation and items or materials changed.

The City of Beloit, reserves the right to select the best bid, waiver formalities and reject any and all bids.

For additional information on bid specifications, contact System Operations, at (785) 738-3781.

For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $_____. This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: _____

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) _____

AUTHORIZED SIGNATURE_____

TELEPHONE_____ DATE_____

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

Streetworks

DESCRIPTION

The Caretaker LED dusk-to-dawn area and site luminaire combines high performance, low maintenance and easy installation in a simple, extremely economical package. Designed for years of worry-free operation, the Caretaker luminaire is the perfect area lighting solution for both full-cutoff needs or landmark applications where a highly visible light source is desired.

		Type
Catalog #		
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Cast-aluminum housing and door. Access is via a single captive screw; tool-less access option available. Hinged removable power tray door for easy maintenance.

Optical
Injection-molded optics available in two full-cutoff distributions with wide, uniform light delivery. Fully compatible with standard NEMA refractor/reflector assemblies. 4000K CCT, minimum 70 CRI standard. Optional 3000K and 5000K CCT available.

Electrical
LED driver mounted to removable die-cast aluminum door. Standard driver is non-dimming, 120V only, optional dimming driver is 120-277V. Both drivers have 6kV onboard surge protection. 10kV/10kA surge protection options (meeting IEEE C62.41.2-2002 Location category C, High Exposure) are available. Luminaire is designed for efficient thermal management; heat is transferred away from the LEDs for optimal efficiency, light output, and life. Three-position tunnel-type compression terminal block. Lumen maintenance of 86% at 36,000 hours for 8-LED version. LED module is IP66 enclosure rated.

Mounting
Two-bolt slipfitter for mounting on 1-1/4" to 2" standard pipe (1-5/8" to 2-3/8" O.D.). Also available with a bracket for mounting to wood poles or walls without a pipe.

Finish
Unfinished raw aluminum standard. Optional five-stage super TGIC polyester powder coat paint, 2.5-mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Eaton for a complete selection of standard colors.

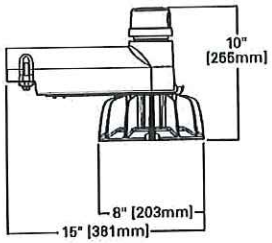
Warranty
Five-year warranty.

CRTK-A
CARETAKER LED

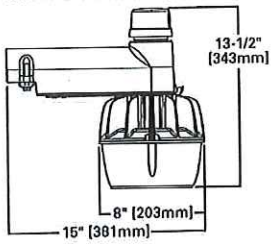
8 or 12 LEDs
Solid State LED

DUSK-TO-DAWN AREA/SITE LUMINAIRE

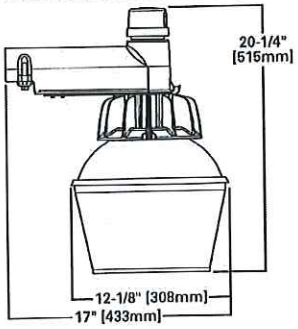
DIMENSIONS



Shown with Small Acrylic Refractor

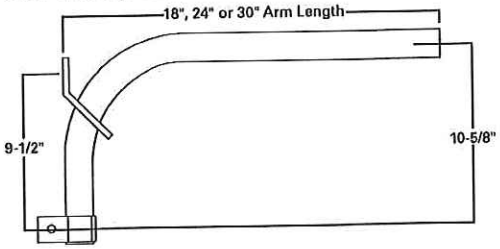


ANSI Standard Refractor Assembly



OPTIONAL WOOD POLE PIPE ARM

18", 24" or 30" Pipe Arm



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
IP66 LED Array
3G Vibration Rated
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120/60Hz
-40°C Minimum Ambient Temperature Rating
+40°C Maximum Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.67

SHIPPING DATA
Approximate Net Weight:
8.0 lbs. (3.6 kgs.)

EATON
Powering Business Worldwide

*www.designlights.org

TD500034EN
2017-05-26 15:26:56

POWER AND LUMENS

Light Engine		48W (8 LEDs)	73W (12 LEDs)
Type V	3000K Lumens / 80 CRI	3,755	5,390
	4000K Lumens / 70 CRI	4,814	6,910
	5000K Lumens / 70 CRI	4,994	7,169
	BUG Rating	B3-U0-G1	B3-U0-G1
Type V with SR	3000K Lumens / 80 CRI	3,646	5,171
	4000K Lumens / 70 CRI	4,674	6,630
	5000K Lumens / 70 CRI	4,849	6,879
	BUG Rating	B3-U3-G2	B3-U3-G2

LUMEN MAINTENANCE (8 LEDS)

Ambient Temperature	TM-21 Lumen Maintenance (36,000 Hours)	Theoretical L70 (Hours)
25°C	> 86%	87,000
40°C	> 84%	72,000

LUMEN MAINTENANCE (12 LEDS)

Ambient Temperature	TM-21 Lumen Maintenance (36,000 Hours)	Theoretical L70 (Hours)
25°C	> 83%	69,000
40°C *	> 82%	66,000

* Painted Only.

ORDERING INFORMATION

Sample Number: CRTK-A-A08-E-120-5-SR

Product Family	Lumen Package	Driver	Voltage	Distribution
CRTK-A=Caretaker Dusk-to-Dawn Area / Site Luminaire	A08=8 LEDs A12=12 LEDs[1]	E=Non-Dimming D=Dimming (0-10V)[2,3]	120=120V U=(120-277V)[2]	5=Type V

Options (Add as Suffix)		Color	Accessories (Order Separately)
S=Shorting Cap 4N7=NEMA 7-PIN Twistlock Photocontrol Receptacle[4] 5=120V NEMA Photocontrol Included 10K=10kV UL 1449 Surge Protection Device[5] 10MSP=10kV MOV Surge Protector UL=UL/CSA Listed SR=Small Acrylic Refractor Included	B18=18" Wood Pole Pipe Arm B24=24" Wood Pole Pipe Arm B30=30" Wood Pole Pipe Arm TH=Tool-less Door Hardware WPBKT=Wall or Pole Mounting Bracket V=(2) 5' #14 Leads 3000=3000K CCT (80 CRI) 5000=5000K CCT (70 CRI)	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White A=Raw Aluminum Unfinished (Standard)[1]	RMARROA5=ANSI/NEMA Standard Refractor Assembly SR-CARETAKER=Small Acrylic Refractor LLPC=Long-life Photocontrol[6] LLPC-FO=Long-life Photocontrol (Fail Off)[6]

NOTE:
1. Paint required for 12 LED at 40°C ambient. Maximum ambient temperature for 12 LED unpainted is 25°C.
2. Dimming and universal voltage must be ordered together.
3. Dimming leads will be capped except when 4N7 option is specified.
4. Only available with dimming driver.
5. Not available with dimming or universal voltage.
6. Sold as accessory. Not covered under luminaire warranty.

Beloit-

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $ 10,470.00 This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: 4-6 Weeks

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) Boettcher Supply Inc

AUTHORIZED SIGNATURE [signature]

TELEPHONE 785-534-0320 DATE 12-9-19.

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

See Attached for 120V Pricing

BOETTCHER SUPPLY, INC.
118 W. Court, PO Box 486
Beloit, KS 67420
785-738-5781 or 800-657-5770

Quotation

JOB NAME	Bid - LED Light #121119A - Beloit
PRICED BY	Blake Miller
SALESMAN	Luke Simon

PAGE	1
DATE	12/11/19
QUOTE #	117-120919-1

TO: City of Beloit
Electric Dept.
Beloit, KS 67420

TERMS	Net 30
FOB	Beloit, KS

QTY	UM	ITEM	DESCRIPTION	PRICE	EXTENSION
		CITY OF BELOIT			
			120 Volt Fixtures		
* 50	EA	CRTK-A-A08-E-120-5-SR-A	48 WATT LED STREET LIGHT	104.00	5200.00
25	EA	CRTK-A-A12-E-120-5-SR-A (12441624)	73 WATT LED STREET LIGHT	125.00	3125.00
			120/277 Volt Dimming Fixtures		
50	EA	CRTK-A-A08-D-U-5-SR-A	48 WATT LED STREET LIGHT	124.50	6225.00
* 25	EA	CRTK-A-A12-D-U-5-SR-A	73 WATT LED STREET LIGHT	149.50	3737.50
* 50	EA	EK4536	PHOTO EYE	10.15	507.50
					9,445.-

All items ordered will be subject to freight charges, unless noted otherwise.
Please refer to the quote number above when ordering.

Dimming

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $_11,910.57_____. This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: __4-6 Weeks_____

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) _Border States Electric_____

AUTHORIZED SIGNATURE_____

TELEPHONE__(785) 309-7181_____ DATE__12/3/2019_____

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s):

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

All item(s) or material(s) are to be bid FOB, Beloit, KS.

All bids submitted in an envelope are to be prominently marked:
BID: LED Light #121119A

All bids submitted by fax or email will need to have a follow up signed bid in an envelope and is to be prominently marked:
BID: LED Light #121119A

All bids received by the closing date and time will be publicly opened and read aloud at the time and date above in the office of the City Clerk, 119 North Hersey, Beloit, Kansas.

All bids must have a Spec. Sheet attached.
If for some reason you deviate from specs listed above, you will need to attach sheet with an explanation for deviation and items or materials changed.

The City of Beloit, reserves the right to select the best bid, waiver formalities and reject any and all bids.

For additional information on bid specifications, contact System Operations, at (785) 738-3781.

For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

Dimming

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $ 10,619.75 . This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: 4-6 WKS

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) Stanion Wholesale Electric

AUTHORIZED SIGNATURE Bernie Watts

TELEPHONE 785-628-8722 DATE 12/2/19

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s):

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

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For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

Dimming

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $ 11,210.00. This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: 4-6 weeks

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) WESCO

AUTHORIZED SIGNATURE [signature]

TELEPHONE 712454-6081 DATE 12-2-19

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s):

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

All item(s) or material(s) are to be bid FOB, Beloit, KS.

All bids submitted in an envelope are to be prominently marked:
BID: LED Light #121119A

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BID: LED Light #121119A

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For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

Non-Dimming

BOETTCHER SUPPLY, INC.
118 W. Court, PO Box 486
Beloit, KS 67420
785-738-5781 or 800-657-5770

Quotation

JOB NAME	Bid - LED Light #121119A - Beloit
PRICED BY	Blake Miller
SALESMAN	Luke Simon

PAGE	1
DATE	12/11/19
QUOTE #	117-120919-1

TO: City of Beloit
Electric Dept.
Beloit, KS 67420

TERMS	Net 30
FOB	Beloit, KS

QTY	UM	ITEM	DESCRIPTION	PRICE	EXTENSION
		CITY OF BELOIT			
			120 Volt Fixtures		
50	EA	CRTK-A-A08-E-120-5-SR-A	48 WATT LED STREET LIGHT	104.00	5200.00
25	EA	CRTK-A-A12-E-120-5-SR-A (12441624)	73 WATT LED STREET LIGHT	125.00	3125.00
			120/277 Volt Dimming Fixtures		
50	EA	CRTK-A-A08-D-U-5-SR-A	48 WATT LED STREET LIGHT	124.50	6225.00
25	EA	CRTK-A-A12-D-U-5-SR-A	73 WATT LED STREET LIGHT	149.50	3737.50
50	EA	EK4536	PHOTO EYE	10.15	507.50
			NON-DIMMING	$	8832.50
			-10%	$	883.25
			TOTAL	$	7949.25

All items ordered will be subject to freight charges, unless noted otherwise.
Please refer to the quote number above when ordering.

CITY OF BELOIT
119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s):

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

All item(s) or material(s) are to be bid FOB, Beloit, KS.

All bids submitted in an envelope are to be prominently marked:
BID: LED Light #121119A

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BID: LED Light #121119A

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For additional information on bid specifications, contact System Operations, at (785) 738-3781.

For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

Non-Dimming

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $__9,621.11_____. This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: ___4-6 Weeks_____

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) __Border States Electric_____

AUTHORIZED SIGNATURE_____

TELEPHONE__(785) 309-7181_____DATE__12/5/2019_____

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

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TIME: 10:00 A.M.
DATE: 12/11/19

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Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

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Mandy Lomax
Director of Finance / City Clerk

Non-Dimming

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $ 8,480.00. This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: 4-6 WKS ARO

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) Stanion Wholesale Elec

AUTHORIZED SIGNATURE Ronnie Wirts

TELEPHONE 785-628-8722 DATE 12/4/19

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s):

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25
Intermatic Photocell EK4536 – Qty 50

All item(s) or material(s) are to be bid FOB, Beloit, KS.

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For additional information on bid specifications, contact System Operations, at (785) 738-3781.

For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

Non-Dimming

PROPOSAL SHEET

FOR BID: LED Light #121119A

I propose to supply the City of Beloit Kansas with the item(s) or material(s) listed in this bid for a total price of $ 9059.50. This is FOB, 502 E. 12th Street, Beloit Kansas 67420-0567

Estimated delivery time: 4-6 weeks

I understand that this bid is to be guaranteed for no less than fifteen (15) days from the date of bid opening.

Bidder (NAME OF FIRM) WESCO

AUTHORIZED SIGNATURE [signature]

TELEPHONE 712-454-6081 DATE 12/4/19

All contractors and/or subcontractors must show proof of workman's comp liability insurance before any bid will be considered or accepted.

CITY OF BELOIT

119 North Hersey
Box 567
Beloit, Kansas 67420

The City of Beloit, Kansas, 119 North Hersey, Box 567, Beloit, Kansas, will be accepting bids at the office of the City Clerks until:

TIME: 10:00 A.M.
DATE: 12/11/19

For the purchase of the following item(s) or material(s): Non-Dimming.

Cooper LED street light 48 Watt #CRTK-A-AO8-D-U-5-SR-A -- Qty 50 CRTK-A-A08E-120-5-SI
Cooper LED street light 73 Watt # CRTK-A-A12-D-U-5-SR-A -- Qty 25 CRTK-A-A12-E-120-5-SR
Intermatic Photocell EK4536 – Qty 50

All item(s) or material(s) are to be bid FOB, Beloit, KS.

All bids submitted in an envelope are to be prominently marked:
BID: LED Light #121119A

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For additional information on bid specifications, contact System Operations, at (785) 738-3781.

For additional information on results of the bid opening, contact the Office of the City Clerk, (785) 738-3551

Mandy Lomax
Director of Finance / City Clerk

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: Airport Runway Improvements and Apron Improvements Grant App.

ORIGINATING DEPARTMENT:
Administration

TYPE OF ACTION:
- [ ] ORDINANCE
- [ ] RESOLUTION
- [x] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend the Council approve moving forward with the runway shoulder improvement and the concrete slab entrance per the airport CIP. This would initiate the steps necessary to apply for a 90/10 FAA grant to pay for the project.

BACKGROUND:

The City of Beloit has been undergoing an Airport Layout Plan and Master Plan update over the last year. This has identified a 20 year CIP that includes improvements to the area around the runway and a concrete slab replacement near the entrance into the airport. By submitting these applications to the FAA, the city is able to access the 90/10 grant money available. The next step upon approval to move forward will be an informal engineer selection process by January 7th. The application must be submitted by May 1st, 2020.

FINANCIAL IMPACT:

The airport study has revealed that there is a million dollar plus impact on our local economy, in addition the airport is a $12 million dollar plus asset owned by our community. Projects like this keep the airport maintained and improved in order to extend its functionality, safety, and useful life.

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Administrator

Preliminary Cost Estimate

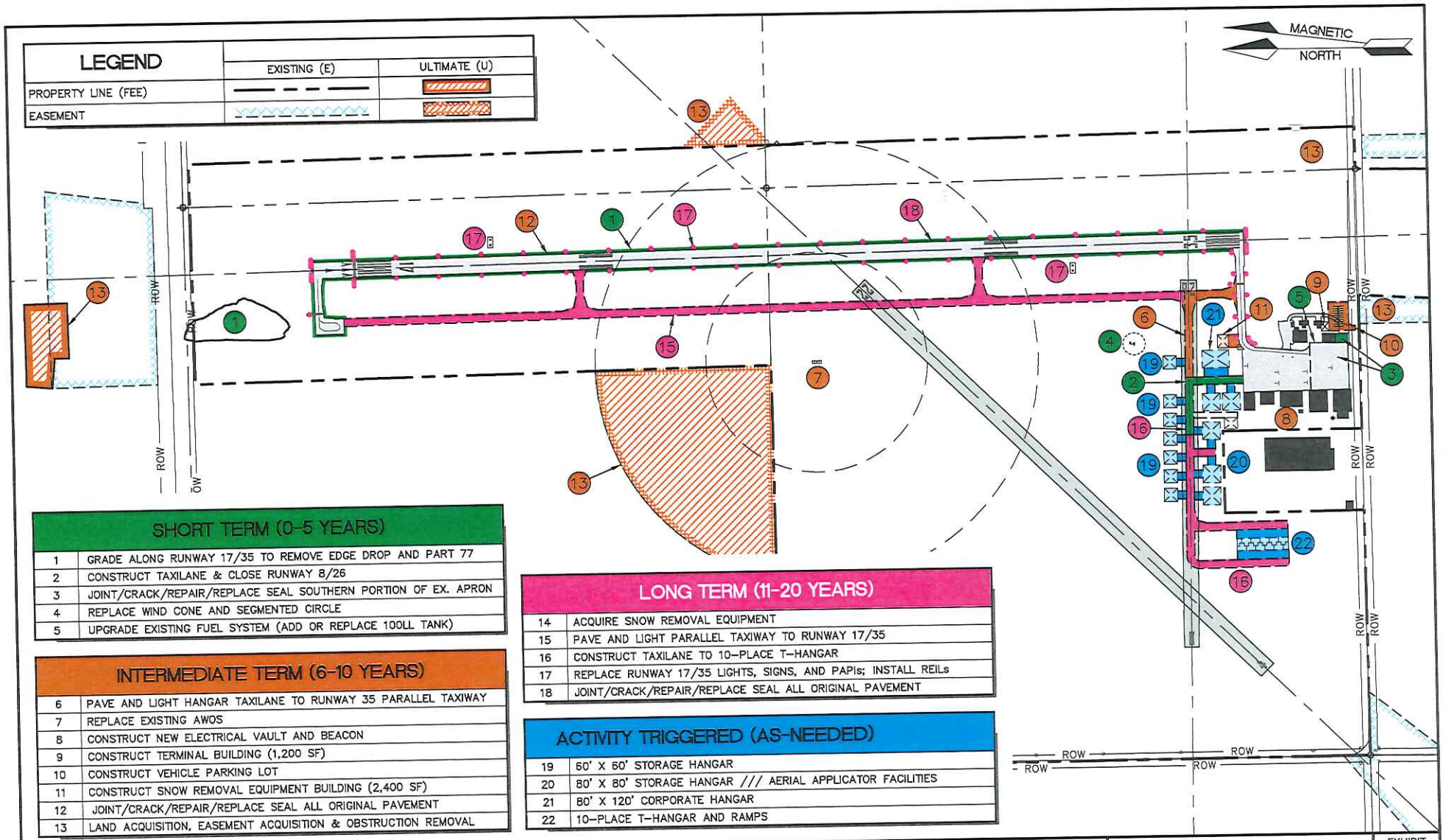
Runway 17/35 Shoulder and Obstruction Grading
Rehabilitate Southern Portion of Existing Apron

Moritz Memorial Airport
Beloit, Kansas

Date: December 2019

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	$27,000.00	$27,000.00
2	Runway Shoulder Embankment	1,000	CY	$20.00	$20,000.00
3	Runway Part 77 Excavation	6,000	CY	$10.00	$60,000.00
4	Runway Seeding/Mulching	3	AC	$5,000.00	$15,000.00
5	Runway Erosion Control Blanket	10,000	SY	$3.00	$30,000.00
6	Apron & Hangar Ramp Pavement Removal	664	LS	$10.00	$6,640.00
7	Hangar Ramp Grading	500	CY	$20.00	$10,000.00
8	Aggregate Base	515	SY	$15.00	$7,725.00
9	Concrete (6") Patching	164	SY	$100.00	$16,400.00
10	Concrete (6") Hangar Ramp	500	SY	$75.00	$37,500.00
11	Concrete Mix Design and QC Testing	1	LS	$17,000.00	$17,000.00
12	Apron Remove/Replace Joint Sealant	7,500	LF	$2.00	$15,000.00
13	Apron Route and Seal Cracks	500	LF	$4.00	$2,000.00
14	Apron Pavement Marking	100	SF	$6.00	$600.00
15	Engineering and Administration	1	LS	$95,135.00	$95,135.00
				Total	**$360,000.00**

Federal (90%)	**$324,000.00**
Local (10%)	**$36,000.00**



LEGEND	EXISTING (E)	ULTIMATE (U)
PROPERTY LINE (FEE)		
EASEMENT		

SHORT TERM (0-5 YEARS)

1	GRADE ALONG RUNWAY 17/35 TO REMOVE EDGE DROP AND PART 77
2	CONSTRUCT TAXILANE & CLOSE RUNWAY 8/26
3	JOINT/CRACK/REPAIR/REPLACE SEAL SOUTHERN PORTION OF EX. APRON
4	REPLACE WIND CONE AND SEGMENTED CIRCLE
5	UPGRADE EXISTING FUEL SYSTEM (ADD OR REPLACE 100LL TANK)

INTERMEDIATE TERM (6-10 YEARS)

6	PAVE AND LIGHT HANGAR TAXILANE TO RUNWAY 35 PARALLEL TAXIWAY
7	REPLACE EXISTING AWOS
8	CONSTRUCT NEW ELECTRICAL VAULT AND BEACON
9	CONSTRUCT TERMINAL BUILDING (1,200 SF)
10	CONSTRUCT VEHICLE PARKING LOT
11	CONSTRUCT SNOW REMOVAL EQUIPMENT BUILDING (2,400 SF)
12	JOINT/CRACK/REPAIR/REPLACE SEAL ALL ORIGINAL PAVEMENT
13	LAND ACQUISITION, EASEMENT ACQUISITION & OBSTRUCTION REMOVAL

LONG TERM (11-20 YEARS)

14	ACQUIRE SNOW REMOVAL EQUIPMENT
15	PAVE AND LIGHT PARALLEL TAXIWAY TO RUNWAY 17/35
16	CONSTRUCT TAXILANE TO 10-PLACE T-HANGAR
17	REPLACE RUNWAY 17/35 LIGHTS, SIGNS, AND PAPIs; INSTALL REILs
18	JOINT/CRACK/REPAIR/REPLACE SEAL ALL ORIGINAL PAVEMENT

ACTIVITY TRIGGERED (AS-NEEDED)

19	60' X 60' STORAGE HANGAR
20	80' X 80' STORAGE HANGAR /// AERIAL APPLICATOR FACILITIES
21	80' X 120' CORPORATE HANGAR
22	10-PLACE T-HANGAR AND RAMPS

PROJECT NO: 018-1779
DRAWN BY: JDB
DATE: 10/2019

20 YEAR AIRPORT DEVELOPMENT PLAN
MORITZ MEMORIAL AIRPORT, BELOIT, KANSAS

olsson
601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311

EXHIBIT 1

REQUEST FOR COUNCIL ACTION

DATE: 12/17/2019

TITLE: 2020 Pay Structure Adjustment

ORIGINATING DEPARTMENT:
Administration

TYPE OF ACTION:
- [ ] ORDINANCE
- [ ] RESOLUTION
- [x] FORMAL ACTION
- [ ] OTHER

RECOMMENDATION:

I recommend that Council approve a 2020 Pay Structure Adjustment which would be effective the first payroll of 2020.

BACKGROUND:

As part of our pay plan approval from early 2017, we determined that going forward our annual budgeted pay increases would consist of two parts. The first part would be a pay structure adjustment. The second part would be a merit pool. For 2020, the council budgeted an overall 4% payroll increase to cover those two aspects. This is in line with previous year pay "steps". Several indicators to assist the discussion are as follows: The CPI as of October 2019 is 1.8% according to the Bureau of Labor Statistics and the Core Inflation rate (excludes food and energy) is 2.4% according to Kiplinger.com. Last year, the adjustment was set at 2%.

FINANCIAL IMPACT:

OPTIONS:

DISCUSSION:

Respectfully submitted,
Jason Rabe
City Manager

2020 SALARY SCHEDULE
60th Percentile
PAY GRADE

2020 Adjustment: 102%

	Low	Mid	High
20	13.62	16.50	19.38
21	13.99	16.94	19.90
22	14.36	17.39	20.43
23	15.31	18.54	21.78
24	16.26	19.69	23.12
25	16.69	20.22	23.76
26	17.13	20.76	24.39
27	18.23	21.87	25.51
28	19.34	22.99	26.64
29	20.17	23.88	27.59
30	21.17	25.64	30.12
31	22.76	27.58	32.39
32	24.35	29.51	34.67

2019 SALARY SCHEDULE
60th Percentile
PAY GRADE

2019 Adjustment: 102%

	Low	Mid	High
20	13.35	16.17	19.00
21	13.71	16.61	19.51
22	14.08	17.05	20.03
23	15.01	18.18	21.35
24	15.94	19.30	22.67
25	16.37	19.83	23.29
26	16.79	20.35	23.91
27	17.87	21.44	25.01
28	18.96	22.54	26.11
29	19.78	23.41	27.05
30	20.76	25.14	29.53
31	22.32	27.04	31.76
32	23.88	28.93	33.99

COUNCIL MEMO

DATE: 12/17/2019

SUBJECT: Work Session: White Building Discussion/ LEC HVAC

ORIGINATING DEPARTMENT: Administration

DISCUSSION:

White Building (Chautauqua Park) Discussion: Based on concept plans from our summer intern, Kelsie DeWitt, I have asked for initial cost estimates and drawings from a Lester Buildings rep in order to better develop a funding plan. With a new council seated, I thought it prudent to renew discussions on this potential project. Actual engineered plans are still in process, however, I have received a planning dollar amount that should at least assist us in determining funding sources and a time line.

Law Enforcement Center HVAC: This building was acquired as part of the North Campus acquisition roughly 10 years ago. The LEC underwent expansion and upgrades from its initial function, however, the building's HVAC system was not replaced or upgraded. Due to recent ownership changes at North Campus, and with the poor efficiency of the current large scale boiler system- it is necessary for the LEC to upgrade its HVAC. This is being discussed with Mitchell County as they are responsible for roughly 78% of the building. Initial steps would include engaging an engineer to develop a design and bid specs. It would then go out for bid to contractors with the goal of completion being September 1st, 2020.

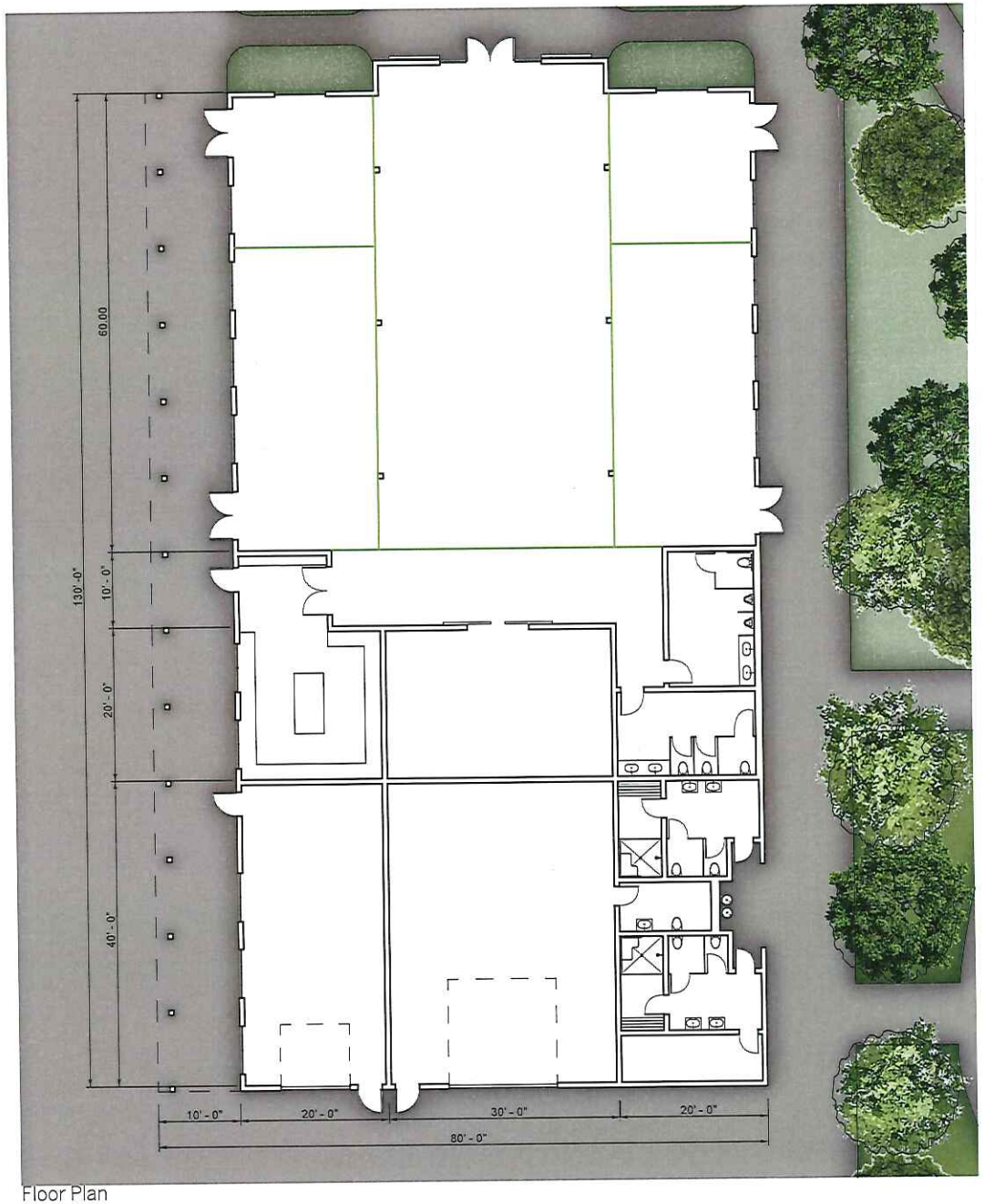
Respectfully submitted,
Jason Rabe
City Manager

North Elevation

View of front Entry

View of Patio Space

View from Patio Space



Floor Plan

View in Building Facing North

Movable Wall Example

http://www.officepartitionsandcubicles.com/movable-walls

View in Building Facing South

Park Signs

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into as of the 1st day of June, 2010, by the City of Beloit, a municipal corporation of the State of Kansas, hereinafter referred to as "Lessor" and Mitchell County, Kansas, hereinafter referred to as "Lessee".

WITNESSETH, that Lessor, in consideration of the covenants and agreements of Lessee hereinafter set forth, does let and lease to Lessee, the following described property, to-wit:

The 6630 square foot of the first floor of the former Morningview building located on the former Beloit Juvenile Correctional facility, to be used for the Mitchell County Sheriff's Department, as designated on the attached drawing marked Exhibit "A", except for the 1890 square foot of the first floor of said building which is reserved by Lessor to be used for the Beloit Police Department as designated on Exhibit "A"

WHEREAS, the parties agree as follows:

1. TERM

Lessee to have and hold the square foot area described in Exhibit "A" for a term to begin on the 1st day of June, 2010 and lease term to end on the 30th day of June, 2035. This lease shall be automatically renewed for an additional 25 years unless either party desires to terminate the lease by giving written notice to the other party six (6) months prior to any extended term thereof.

2. RENT

There shall be no rent for the square foot space used by Lessee.

3. USE OF PREMISES

Lessee shall have the full and unrestricted use of the square foot space set forth on Exhibit "A" and the basement in Exhibit "C", for the term of this lease or any renewal thereof for the following purposes:

(a) All of the jail facility of the leased premises, including all of the offices for the duties of the Mitchell County Sheriff Department and employees.

4. UTILITIES

(a) The telephone, city water, electricity, and sewer will be billed and paid seperately by the Lessor and the Lessee, respectively.

(b) Heat of the building will be billed and paid in the following percentages based on the total square footage of the building premises according to the square footage used by the respective parties as follows:

78% Lessee 22% Lessor,

until the additions to be made are complete, at which time the square footage used by the respective parties will be recalculated and the heat of the building will be billed and paid in the newly calculated percentages.

(c) Any other utilities not specifically listed in 4(a) above shall be billed and paid for separately by the respective party using the utility.

5. ADDITIONAL SERVICES

Attached hereto, marked Exhibit "B" is a map outlining the exterior premises, which is a part of the leased premises. Additional services shall be furnished by the Lessor and paid for by the parties as follows:

(a) Grounds maintenance and landscaping, lawn care including mowing, cleaning of parking areas, entrances and sidewalks. 50% Lessor 50% Lessee

(b) Snow removal. 50% Lessor 50% Lessee

(c) Each party shall provide at their expense, their own pest control.

(d) Each party shall provide at their expense, their own custodial services for their respective premises.

6. SUBLETTING

Lessee shall not have the right to sublet any or all of the space leased without the consent of the Lessor.

7. REPAIR OF PREMISES

(a) Each of the parties shall pay the cost of maintaining in good repair the walls, windows, floor coverings, structure, roof, air conditioning, plumbing, electrical, mechanical and related fixtures and appliances on the square footage area it is leasing. The parties will divide the cost for any designated commons area cost of maintaining in good repair. Lessor will provide Lessee with a list of persons or firms to contact in case of emergency due to failure of the above facility components.

(b) The parties shall annually inspect the building to determine whether or not major maintenance or repairs of the improvements need to be done within the next five (5) years and if so, obtain an estimate of the cost thereof. The parties mutually agree to establish a capital improvement fund each year thereafter to cover the cost of their respective share of such major improvement project.

8. INDEMNIFICATION BY LESSEE

The Lessee covenants and agrees with Lessor that during the entire term of the Lease, the Lessee will indemnify and save harmless the Lessor against any and all claims, debts, demands, or obligations which may be made against the Lessor or against the Lessor's title in the premises, arising by reason of, or in connection with, any alleged act or omission of the Lessee or any person claiming under, by, or through the Lessee; and if it becomes necessary for the Lessor to defend any action seeking to impose any such liability, the Lessee will pay the Lessor all costs of court and attorneys' fees incurred by the Lessor in effecting such defense in addition to any other sums which the Lessor may be called upon to pay by reason of the entry of a judgment against the Lessor in the litigation in which such claim is asserted.

9. LIABILITY INSURANCE

From time when Lessee makes actual use and occupancy of the demised premises, or any part thereof, Lessee shall have policies of insurance in the form generally known as public liability insurance, insuring the Lessee against any and all claims and demands made by any person or persons whomsoever for injuries received in connection with the operation and maintenance of the premises, improvements, and buildings located on the demised premises or for any other risk insured

against by such policies, each class of which policies shall have been written within limits of not less than $500,000.00 for damages incurred or claimed by any one person for bodily injury, or otherwise, plus $100,000 damages to property, and for not less than $1,000,000.00 for damages incurred or claimed by more than one person for bodily injuury, or otherwise, plus $100,000.00 damages to property. All such policies shall name the Lessee and the Lessor, as their respective interests may appear, as the persons assured by such policies; and the original or a duplicate original of each of such policy or policies shall be delivered by the Lessee to the Lessor promptly upon the writing of such policies, together with adequate evidence of the fact that the premiums are paid.

10. FIRE AND WIND DAMAGE

The Lessor covenants and agrees with Lessee that from and after the time when the Lease commences, the Lessor will keep insured any and all buildings and improvements upon the said premises, against all loss or damage by fire and windstorm, and what is generally termed in the insurance trade as "extended coverage" which insurance will be maintained in the amount of $1,919,064.00 with premium due April 1 each year.

In the event of substantial destruction of the buildings or improvements by fire, windstorm or other casualty to which either party believes that the insurance proceeds may be insufficient to replace the buildings, Lessor will deposit the proceeds of the casualty loss covered by insurance in a special account with designated bank at that time and the parties shall employ a reliable architect firm, licensed in the State of Kansas, to provide the parties with an estimate of the cost of reconstruction, repair and associated costs thereof, and if the insurance proceeds are sufficient to cover such cost, a building can be rebuilt and ready for occupancy within 15 months from the time when the loss or destruction occurred, Lessor shall employ necessary contractors to rebuild the facilities ready for occupancy. If the architects estimate of the reconstruction cost of the reconstruction, repairs and associated costs are not sufficient to rebuild the building, then Lessor may terminate the Lease. In such event the insurance proceeds will be used by the Lessor to clean up the building site with the balance of the insurance proceeds going to the Lessee.

The 15-month period for reconstruction shall be enlarged by delays caused without fault or neglect on the part of either party by act of God, strikes, lockouts, or other conditions (other than matters of finance) beyond the control of either party.

11. PAYMENT OF CASUALTY INSURANCE PREMIUM

The Lessor's cost of casualty insurance premium shall be paid by the parties at each payment time to the Lessor's insurance agent by the parties as follows:

22% Lessor
78% Lessee

within 15 days from receipt of billing of premium each year.

12. REMOVAL OF PERSONAL PROPERTY

All personal property placed, installed or constructed upon the premises by Lessee during occupancy, which may be removed at any time by Lessee at the end of the term without substantial damage to the real estate, shall be and remains the sole property of Lessee and may be removed. If substantial damage would occur, Lessee may elect to remove the property and restore the premises.

13. AGREEMENT WITH KANSAS LAW

This Lease Agreement shall be subject to, governed by, and construed according to the laws of the State of Kansas.

14. BINDING EFFECT

The terms and conditions of this Lease shall be binding upon the parties, their heirs, agents, administrators, executors or legal successors.

15. RESPONSIBILITY FOR TAXES

The Lessor shall not be responsible for, nor indemnify Lessee for any federal, state or local taxes, fees or assessments which may be imposed or levied upon the subject matter of the lease.

16. LIABILITY FOR DAMAGES

Notwithstanding any language to the contrary, neither party shall be responsible for any damages caused by the public or its employees of their respective area, except as provided in the Kansas Tort Claims Act, K.S.A. 75-6101 *et seq.*, as amended.

17. SPECIAL PROVISIONS

The following Special Provisions contained herein, or on an attachment are made a part hereof and incorporated into this contract:

Spec. Prov. 1: Lessee agrees at its expense to purchase a generator for the premises. The city agrees to install the generator and provide maintenance on it during the lease term.

Spec. Prov. 2: The Lessee, at its expense, agrees, with consent of Lessor, regarding location and the aesthetics of building materials of any outside structure, to build two additions to the existing structure as shown on Exhibit "A" but not known for certain at this time as to shape of outside structure or location, but shown for example on Exhibit "A" as follows:

(a) One add to structure is for purposes of lobby with the other for unloading prisoners, kitchen and cooking area.

(b) As each addition is being built and calling for heat, the square footage of Lessees share of cost of heat shall be prorated apportioned with all other utilities for the new additions being paid by Lessee.

(c) Lessee shall be responsible for the cost of maintenance for both additions as set forth in paragraph 7(a) as well as the annual inspections to determine future maintenance set forth in paragraph 7(b).

IN WITNESS WHEREOF, this Lease Agreement is executed the day and year first above written, and by signing the Lease Agreement, the parties certify that the agreement is being entered into within the authority of law, with their approval and they are authorized to do so.

THE CITY OF BELOIT, KANSAS
A Municipal Corporation

By: Rebecca J. Koster

Rebecca J. Koster, Mayor

ATTEST:

Kerry Benson, City Clerk

"LESSOR"

MITCHELL COUNTY, KANSAS

By

Michael Cooper, Chairman of the Board
of County Commissioners of Mitchell County,
Kansas

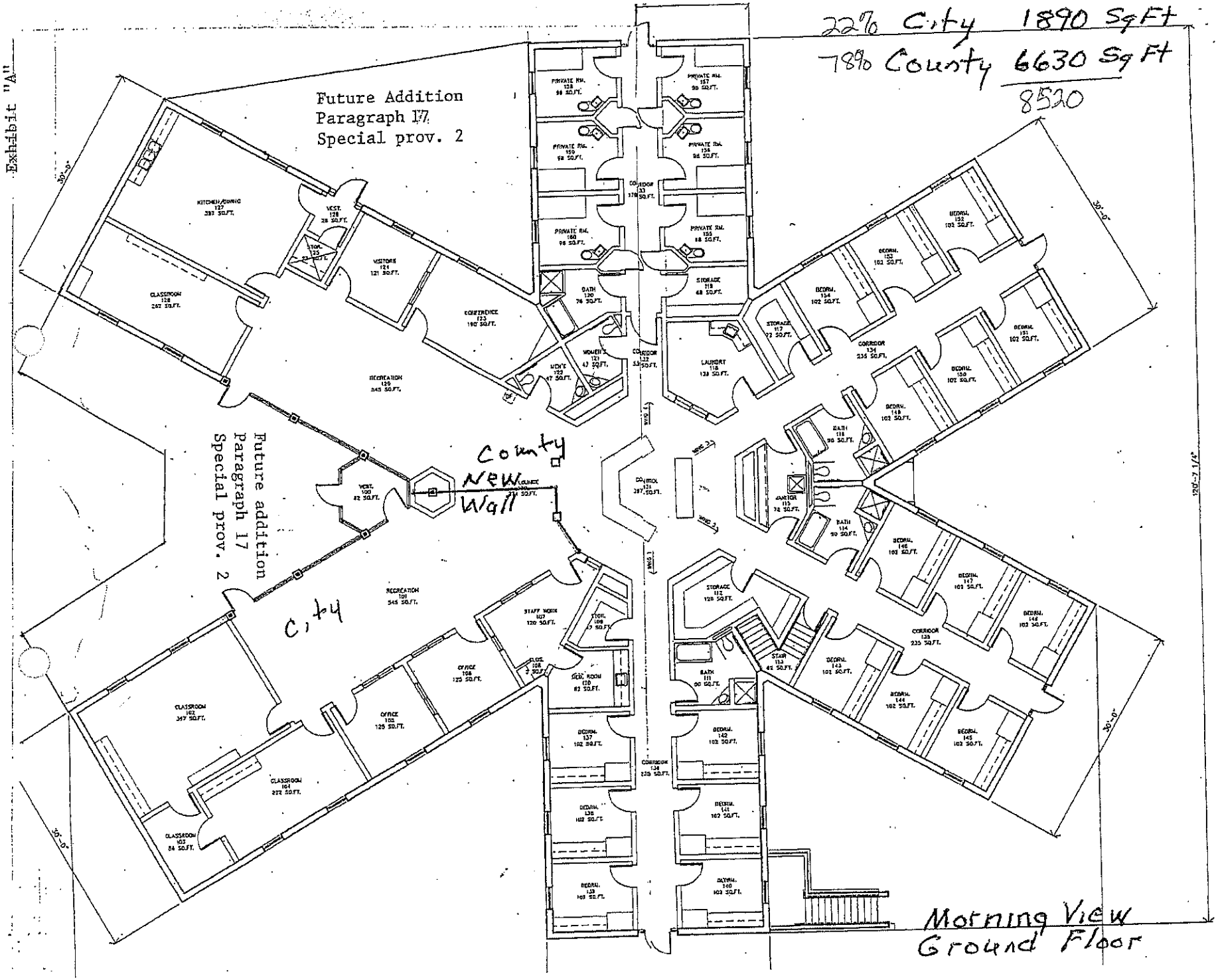
ATTEST:

Chris Treaster, County Clerk

"LESSEE"

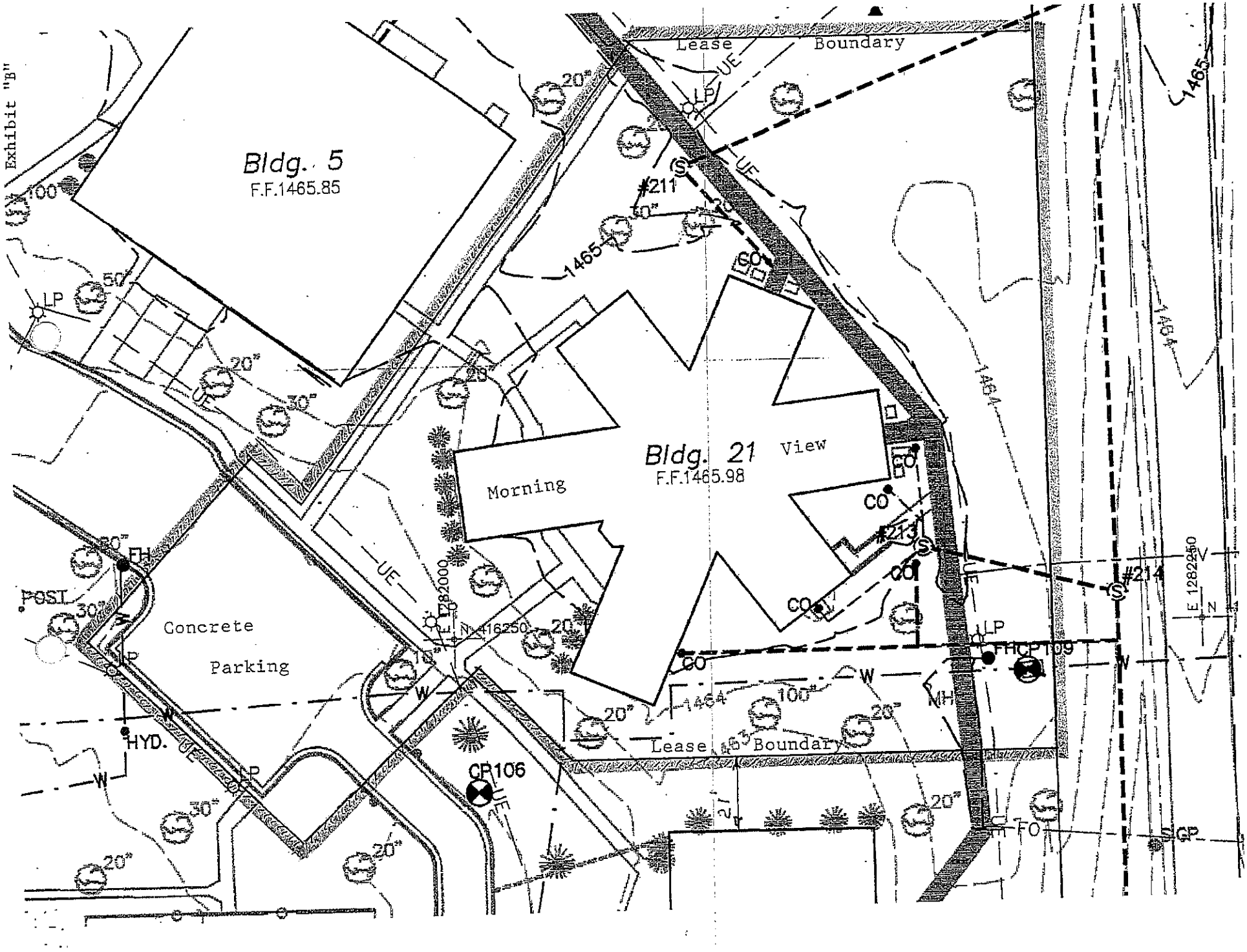
Exhibit "A"

22% City 1890 Sq Ft
78% County 6630 Sq Ft
8520



Morning View
Ground Floor

Exhibit "B"



Bldg. 5
F.F.1465.85
Bldg. 21
F.F.1465.98
Morning View
Concrete Parking
Lease Boundary
Lease Boundary
#211
#213
#214
CP106
CP109
POST
HYD.
FH
LP
CO
UE
W
MH
FO
SGP
1465
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E 1282000
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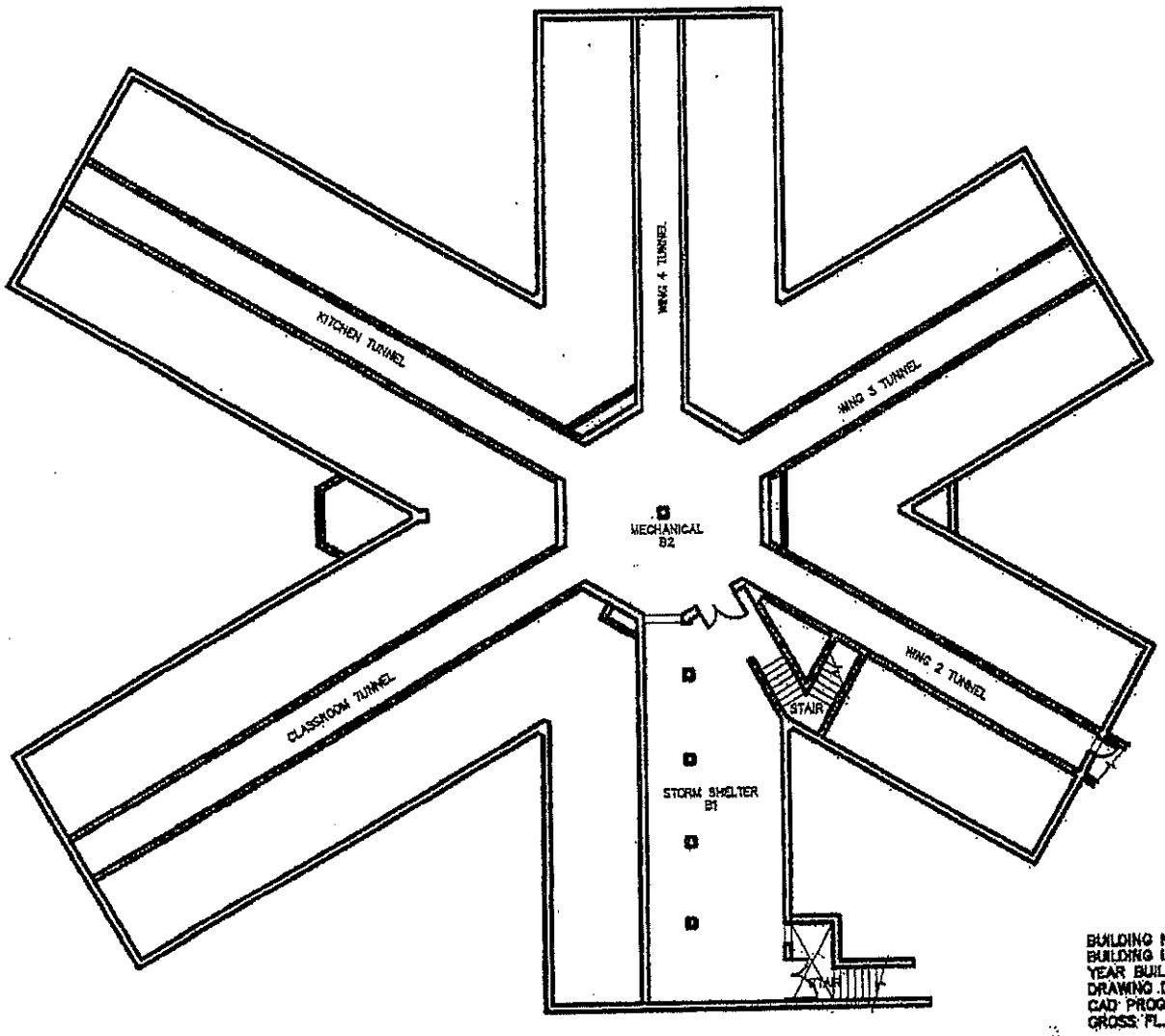


BASEMENT

BUILDING NAME:	Morning View Living Unit
BUILDING I.D. NO.:	32500-00021
YEAR BUILT:	1980
DRAWING DATE:	January 9, 1998
CAD PROGRAM & VERSION:	AutoCAD – 12 (00021B1.dwg)
GROSS FL. AREA BY FLOOR:	1st Floor – 9,914 SF; Basement – 1,243 SF; Total 11,157 SF
FACILITY NAME:	Beloit Juvenile Correctional Facility

North

SHEET: 2 of 2

RECORD DRAWING

0 15' 7'-6" 15' 30'

Exhibit "6"

ORAZEM & SCALORA ENGINEERING, P.A.
2312 Anderson Avenue ■ Manhattan, Kansas 66502 ■ (785) 537-2553

Report on:
Beloit North Campus
Heating, Ventilating, and Air Conditioning (HVAC)
Recommended Improvements

Prepared for:
City of Beloit
119 N Hersey Avenue
Beloit, KS 67420

Prepared by:
Orazem & Scalora Engineering. P.A.
2312 Anderson Avenue
Manhattan, Kansas 66502

GERIT GARMAN
LICENSED
23734
8/29/18
KANSAS
PROFESSIONAL ENGINEER

August 29, 2018

History:
Orazem and Scalora Engineering (OSE) was selected to provide a report on and make recommendations for improvements to the existing heating, ventilating, and air conditioning (HVAC) systems for the five following existing Beloit North Campus buildings: Boiler House, Law Enforcement Center (LEC), Alternative Learning Center, Early Learning – North, and EMCPC Childcare – South. As part of this process OSE visited the campus on two occasions to observe the existing conditions. The findings in this report were developed from field observations, input from the Owner, and review of the available original construction drawings.

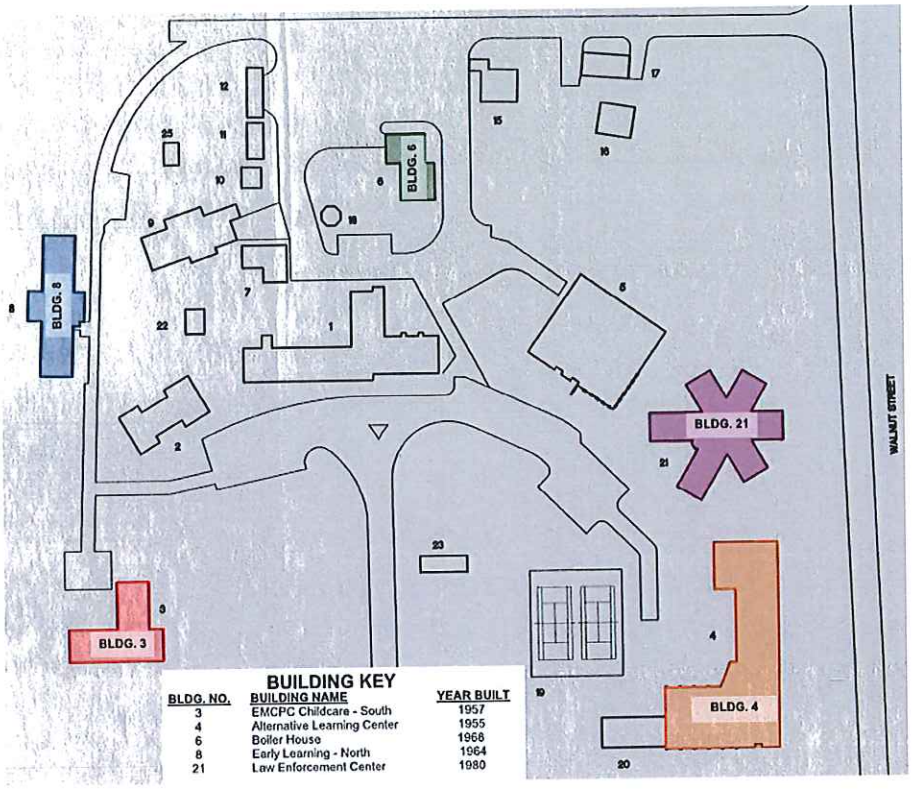
The recommendations made by OSE for HVAC system improvements are based on direction provided by the City of Beloit to make heating for each building independent of the central plant steam heating system. The five buildings that are the focus of this report and other abandoned campus buildings receive steam for building heating from a central heating plant located in the Boiler House. Steam supply and condensate return pipes are routed from the Boiler House to the campus buildings through a tunnel system. Another firm, the Energy Management Group (EMG) previously performed an energy audit of the North Campus for the City of Beloit. EMG recommended the removal of the central plant boiler and installation of an independent heating source for campus buildings as an energy cost saving measure in the summary of their audit. The direction provided by the City of Beloit to OSE is based on the EMG energy audit report.

There is uninsulated domestic cold water piping routed through the tunnel system with the steam piping. There is concern that when the steam system is abandoned the uninsulated domestic water pipes, previously warmed by the steam pipes, could freeze. This is a legitimate concern. The cold water main reduces in size from 6" to 3" pipe as it moves east from the Boiler House to the Alternative Learning Center. Due to the high occupant load of the LEC it is reasonable to assume that there is consistent water flow through the main pipe up to this building. The portion between the LEC and the Alternative Learning Center probably has the most potential for freezing. First, this portion of the main pipe is only 3" in size. Second, the water demand at the Alternative Learning Center is low due to the building use and limited occupant numbers. Third,

it was reported that the tunnel depth is less through this area. There are a number of options to consider addressing this issue. Freeze protection tactics could be applied to the pipe such as electric heat tracing and fiberglass pipe insulation. Alternatively a new underground water service to the building could be provided and the associated portion of the main in the tunnel disconnected. Our recommendation and the least expensive option would be to monitor the temperatures in the tunnel through the building control system at the LEC. Temperature sensors would be placed at strategic locations in the tunnel. The building control system would go into alarm when temperatures below the programmed setpoint were reached. Since the LEC has personnel constantly monitoring the facility, overnight alarms can quickly be observed. This would allow the City the opportunity to turn fixtures on within the Alternative Learning Center to create flow in the main in the event of an alarm. Monitoring of the tunnel temperatures may prove that water pipe freezing is not an issue.

The Boiler House has a natural gas utility service to support the steam boiler. The other four buildings do not have their own natural gas utility service. They rely on the central plant for building heating. These four buildings will require a natural gas utility service for our recommended HVAC system improvements. We contacted Kansas Gas Service (KGS) regarding this item. The building locations were reviewed by KGS and field measurement was performed. KGS does not anticipate any charges or fees to the City of Beloit for these new services. KGS would like to replace the elevated pressure service to the Boiler House once the boiler is decommissioned.

The City of Beloit has adopted the 2003 Edition of the International Code Series which includes the International Mechanical Code (IMC). Our work for this report is based on the more recent 2015 IMC which is also the most widely adopted edition.



It has been noted throughout the report when R-22 refrigerant, a hydrochloroflurocarbon (HCFC) is utilized by existing equipment. In the United States chemical manufacturers will not be allowed to produce R-22 refrigerant after January 1, 2020 per the Clean Air Act. The availability of R-22 refrigerant is quickly diminishing.

Boiler House:

The Boiler House was originally constructed in approximately 1968. It is a single story building with an approximate 2,642 gross square foot area. The roof system is provided with rigid insulation. Unfortunately the walls are brick and block construction with no insulation. The central heating plant steam boiler is housed in the largest room (boiler room). The building includes two offices, a toilet, storage room, and garage. The Owner's intent is to use the boiler room as a shop space once the boiler has been removed.

The existing steam boiler was installed in approximately 2007. It has a nominal capacity of 150 horsepower and was manufactured by Superior Boiler Works. The Owner's intent is to sell the boiler. We have not budgeted removal of the boiler in our report.

Heating for the Boiler House is provided by the steam boiler. Heat from the boiler warms the boiler room. There is a console style fan coil unit serving the offices, a radiator in the toilet, and a unit heater in the storage room. New heating equipment will be required when the steam boiler is removed.

Our recommendations for HVAC improvements are as follows: Remove the steam heating equipment. Install gas-fired radiant heaters in the existing boiler room to be utilized as shop space. Employ a gas-fired unit heater in the garage to also serve the storage room, which is open to the garage. Provide a high efficiency, gas-fired furnace and direct expansion (DX) condensing unit split system to serve the two offices and toilet. The furnace can be located in the storage room or suspended in the boiler room with supply and return air ductwork routed to the spaces to be served. The air-cooled condensing unit can be located at grade or on the low roof above the offices. Outside air for ventilation of the offices would be ducted to the furnace return duct. A sidewall louver at an exterior wall or roof curb mounted air intake would be required for this. The existing toilet exhaust fan would be replaced.

Law Enforcement Center (LEC):

The Law Enforcement Center was originally constructed in approximately 1980. The building has a single story above grade and a partial basement. An addition and improvements project was completed in approximately 2010. The total building gross area is approximately 12,124 square feet. Both the roof and wall systems are insulated. The grade level floor plan consists of six wings jutting out from a central node. The partial basement houses a mechanical room in the center with tunnels extending parallel to the six wings above. The four shorter wings are filled with holding cells. The two longer wings consist of office and common space. The central node is the Control Center for the facility. The 2010 additions included a new entrance lobby and garage.

The tunnels serve as a return air path from the grade level to five air handling units (AHU's) in the basement mechanical room. The AHU's are equipped with a steam coil for heating and DX

coil for cooling. One of the building tunnels connects to the campus tunnel system. Building steam supply and return pipes connect to the campus mains at this tunnel intersection. There are five, R-22 refrigerant, condensing units at grade with associated refrigerant piping routed through the building tunnels to the AHU's. The nominal size of the units ranges from 3 to 7.5 TONS. The entrance lobby addition was provided with a nominal 4 TON rooftop heat pump unit with electric resistance heating coil.

Only one of the four holding cell wings was originally constructed with a water closet in each cell. At some point in time water closets have been added to the cells in the other three wings. The International Mechanical Code (IMC) requires that holding cells with plumbing fixtures be exhausted. Currently no air is exhausted from the holding cells. This is a significant deficiency in the current HVAC installation. Outside air is used to replace building exhaust air. Heating and conditioning outside air has a substantial energy cost particularly in consideration of the continuous occupancy of this facility.

Another important change to note is that a second bunk has been added to the holding cells in three of the four wings. This second body per cell adds heat gain to these small spaces. The capacity of the existing HVAC equipment and size of portions of the supply ductwork are inadequate for the current cooling load due to the additional occupant load.

Mitchell County Sheriff Tony Perez noted that the building regularly has humidity issues. Typically outside and return air are mixed together for introduction to the HVAC equipment. This can become an issue when outside air is continuously introduced but the installed equipment does not have the capability to continuously dehumidify the air. The split DX cooling systems at the LEC are either on or off. When the system is off, i.e. the cooling load in the space is satisfied, the fan continues to operate and pull raw outside air into the building. This can cause space humidity issues.

Our recommendations for HVAC improvements are as follows: Remove the five basement AHU's, associated steam coils, and condensing units. Provide five high efficiency, gas-fired furnace and DX condensing unit split systems to replace the removed systems. The existing supply air ductwork would be reused with the exception of portions that are undersized due to the additional occupant load in the holding cell wings. Combustion air intake and vent pipes from the furnaces would be routed up to the roof through the existing duct chases accommodating ducts from the basement to the first floor.

A new ground mounted dedicated outside air system (DOAS) unit would be provided. The DOAS unit supplies outside air to the building for ventilation and also exhausts air from the building. By passing the two airstreams through an energy recovery wheel in the DOAS unit significant energy savings can be captured. The exhaust air would be taken from the holding cells and bathrooms. This would correct the current code deficiency of no mechanical exhaust for the holding cells. New ductwork would be provided in the tunnels below the building wings to direct exhaust and return air to the appropriate systems. The ductwork would connect to the existing path from each room at the first floor to the tunnel.

The DOAS unit would be equipped with DX cooling, natural gas heating, and a modulating hot gas reheat system. This would allow the unit to dehumidify the outside air without over cooling the building spaces. Supply air from the unit would be ducted to the new split systems in the

basement. The existing outside air intake shaft can be utilized to route underground ductwork from the unit into the building. A new exhaust air path to the DOAS would need to be created. We propose cutting the floor of a single holding cell to install an exhaust air duct extending from the tunnel to the unit. See Appendix A for a schematic representation of this solution.

The existing entrance lobby rooftop heat pump unit would remain.

The existing building temperature controls system would be replaced. The new system would allow the City and/or LEC personnel to check system temperatures and humidity levels, change these setpoints, adjust occupied/unoccupied schedules, and easily monitor the operation of the HVAC equipment.

Alternative Learning Center:

The Alternative Learning Center was originally constructed in approximately 1955. The building has a single story above grade and a partial basement that serves as the mechanical room. The total building gross area is approximately 17,773 square feet. The building envelope is notably poor. The roof has some, but inadequate insulation. The brick and block walls are not insulated. The windows are single pane glass. There is a tunnel system around the perimeter of the building which originally accommodated steam supply and return piping for building heating. Air conditioning was not provided initially, but split air handling systems with DX condensing units and window units were added to the classroom spaces. The steam heating, split systems, and window units were removed in an HVAC improvements project in approximately 1990. A two-pipe hydronic heating and air conditioning system was installed. This is the system currently serving the building. Steam from the Boiler House is connected to a heat exchanger which creates hot water for heating. A nominal 60 TON, R-22 refrigerant split chiller system with air cooled condensing unit at grade provides chilled water. The chilled and heating water are pumped through a supply and return piping system installed in the tunnel system. The terminal units connected to this piping system and serving the classroom spaces are fan coil units. Two air handling units connected to the piping system are installed in the gym.

A large fan coil unit dedicated to handling outside air was installed in the basement mechanical room in the 1990 project. The unit was connected to the two-pipe hydronic system. It was also equipped with a steam preheat coil to prevent the hydronic coil from freezing in the winter. Freezing of steam preheat and hydronic coils can be an issue. Supply air ductwork from the unit was routed through the tunnels. The air was supplied to each room through a floor grille installed below the room fan coil unit. At some point the outside air fan coil unit and associated ductwork have been removed. There is no ventilation air supplied to the offices and classrooms through mechanical means. The Code does allow for natural ventilation of an occupied space through operable windows which the classroom and office spaces have. The reality is these windows are not opened during peak heating and cooling seasons. Thus the outside air needed to maintain a healthy indoor environment is not provided most of the year.

The windows throughout the building appear to be the original single pane assemblies. Strong consideration should be given to replacing the building windows with new, double pane, insulated units. The top portion of the window system could become an opaque, insulating panel. This would significantly reduce the building heating and cooling loads, saving energy costs. If a window replacement project was coupled with an HVAC improvements project then

the nominal size of the HVAC equipment would be reduced and thus so would the first cost for this equipment. For the purposes of this report we have budgeted HVAC improvements assuming the existing windows would not be replaced.

We have recommended two system types for consideration in improving the Alternative Learning Center HVAC system. Reference Appendix B for a concise comparison of the two options in table format.

Option No. 1
Two-pipe Heating-Cooling System
This is the same system currently installed in the building. Utilizing the existing tunnel system around the building perimeter makes this an appealing option. Two-pipe systems are also an economical solution.

Unfortunately simultaneous heating and cooling of separate rooms is not possible with a two-pipe system. The entire building is in either heating or cooling mode depending upon the season. Typically this is an issue for buildings with long east and west exposures like the Alternative Learning Center. As an example, during the spring and fall seasons the eastern exposure would need cooling in the morning while the western exposure still requires heating for thermal comfort.

The existing split chiller system has regular failure issues and needs to be replaced per the Owner. The existing fan coil units, gym air handling units, and hydronic pumps are approximately 28 years old. The American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) median service life for these items is 20 years. All of these items need to be replaced. Per Morgan Harris with the City of Beloit the existing copper hydronic piping is in good condition. The hydronic piping would be reused which is a probable cost savings of approximately $79,000. New gas-fired boilers would be provided to create heating water. Multiple boilers would be employed to provide some level of heating redundancy.

Ventilation air would be provided by mechanical means in a method similar to the 1990 project. An air unit acting as a dedicated outside air system (DOAS) would be installed in the basement mechanical room. Supply air from the unit would be ducted through the building tunnel system. Branch supply ducts from the main would connect to the existing floor mounted supply diffusers located under the fan coil unit(s) in each room. The DOAS would not be connected to the hydronic system to avoid the coil freezing issues. Instead the unit would have a natural gas heating section. A split DX condensing unit would provide cooling. The condensing unit would be located next to the new split chiller condensing unit east of the building.

A new path to the roof for combustion air intake and vent pipes to the new boilers and DOAS unit in the basement mechanical room would be required. A new shaft at the first floor classroom above the basement mechanical room would be provided. The shaft would be located against an existing wall or in an existing corner of the room.

A simple temperature controls system would be installed for monitoring of the HVAC system.

Option No. 2
Variable Refrigerant Flow Zoning (VRFZ) System
VRFZ systems are similar to common direct-expansion (DX) heat pump systems that provide both space heating and cooling. An outdoor heat pump is connected by refrigerant piping to a number of indoor units typically located in the space they serve. Each room with an indoor unit would have a wall mounted temperature sensor with setpoint adjustment allowing for individual comfort control.

In a heat pump system all indoor units connected to a common outdoor unit must operate in the same conditioning mode. There are heat recovery type heat pump systems that allow indoor units connected to the same outdoor unit to operate in either mode, but these systems have a higher first cost than the standard heat pump system. Heat recovery systems can provide energy savings over the standard heat pump system by moving heat from interior spaces to exterior spaces. The heat recovery systems are most effective when the building plan consists of large interior spaces occupied by lots of people and/or equipment. Since there is very little interior space in this building and most rooms have either an east or west exterior exposure we recommend the less expensive, standard heat pump system for this application.

Rooms in the building would be zoned into systems. The zones would be made up of rooms with the same or very similar exterior envelope exposure due to the likelihood of these rooms requiring the same conditioning mode. So for this building the rooms with an eastern exposure would be grouped into a system while the western exposure rooms would be grouped into a second system. This would allow the systems to maintain greater occupant comfort during all seasons.

An advantage of the VRFZ system over the two-pipe system is that it can instantaneously change between cooling and heating modes. The two-pipe system typically requires several hours to a full day to change between modes so that the water can reach a neutral temperature before being introduced to the boiler or chiller. High water temperatures can damage the chiller while low water temperatures can damage the boiler.

The classroom indoor units would be a floor mount, console type that look similar to the existing fan coil units. The refrigerant piping system connecting these console units to the outdoor heat pump would be routed through the existing tunnel system. The two outdoor heat pump units would be located where the existing split chiller condensing unit is now at the east side of the building.

The same dedicated outside air system described in the two-pipe heating-cooling system option would be employed with the VRFZ system.

The gym would be provided with two new air handling units suspended at the same locations as the existing air units. The new units would have gas-fired heat, DX cooling coils, and a split condensing unit at grade. The condensing units would be located at the southwest corner of the gym. The existing outside air intakes would be utilized.

A simple temperature controls system would be installed for monitoring of the HVAC system.

Early Learning – North:

Early Learning – North was originally constructed in approximately 1964. The building has a single story above grade and a partial basement that serves as the mechanical room. The total building gross area is approximately 6,935 square feet. The roof system is insulated, but the walls are not. The grade level floor plan is a cross shape with wings pointing, for practical purposes, in the cardinal directions. A Carrier multi-zone AHU serving four ducted supply zones is located in the basement. Each wing of the building is a separate supply zone. The AHU is equipped with a steam coil for heating and DX coil for cooling. Steam from the boiler house arrives through the tunnel system. A grade mounted condensing unit is connected to the DX coil. The AHU and condensing unit were replaced in approximately 1986. The condensing unit was again replaced in approximately 2008 with a Carrier, R-22 refrigerant, nominal 30 TON unit. A direct digital control (DDC) temperature system was installed in the 2008 project.

Our recommendations for HVAC improvements are as follows: Remove the existing AHU with steam heating coil and condensing unit. Provide four high efficiency, gas-fired furnace and DX condensing unit split systems to serve the four building zones. The furnaces can be located in the basement and connect to the existing supply and return air ductwork. The existing outside air path to the basement would be utilized for the four new systems. The existing outside air intake housing at grade is in poor condition and would be replaced. Return duct mounted carbon dioxide (CO2) sensors would be installed on each of these four systems to provide demand control of outside air. A modulating damper in the outside air duct to each system would respond to zone CO2 levels and limit the outside air intake to only what is required. This is an energy saving strategy. The controls would be stand-alone as the DDC system would be removed per direction from the City of Beloit. The four condensing units would be placed at grade at the location of the removed condensing unit.

Combustion intake and vent pipes would be required from each furnace in the basement to a roof mounted termination. These pipes would be routed through the first floor so a chase would need to be created to conceal them.

EMCPC Childcare – South:

EMCPC Childcare – South was originally constructed in 1957. The 'L' shaped building consists of a single story at grade. The total building gross area is approximately 5,134 square feet. Two Trane air handling systems, manufactured in 1989, serve the building. The first serves the two wings of the 'L' shape. The second serves the common area at the intersection of the wings. The air handlers are located inside the building in a mechanical room. They are equipped with steam coils for heating and DX coils for cooling. The associated condensing units are located just outside the mechanical room at the building exterior. The steam is supplied by the Boiler House.

In May of 2018 the single condensing unit serving the two wings of the building was replaced with a pair of nominal 3.5 TON, R-410A refrigerant condensing units. The two units are connected to separate nominal 4 TON DX coils installed at the air handling unit. A two-stage thermostat was installed to control the system.

The condensing unit serving the common area of the building is a Trane, nominal 5 TON, R-22

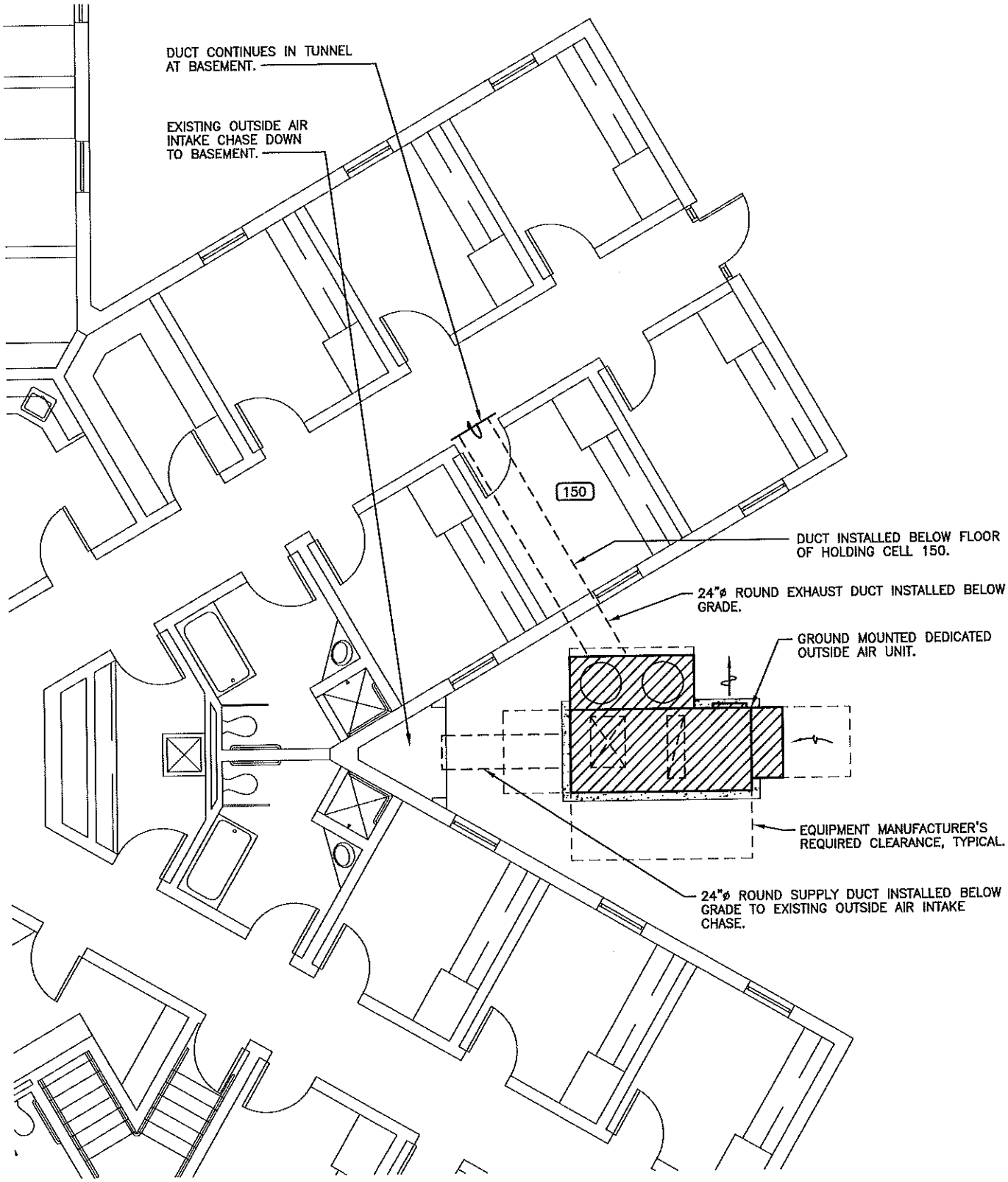
refrigerant unit manufactured in 1989. This unit has aged beyond its estimated service life as have the two air handling units.

Our recommendations for HVAC improvements are as follows: Remove the two existing air handling units and associated steam coils. Remove the condensing unit associated with the common area system. Provide high efficiency, gas-fired furnaces to replace the air handling units. The larger system supplying the two wings of the building would be divided in two. One system would serve the west wing while the other would serve the north wing. This would provide better temperature control of these wings than the previous arrangement. A single furnace would be connected to each of the two DX coils installed in May. A third furnace with new DX coil and condensing unit would serve the common area. The three systems would utilize CO2 sensors to demand control outside air similar to Early Learning – North.

Anticipated Construction Budget:

	ALC Option No. 1	**ALC Option No. 2**
Boiler House	**$48,800**	**$48,800**
Law Enforcement Center	**$264,700**	**$264,700**
Alternative Learning Center (ALC)		
Option No. 1 - Two-Pipe System	**$406,800**	
Option No. 2 - VRFZ System		**$507,900**
Early Learning – North	**$144,000**	**$144,000**
EMCPC Childcare – South	**$87,400**	**$87,400**
TOTAL	**$951,700**	**$1,052,800**

APPENDIX A



NORTH

LEC PARTIAL FIRST FLOOR PLAN - MECHANICAL

1/8" = 1'-0"

APPENDIX B

ORAZEM & SCALORA ENGINEERING, P.A.
Manhattan, Kansas
August 29, 2018
OSE Project 18012

Alternative Learning Center HVAC Systems Comparison

17,773 GSF

SYSTEM NO.	SYSTEM DESCRIPTION	EQUIPMENT LIFE (YEARS)	INSTALLED COST*	INSTALLED COST/SF*	CONDITIONING ANNUAL ENERGY COST*	CONDITIONING ANNUAL ENERGY COST PER SF*	ANNUAL MAINTENANCE COST*	ANNUAL MAINTENANCE COST PER SF*	INDIVIDUAL ROOM CONTROL	POTENTIAL ROOM NOISE	POTENTIAL FOR COIL TO FREEZE	BASIC FRESH AIR SUPPLY METHOD	EQUIPMENT SERVICED IN CLASSROOMS	SIMULTANEOUS HTG. & CLG. DIFFERENT SPACES	INSTANTANEOUS CHANGE BETWEEN COOLING & HEATING
1	2-pipe system with Boilers, Chiller, Fan Coil Units, & DOAS	20-25	$406,800	$22.89	$10,308	$0.58	$3,199	$0.18	YES	LOW	NO	DEDICATED OA SYSTEM	FAN COIL UNIT & FILTER	NO	NO
2	Variable Refrigerant Flow Zoning (VRFZ) Systems & DOAS	16-22	$507,900	$28.58	$9,064	$0.51	$3,199	$0.18	YES	LOW	NO	DEDICATED OA SYSTEM	FAN COIL UNIT & FILTER	YES, PER NOTE NO. 1	YES

* ALL COSTS ARE APPROXIMATE AND WILL BE AFFECTED BY FINAL DESIGN, UTILITY RATES, SPECIFIC OPERATING METHODS, MAINTENANCE SCHEDULES AND PROCEDURES, AND OTHER FACTORS.

NOTES:

1. Rooms in the building would be zoned into systems based on exposure. Different zones can be in heating or cooling mode simultaneously.

BELOIT NORTH CAMPUS ENERGY AUDIT

EXECUTIVE SUMMARY:

- Energy Management Group, Inc. was asked to perform an energy audit of the North City Campus
- Goals:
  - Assess current HVAC status for 9 bldg. shown below
  - Develop alternate solutions for HVAC systems
  - Develop any other energy saving measures
  - Research potential salvage value of existing boiler
- Facilities within the scope:
  - Alternative Learning Center
  - Law Enforcement
  - Library
  - Early Learning – North
  - EMCPC Childcare - South
  - Old Admin (Vacant)
  - Boiler House
  - Parks office
  - Shop

NEXT 7 SLIDES ARE THE OVERVIEW/SUMMARY

BELOIT NORTH CAMPUS ENERGY AUDIT

AUDITOR: Mark Easter, PE, CEM
Certified Energy Manager
Energy Management Group, Inc.

REVIEWER: Scott Shreve
Energy Management Group, Inc.

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BELOIT CITY CAMPUS ENERGY AUDIT

	2016 Costs			
Facility	**Electricity**	**Heating**	**Cooling**	**Boiler Maintenance**
Alternative Learning	$ 16,039	$ 8,661	$ 3,342	
Law Enforcement	$ 28,459	$ 5,691	$ 3,619	
Library	$ 12,256	$ 3,778	$ 663	
Admin Bldg (vacant)	$ 9,332	$ 4,438	$ -	
Early Learning North	$ 3,585	$ 2,772	$ 1,185	
EMPC South	$ 10,691	$ 2,227	$ 3,407	
Shop	not available	$ 522		
Park Office	not available	$ 405		
Boiler House	$ 6,535	$ 90		$ 20,284
Boiler House Gas bills		$ 24,746		

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CENTRAL STEAM PLANT UTILITY SUMMARY

- GAS USAGE: 6,627 MCF/YR AT @$4.42/MCF = $24,746/YR (2-YR AVG)
- REPAIRS, INSPECTIONS, MAINTENANCE, CHEMICALS = $20,284 FOR 2017
- STAFF TIME = 230 HRS
- ELECTRIC COSTS: $6,535
- AVERAGE FIRING RATE OF THE BOILER IS ESTIMATED AT 26% (CREATES LOW EFFICIENCY)
- NEW HIGH-EFF BOILERS AT EACH BLDG. CAN BE 95% EFFICIENT
  - POTENTIAL GAS SAVINGS ESTIMATED AT $10,530/YR OR 61%
  - REMOVING THE ADMIN BLDG. SAVES AN ADDITIONAL $4,438/YR
- POTENTIAL ELECTRIC SAVINGS FROM BOILER SWAP ESTIMATED AT $1,750
- POTENTIAL ELECTRIC SAVINGS FROM CONVERTING LIBRARY TO GAS ESTIMATED AT $2,020
- TOTAL POTENTIAL SAVINGS = $18,738 (GAS/ELECTRIC) + $10,142 (½ CHEMICALS/REPAIRS) = $28,880

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CENTRAL STEAM PLANT PROPOSED REPLACEMENT

- PROPOSED SCENARIO FOR THE CENTRAL BOILER
  - HIGH EFFICIENCY HOT WATER "BOILERS" IN:
    - ALTERNATIVE LEARNING
    - LAW ENFORCEMENT
    - EARLY LEARNING – NORTH
    - EMCPC – SOUTH
  - HIGH EFFICIENCY GAS-FIRED FORCED AIR FURNACES IN:
    - LIBRARY
    - BOILER HOUSE
    - PARK OFFICE
  - GAS OR ELECTRIC UNIT HEATER IN SHOP
  - NEW AIR SYSTEMS AND HEATING COILS AS NEEDED
- TOTAL COST = $250,000 - $300,000 ± 20%
- SIMPLE PAYBACK OF NEW EQUIPMENT INCLUDING INSTALLATION:
  - $275,000/$28,880 = 9.5 YRS

5

COOLING SYSTEMS POTENTIAL UPGRADE

- PROPOSED SCENARIO FOR THE UPDATED/IMPROVED COOLING
  - ALTERNATIVE LEARNING – NEW CHILLER OR SALVAGE FROM OLD ADMIN
  - LAW ENFORCEMENT –
    - NEW CHILLER OR SPLIT SYSTEM INDIVIDUAL UNITS
    - NEW AIR HANDLERS AND MOTORS AND DRIVES
  - LIBRARY – NO CHANGES RECOMMENDED
  - EARLY LEARNING NORTH –
    - KEEP EXISTING CHILLER
    - CONSIDER NEW AIR HANDLER AND MOTORS AND DRIVES (OPTIONAL)
  - EMCPC SOUTH – NEW CHILLER OR SPLIT SYSTEM INDIVIDUAL UNITS
  - SHOP – NO CHANGES RECOMMENDED
  - BOILER HOUSE OFFICE AREA – SPLIT SYSTEM UNIT
  - PARK OFFICE – SPLIT SYSTEM UNIT
- TOTAL COST = $99,000 - $160,000 ± 20%
- SIMPLE PAYBACK OF NEW EQUIPMENT INCLUDING INSTALLATION:
  - $160,000 COST WITH $5,885 OF ANNUAL SAVINGS = 27 YRS SIMPLE PAYBACK OR 3.7% ROI

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OTHER POTENTIAL CAMPUS UPGRADES

- LIGHTING UPGRADES (CHANGE T-8 TO LED FIXTURES THROUGHOUT)
  - COST TO CHANGE OUT APPROX. 325 FIXTURES = $50,000
  - ANNUAL SAVINGS PER 100 FIXTURES = $5,800
  - SIMPLE PAYBACK= 8.6 YRS = 12% ROI
- LIGHTING UPGRADES (CHANGE HALIDE TO LED IN ALT LEARNING CENTER GYM)
  - COST TO CHANGE OUT APPROX. 325 FIXTURES = $6,000
  - ANNUAL SAVINGS PER 100 FIXTURES = $950
  - SIMPLE PAYBACK= 6.3 YRS = 15.8% ROI
- ADDITIONAL INSULATION IN ALT. LEARNING, EARLY LEARNING-NORTH, EMCPC–SOUTH:
  - APPROX. COST OF $40,000 FOR ANNUAL SAVINGS OF $1150
  - SIMPLE PAYBACK = 35 YRS

7

Recommendations

- Replace central steam boiler with individual heating units at each location
  - Less than a 10 year payback
- Replace chiller at the Alt. Learning Center and A/C units at Law Enforcement
  - Systems at end of life (more maintenance than necessary and outdated refrigerant)
- Engage EMC to oversee lighting retrofit throughout the campus
  - Change T-8 and Metal Halides to LED
- Perform "Commissioning" of the Law Enforcement Bldg.
  - Electricity costs per square foot are almost 2x average expected
  - Commissioning of the building will find and correct issues related to proper operation of the building

THIS ENDS THE OVERVIEW/SUMMARY

The next slides detail specifics and savings for each individual building

8

Alternative Learning Center - Overview

18,500 square feet – mostly original mechanicals

Heating: Central steam w/ zoned fan coil units (see slide 24)

Cooling: 50 ton chiller with zoned fan coil units

- chiller and condenser are beyond useful life and should be replaced

Windows: LOTS of single pane steel leaking windows

Lighting: T-8 fluorescent

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Alternative Learning Center

CHANGE T-8 LIGHTING TO LED LIGHTING

- COST TO CHANGE OUT 100 FIXTURES = $15,000
- ANNUAL SAVINGS PER 100 FIXTURES = $1750
- SIMPLE PAYBACK= 8.6 YRS = 12% ROI

CHANGE GYM LIGHTING TO LED LIGHTING

- COST TO CHANGE OUT 20 FIXTURES = $6000
- ANNUAL SAVINGS PER 20 FIXTURES = $950
- SIMPLE PAYBACK= 6.3 YRS = 15.8% ROI

IMPROVE WINDOWS FROM SINGLE-PANE STEEL TO DOUBLE-PANE W/ THERMAL BREAK

- OPTION 1 (REPLACE ALL WINDOWS) = $135,000 WITH A 100YR PAYBACK
- OPTION 2 (BLANKING OFF 1/3 OF WINDOWS) = $100,000 WITH A 58YR PAYBACK.

IMPROVE INSULATION ABOVE THE CEILING

- APPROX. $20,000 WILL SAVE $600/YR (HEATING AND COOLING) = 33 YR SIMPLE PAYBACK = 3% ROI

Alternative Learning Center

Replace chiller

- Cooling Cost approx. $3,400/yr. Existing 55 ton Chiller is beyond its useful life.
- Option 1 – Replace with the 80 ton chiller from the Admin Bldg
  - Cost: $15,000 for install, piping, and recharge PLUS the lost salvage cost of approx. $25,000 = $40,000
  - No anticipated energy savings - however this may not be feasible because of sizing and design
- Option 2 – Replacement with new standard efficiency equipment
  - Cost: $35,000 and $15,000 for install/piping = $50,000
  - Savings of approx. 10% = $340/yr
- Option 3 – High-Efficiency Air-cooled package system
  - Cost: $40,000 and $12,000 for install/piping = $52,000
  - Savings of approx. 9% over Option 2= $275/yr (Simple payback = $2000/$275 = 7.2 yrs)
- Option 4 – High-Efficiency Water-cooled system (cooling tower)
  - Cost: $50,000 and $22,000 for install/piping = $72,000
  - Savings of approx. 45% over Option 2= $1500/yr (Simple payback = $20,000/$1500 = 13 yrs)

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Alternative Learning Center

Replace central steam with a local Hot-Water "boiler"

Current Steam Heating Cost approx. $8,661/yr.

- Considerations:
  - Fan Coil units and steams lines performing adequately
  - Electric heat is not feasible or cost effective
  - Installing ductwork for forced-air would not be feasible nor cost effective
- Replacement with new high efficiency boiler (95% efficient)
  - Cost: $30,000 for equipment and $20,000 for install/piping = $50,000
  - Savings of approx. = $3686/yr

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Law Enforcement Center - Overview

10,000 square feet – renovated in 2011, but mechanical systems were not fully upgraded

Heating: **Central steam w/ 5 zoned forced air units (see slide 24 for a summary)**

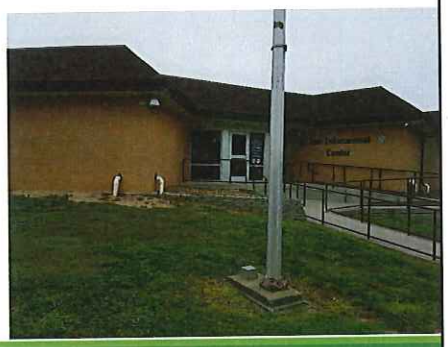
Cooling: R-22 split systems utilizing the 5 zoned forced air units
- R-22 is being phased out and will need to be replaced

Ventilation: HVAC fans run 24/7 and are inefficient

Lighting: T-8 fluorescent

TOTAL COST: $3.17/square ft
- Electricity cost: $2.56/square ft
- Gas cost: $0.61/square ft

Benchmark = $1.75-$2.00/square ft for 24/7 occupied
Definitely opportunities for savings.



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Law Enforcement Center

CHANGE T-8 LIGHTING TO LED LIGHTING

- COST TO CHANGE OUT 100 FIXTURES = $15,000
- ANNUAL SAVINGS PER 100 FIXTURES = $1750
- SIMPLE PAYBACK= 8.6 YRS = 12% ROI

IMPROVING WINDOWS AND INSULATION IS NOT DEEMED COST-EFFECTIVE

COOLING/HVAC:

- CURRENTLY UTILIZING LEGACY R-22 UNITS - NEED TO PLAN ON UPGRADES
- NEW CHILLER OR SPLIT SYSTEM WILL SAVE APPROX. $835/YR AT A COST OF $35,000
- SIMPLE PAYBACK ABOUT 49 YRS

VARIABLE SPEED FANS WITH HIGH EFF. FAN MOTORS ARE WORTHWHILE

- ANNUAL SAVINGS OF APPROX. $1800
- UPGRADE COST OF $6000 FOR A SIMPLE PAYBACK = 3.2 YRS

Law Enforcement Center

REPLACE CENTRAL STEAM WITH A LOCAL HOT-WATER "BOILER"

- CURRENT STEAM HEATING COST APPROX. $6,750/YR.
- CONSIDERATIONS/ASSUMPTIONS:
  - Forced air is performing adequately but the air handlers are inefficient and the A/C coils need to be upgraded
  - Electric resistance heat is feasible with a lower initial cost and higher monthly cost
  - Air Handlers must be upgraded/updated with any changes to heat or cooling ($70,000 cost)
- REPLACEMENT WITH NEW HIGH EFFICIENCY BOILER (95% EFFICIENT) & AIR HANDLERS
  - Cost: $25,000 for equipment and $15,000 for install/piping = $40,000
  - Savings of approx. = $2900/yr
  - Simple payback = 14 yrs = 7.1% ROI
- REPLACEMENT WITH ELECTRIC RESISTANCE HEAT
  - Cost: approximately the same as the air handler units (no costs above the baseline)
  - Additional Energy COST of = $6000/yr. (a higher cost than existing boiler costs)
- MIGHT CONSIDER GEOTHERMAL HEAT PUMP SINCE HEAT, COOLING, COILS AND FANS NEED UPGRADES
  - Cost: varies greatly ($125,000-$200,000)
  - Savings (heat and A/C) approx. additional $1800 per year over high-efficiency gas and chiller option

Library- Overview

11,000 square feet – renovated in 2013

Heating: Electric resistance heat with forced air (approx. $3778/yr)

Cooling: Forced air Roof Top Units (RTUs) with moderately high-efficiency (no need to upgrade)

Windows and insulation: No need to upgrade

Lighting: LED (no need to upgrade)

Consider changing to high-efficiency gas-fired heat for RTUs
- Approx. equipment and install cost = $40,000
- Approx. savings = $2,020/yr
- Simple Payback = $40,000/$2020 = 20 yrs or 5.0% ROI

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Administrative Bldg Overview

22,500 square feet – Currently empty

Assumed that this bldg. will not be utilized in the future

Heating: **Central steam w/ forced air unit**

- Bldg is currently heated at an estimated gas cost of $4438/yr

Cooling: Central chiller (probably has some salvage value)

Windows: Single-pane leaky steel

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Early Learning Center North- Overview

6700 square feet

Heating: **Central steam w/ forced air unit (see slide 24 for a summary)**

Cooling: Newer, moderately high-efficiency chiller – not cost effective to replace for energy savings

Ventilation: HVAC fans can be improved with Variable Frequency drives

Lighting: T-8 fluorescent

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Early Learning Center North

CHANGE T-8 LIGHTING TO LED LIGHTING

- COST TO CHANGE OUT 100 FIXTURES = $15,000
- ANNUAL SAVINGS PER 100 FIXTURES = $1750
- SIMPLE PAYBACK= 8.6 YRS = 12% ROI

IMPROVING WINDOWS IS NOT DEEMED COST-EFFECTIVE

INSULATION WILL SAVE APPROX. $300/YR @ A COST OF $10,000 = 40 YR SIMPLE PAYBACK

AIR HANDLING UNIT IS SERVICEABLE BUT THE HEATING COILS WILL NEED TO BE UPDATED

- CONSIDER USING THIS OPPORTUNITY TO REPLACE THE AIR SUPPLY UNIT

VARIABLE SPEED FANS WITH HIGH EFF. FAN MOTORS ARE WORTHWHILE

- ANNUAL SAVINGS OF APPROX. $350
- UPGRADE COST OF $1200 FOR A SIMPLE PAYBACK = 3.5 YRS

Early Learning Center North

Replace central steam with a local Hot-Water "boiler"

- Current Steam Heating Cost approx. $3,200/yr.
- Considerations/assumptions:
  - Chiller and forced air system performing adequately
  - If boiler is taken offline, new heating coils will be needed
  - Electric heat is not cost effective long term
- Option 1: Replacement with new high efficiency boiler (95% efficient)
  - Cost: $20,000 for equipment and $12,000 for install/piping = $32,000
  - Savings of approx. = $1330/yr
  - Simple payback = 24 yrs = 4.2% ROI
- Option 2: Replacement with new high efficiency forced air furnace (94% efficient)
  - Cost: $20,000 for equipment and $10,000 for install/piping = $30,000
  - Savings of approx. = $1250/yr
  - Simple payback = 24 yrs = 4.2% ROI

EMCPC Child Care South- Overview

5200 square feet

Heating: **Central steam w/ fan coil units (see slide 24 for a summary)**

Cooling: older split systems – consider replacement for energy savings

Ventilation: HVAC fans can be improved with Variable Frequency drives

Lighting: T-8 fluorescent

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EMCPC Child Care South

CHANGE T-8 LIGHTING TO LED LIGHTING

- COST TO CHANGE OUT 100 FIXTURES = $15,000
- ANNUAL SAVINGS PER 100 FIXTURES = $1750
- SIMPLE PAYBACK= 8.6 YRS = 12% ROI

IMPROVING WINDOWS IS NOT DEEMED COST-EFFECTIVE

INSULATION WILL SAVE APPROX. $250/YR @ A COST OF $8,000 = 40 YR SIMPLE PAYBACK

REPLACE SPLIT SYSTEM A/C WITH NEWER HIGH-EFFICIENCY SPLIT SYSTEM

- MAYBE SOME DESIGN ISSUES TO OVERCOME.
- COOLING SAVINGS APPROX$850 WITH A COST OF $15,000 – SIMPLE PAYBACK = 18YRS AND 5.6% ROI

VARIABLE SPEED FANS WITH HIGH EFF. FAN MOTORS -

- ANNUAL SAVINGS OF APPROX. $200; UPGRADE COST OF $2000 FOR A SIMPLE PAYBACK = 10 YRS

EMCPC Child Care South

Replace central steam with a local boiler

- Current Steam Heating Cost approx. $2,650/yr.
- Considerations/assumptions:
  - Chiller and steam performing adequately
  - Electric heat is not cost effective long term and space is an issue
- Replacement with new high efficiency boiler (95% efficient)
  - Cost: $20,000 for equipment and $12,000 for install/piping = $30,000
  - Savings of approx. = $1100/yr
  - Simple payback = 27 yrs = 3.7% ROI

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Heating System Proposed Replacement Costs

Alternative Learning – High Efficiency Condensing Gas Hot Water Boiler - $50,000 installed

Law Enforcement - High Efficiency Condensing Gas Hot Water Boiler - $40,000 installed
- Will need new air-handlers with new heating coils - $70,000-installed

Library – High Efficiency Forced-Air Furnaces - $40,000 installed (optional)

Admin Bldg – Assumed removed for this scenario

Early Learning North – High-Eff. Condensing Gas Hot Water Boiler w/new coils - $32,000 installed

EMCPC Child Care South – High-Eff. Condensing Gas Hot Water Boiler w/new coils - $30,000 installed

Shop – Gas or electric unit heater- $12,000 installed (other options based on space planning)

Boiler House Office Area – High Efficiency Forced-Air Furnaces $6,000 installed

Park Office - High Efficiency Forced-Air Furnaces $6,000 installed

Running gas lines will be a significant cost at $10,000-$13,000

Salvage value of the boiler - $25,000

TOTAL = $255,000 - $300,000± 20%,

Simple Payback using Boiler savings = $275,000/$28,880 = 9.5 yrs

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Cooling System Upgrade Costs

Alternative Learning – $40,000 -$72,000 installed

Law Enforcement – Central chiller or individual units to replace older R-22 units - $30,000 - $40,000 installed (saves $835/yr)
- Will need new air-handlers with A/C & heating coils (price included with heating system costs)
- Upgrade to Variable Frequency Drives to save $1800/yr - $6000 cost

Library – None recommended

Early Learning North –
- May consider new air-handlers but will need new heating coils - $20,000 (optional)
- Upgrade to Variable Frequency Drives to save $350/yr - $1500 cost

EMCPC Child Care South
- Look into replacement chillers or split system A/C to save $850/yr - $15,000 cost
- Upgrade to Variable Frequency Drives to save $200/yr - $2000 cost

Shop – None recommended

Boiler House Office Area – Split-system A/C installed with forced-air furnace - $4000 cost

Park Office - Split-system A/C installed with forced-air furnace - $4000 cost

TOTAL = $99,000 - $160,000± 20%

Simple Payback using Chiller & air handler savings = $160,000/$5885 = 27 yrs

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Salvage Value of Boiler and chiller

Existing 150hp Superior Firetube boiler
- Potential resale of $25,000 as is, where is

Existing 80 ton Carrier Chiller attached to Admin bldg.
- Potential resale of $25,000 as is, where is

Buyers of used boilers and chillers:
- Aaron Equipment – Bensenville, IL 620-350-2200 www.aaronequipment.com
- Surplus Group – Dallas, TX John: 214-686-7000 www.surplusgroup.com
- Seller deals direct with bidder (like eBay) : www.bid-on-equipment.com
- Titan Energy Assets – Ft Wayne, IN Joe Mason 260-437-5204

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