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CITY COUNCIL AGENDA

Tuesday, April 6, 2010
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 Administrator Report
 - 1. Energy Efficiency Report
 - 2. New Water Project
 - 3. New Library Project
 - 4. Paradigm 2000
 - 5. K-14 Project

4. PUBLIC COMMENT

5. CONSENT AGENDA

- A. 3/16/10 City Council Meeting Minutes
- B. Appropriations 4A

6. ORDINANCES

- A. Ordinance No. 2074 Amending Special Event License Area

7. RESOLUTIONS

- A. Resolution No. 10-2010 Amending 2010 Fee Resolution

8. FORMAL ACTIONS

- A. Nordic Bid
- B. Mower Bid
- C. Special Event License
- D. Sale of Land
- E. Police Hire

9. CLOSED SESSION

- A. Attorney-Client Privileged Information

10. ADJOURNMENT

WORK SESSION AGENDA

1. CORRESPONDENCE AND STAFF REPORTS

- A. Heart Choices Thank You
- B. City Attorney Report
- C. City Administrator Report

2. DISCUSSION ITEMS

- A. Humane Society
- B. North Campus Planning

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 not appearing on the Agenda. Kansas Statutes prohibit the Council from taking action on any item not appearing on the Agenda, except where an emergency is determined to exist.

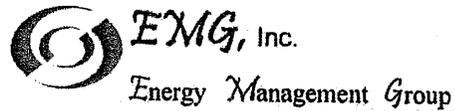
**Evaluation of BJCF Distributed Steam Costs
and
Building Energy Efficiency Review**

For

The City of Beloit

Beloit, KS

By



420 NE Lyman Rd.
Topeka, KS 66608
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April 6, 2010

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Introduction

EMG is tasked with the objective to help answer these questions:

1. What is the most feasible and equitable manner to distribute steam and electric costs to potential tenants? Does the general plan to bill potential tenants \$2 PSF adequately capture the City's annual steam generation costs?
2. Are there other feasible options beyond operating a central boiler steam distribution system? What are these options, and the estimated conversion costs?
3. What potential for energy efficiency improvements are there, how much are the estimated "first" costs, and estimated annual savings and paybacks? What kind of seasonal, annual and equipment maintenance and future replacement costs should be budgeted for?

In order to evaluate these and other questions, it is important that all stakeholders understand how the facility was designed to be operated, how it is being operated today, and how the planned operation will impact energy consumption and operating costs. Although the buildings are free-standing, due to the shared interconnection of utilities, how each tenant decides to operate their building will most definitely impact the others operating costs to some extent.

The first section is a general overview of the facility energy systems and power house, followed by a building by building general description and assessment of needs relating to energy, building operation and creature comfort.

The buildings reviewed are: North Beloit High School, Morning View, Cafeteria/Commissary, Power House, Admin./Skylark/Sunnyside, Prairie Vista, and Grandview.

Buildings not reviewed are: Shadyside, Sunshine House, Guest House, Superintendent's home and other unheated outlying buildings.

The opinions contained in this report are solely those of EMG, based on visual building and equipment inspections, and discussions with Steve Deneke. EMG's report does not directly address the intended long-term development plans the City of Beloit may have for the facility, or those of potential tenants.

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Overview of the Facility Energy Systems and Power House

It is vitally important for all stakeholders to understand that the present day BJCF facility was designed to operate as a 24x7, 365 day per year, "we never close" institutional facility – and is not unlike a small multi-building college campus, or small hospital/clinic campus. To change the operational use of the facility in present state to an 8 to 5 weekday operating schedule is not entirely possible, or feasible. There are many energy related aspects that cannot be readily changed to accommodate this operating schedule, or to maintain the intrinsic operating benefits that come from a central-plant facility.

Each of the buildings are interconnected by a centrally-located single-metered electrical distribution and single-metered natural gas fired steam generation and distribution system originating at the campus power house. Steam is distributed through a series of supply and condensate return pipes within an underground tunnel network. Since the City already intends to sub-meter the electrical system to each building, this report will mostly focus on how to account for the steam generation and distribution to each building.

At least since 1968, the boiler system at the power house generates steam 365 days a year using a two-boiler redundant boiler plant so that although each building does not require space heating year-round, the domestic hot water needs at each building are met. The two-boiler central steam generation system design provides several operating benefits:

- 1) Provides a steam back-up, should either in-use fired boiler fail,
- 2) so that boiler operating hours may be rotated to extend the useful life of both boilers,
- 3) to provide continuous steam so that one boiler can be taken off-line for annual inspection and re-assembled,
- 4) and to utilize the inherent efficiencies and benefits each boiler is able to provide.

The steam system is a considered a moderate to high-pressure steam distribution system. Steam is produced and distributed at 60-70 psi, and is then regulated down at each building for use.

Either boiler may be fired with natural gas, or #2 fuel oil. Natural gas is the primary fuel, while #2 fuel oil is a back-up, or stand-by fuel, should natural gas be curtailed. There is a 4,000 gallon #2 fuel oil storage tank, which may provide up to 400 hours at present firing rate of the Superior boiler. The two-boilers in service have unique operating characteristics and advantages:

A. Superior 150-hp boiler

- i) Newest boiler, start-up November, 2008 and was taken off-line one month in March, 2009 for burner air control modifications. This boiler is due for annual inspection in April, 2010.
- ii) Produces a steady and efficient steam supply based on present-day steam demand.
- iii) Steady-state thermal efficiency of 84 to 88%.

- iv) This boiler responds gradually to meet fluctuating steam demand levels.
- v) Although it has variable turn-down capabilities, the present burner firing rate is the lowest fuel consumption and steam production rate possible without water-logging the boiler and steam system in an effort to consume less fuel – which would create more problems than it would solve.
- vi) 5,175 # steam/hr capacity rating, 6,226 MBH max, 807 MBH min natural gas firing rate. On #2 fuel oil, 44.8 GPH max, and 5.6 GPH min firing rates.
- vii) This boiler can adequately meet the projected steam demand of the facility buildings discussed for tenant use at design ambient outdoor and seasonal indoor setting temperatures.

Think of this boiler as your father's modern-day V-6 Buick – reliable daily transportation, a smooth comfortable ride, 30 mpg highway and 22 mpg city driving. Not too flashy, but you'll arrive anywhere you want to go, on time and in style.

B. Nebraska 250-hp boiler

- i) Older of the two in-service boilers, 1968 manufacture date and is presently off-line, but is certified for use.
- ii) This boiler is presently dry. Besides filling the boiler with treated water and heating it up to steam temperature, it is ready for use.
- iii) This boiler can produce reliable steam, although not nearly as fuel efficiently as the Superior boiler. Steady-state thermal efficiency of 75 to 80%.
- iv) This boiler can rapidly respond to and meet fluctuating steam demand levels.
- v) Although it has variable turn-down capabilities, at 3,744 MBH minimum firing rate, this boiler produces more steam than the projected steam demand of the buildings planned for tenant use. This boiler still has a useful life and many more productive years ahead.

Think of this boiler as a tricked-out 650 hp hot rod (Steve provided this analogy). It's not an especially efficient mode of transportation; but you can easily pass anything on the road except a filling station. Start it up, punch the throttle, thunder down the road, and you won't soon forget the ride.

None of the individual building air-cooled DX air conditioner systems appear to have a "re-heat" design that would require summer month steam generation. Re-heat systems super cool the air to dry it before "re-heating" it slightly before the air leaves the supply air vents. Re-heat systems



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are often employed in large commercial and institutional buildings where maintaining very narrow parameters of relative humidity and temperature are important.

With one exception, all of the buildings presently use steam for space heating, predominantly during the months of October through May, and year-round for domestic water heating. The exception to this is the Cafeteria/Commissary building where there are several commercial kitchen appliances that use steam. Presently, these are the two primary reasons why the boiler system cannot be off-lined during the summer months. If you refer to page 5, Projected Steam Costs, summer steam generation accounts for about \$14,000 in natural gas costs.

The steam distribution and tunnel system is generally in surprisingly good condition. All of the 100-150 steam traps in the system were replaced about 18 years ago, with about eight traps replaced since then. The condensate return lines are in good condition, except for Shadyside which has a pipe section in the basement which is patched, does need to be replaced. The integrity of this line is important since it continues on to Prairie Vista and Grandview. The state budgeted \$55k for this steam/condensate return lines and valving replacement project at Shadyside. All make-up water expansion tanks are newer and in good condition, except at Grandview and the School. Important to note the state budgeted \$175k for steam system condensate return line replacement in 2014.

The power house has a WWII vintage diesel stand-by generator (40 kW continuous, 45 kW stand-by) that is in operating condition, and is only test-run monthly to extend its life. It is only large enough to power the electrical requirements of the power house building. Replacement parts are no longer commercially available.

The boilers are very well maintained. Boiler blow-down is done twice each day, for about 15 minutes each instance. Boiler water treatment is automated and periodically tested. Chemicals are provided through a state contract by Reaction Engineering in Dodge City, Kansas. I would encourage the City to inquire with this company to determine if the state contract terms could be continued for chemicals, water testing and services.

When American Boiler installed the new boiler, three steam vents required new roof penetrations. These vents were not properly sealed or collared and the roof leaks where these vents are located.

Important to note the state budgeted \$80k to replace a water line Walnut St. to the power house.

Presently, natural gas is piped only to the power house and to the Superintendent's home.

Each building has gate valves to isolate or turn off steam to individual buildings without impacting the next building down-stream. The Superintendent's residence is independently heated and cooled.



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Presently, except for Shadyside, Guest house and Sunshine, the remaining heated buildings have wet plumbing. Unoccupied buildings are maintained at about 60-65°F to "freeze protect" water pipes, fixtures and drains.

To determine a total projected cost for steam PSF (implement no changes to the present steam system), these components include: supplier, and transport natural gas, water/sewer, boiler water treatment chemicals, plus labor and system maintenance. All of these determinants are calculable; however, the most volatile component in this equation is the natural gas costs associated with normalized weather consumption of natural gas. One unconfirmed cost component is if the City can purchase boiler water treatment chemicals at the state contract rate.

BJCF Projected Steam Cost

	<u>MMBTU</u>	<u>\$ CS</u>		<u>MCF</u>	<u>\$ KGS</u>	<u>Usage</u>	<u>\$ Water</u>	<u>\$ Sewer</u>
Jul-08	699	\$7,824.89	\$11.19	664	\$752.19	2,370	\$761.90	\$779.05
Aug-08	574	\$5,465.34	\$9.52	552	\$663.03	2,820	\$921.21	\$929.80
Sep-08	431	\$3,649.79	\$8.47	411	\$550.53	1,760	\$573.61	\$570.11
Oct-08	822	\$5,867.52	\$7.14	803	\$863.31	1,410	\$482.45	\$472.22
Nov-08	1349	\$9,190.20	\$6.81	1307	\$1,285.45	1,710	\$741.69	\$757.23
Dec-08	1779	\$13,643.15	\$7.67	1702	\$1,580.62	2,160	\$937.45	\$948.66
Jan-09	1709	\$13,267.31	\$7.76	1645	\$1,613.80	2,590	\$1,131.84	\$1,136.23
Feb-09	1310	\$9,736.71	\$7.43	1269	\$1,299.88	2,250	\$1,016.86	\$955.22
Mar-09	1387	\$10,036.75	\$7.24	1342	\$1,360.83	1,190	\$545.50	\$517.22
Apr-09	1118	\$6,208.70	\$5.55	1082	\$1,143.76	1,680	\$744.68	\$780.30
May-09	465	\$2,828.64	\$6.08	459	\$623.65	1,750	\$799.27	\$799.76
Jun-09	<u>425</u>	<u>\$2,439.20</u>	<u>\$5.74</u>	<u>420</u>	<u>\$591.09</u>	<u>2,240</u>	<u>\$1,027.78</u>	<u>\$1,095.28</u>
	12,066	\$90,158.20	\$7.47		\$12,308.14	23,910	\$9,684.24	\$9,741.08

Supplier	\$90,158.20
DisCo	<u>\$12,308.14</u>
	\$102,466.34

Water	\$19,425.32
Escalator	\$6,147.98
Meint.	
Labor	
Chemical	<u>\$13,198.00</u>

TOTAL: \$141,237.64

Escalator				
2%	4%	6%	8%	10%

Summer Steam	
425	\$2,439.20
699	\$7,824.89
574	\$54.65
<u>431</u>	<u>\$3,649.79</u>
2129	\$13,968.53

Two main boiler water treatment chemicals	
30/20	\$6,910.00
59	<u>\$4,288.00</u>
	\$13,198.00

Calculated All Leasable \$ PSF With N. Gas, Steam, Water, Sewer
\$1.76

	<u>SF</u>	<u>\$2 PSF</u>	<u>\$2.50 PSF</u>
Prairie Vista	6,935	\$13,870.00	
Grand View	5,134	\$10,268.00	
N. Beloit HS	17,773	\$35,546.00	
Morning View	11,157	\$22,314.00	
Admin	28,531	\$57,062.00	
Cafeteria/Comm	<u>10,937</u>	<u>\$21,874.00</u>	\$27,342.50
	80,467	\$160,934.00	

Constellation Gas Bill Data Since June '09

	<u>MMBTU</u>	<u>\$ CS</u>	
Jul-09	541	\$3,206.78	\$5.93
Aug-09	367	\$2,469.87	\$6.73
Sep-09	207	\$1,386.78	\$6.70
Oct-09	1,112	\$7,551.28	\$6.79
Nov-09	1,188	\$8,051.55	\$6.78
Dec-09	1,951	\$13,586.18	\$6.96
Jan-10	1,840	\$13,535.41	\$7.36
Feb-10	<u>1,443</u>	<u>\$10,149.77</u>	\$7.03
	8,649	\$59,937.60	\$6.93

Keep in mind these bills reflect "freeze protect" t-stat settings except for PV and GV buildings.

Figures for annual steam system maintenance and labor are not included on this page. One boiler is operated 12-months, year round.

Before determining if the \$2 PSF figure is a reasonable figure to charge tenants for steam, the system maintenance and labor costs must be included. Refer to page 7 and 9.

Due to additional steam consuming equipment, now in place or possibly installed by a potential tenant, EMG suggests charging a Cafeteria/Commissary tenant at least \$0.50 more PSF above the calculated figure for all tenants.

Since natural gas costs and weather are the two most volatile components in this equation, the City should consider limiting their financial exposure. One method is to offer a steam price with a fluctuating fuel component based on the "first of month" index (FOM) cost of natural gas. While the 12-month natural gas pricing has been between \$6 and \$7.50 more recently, early 2008 gas prices reached \$16 to \$18. The City could opt to "lock in" a gas price from their supplier for the winter to somewhat shield tenants from wild volatile swings. In this way the City has limited some financial exposure, as well.

Another method is for the City to offer a 12-month contract terms to tenants. By asking for a \$ PSF cost for steam, potential tenants are basically asking the City to assume all risks and to hedge their steam costs. These potential tenants are not taking an equal financial exposure or risk, in regard to the City's position.

The City should also consider if the tenants do not share in the financial risk, then what incentive do they have to maintain reasonable thermostat settings, or to conserve energy in other ways? The answer is often; no stake, no incentive.

The City also has the option of installing steam metering at each building to more fairly and accurately divide tenant steam use. The City of Kansas City, (Missouri) meters distributed steam and chilled water to downtown customers. EMG could inquire about steam metering costs.

Converting from a central steam plant to individual HVAC and domestic water heating systems is nearly impossible. Engineering, equipment, labor, and dismantling costs would be astronomical. "Once on steam, always on steam" is an old engineering proverb.

In order to take a boiler off-line during the summer months, several changes must occur:

- 1) Install a natural gas line to each tenant building, plus sub-meters, pressure regulators and building stub-in.
- 2) Install appropriately sized gas-fired domestic hot water heater storage tanks.
- 3) Install a high-pressure (60 psi) modular boiler at the Cafeteria/Commissary for seasonal use, or remove the steam consuming kitchen appliances presently there.
- 4) Additional maintenance to drain the boiler for off-line, blow out and rust-prevent treat steam lines to the buildings, etc. Per Steve, this may require 3-4 weeks time divided over two blocks of time, as some time is needed to return the boiler to service.

Considering electrical water heaters may not be feasible – all existing building electrical panels are already at or near maximum capacity. These buildings were constructed before PC computers, copiers and other post-1980 institutional electrical conveniences. Generally, 30-gallon to 120-gallon commercial electric water heaters use from 40 to 125 amps. EMG believes many of the building electrical systems do not have the electrical capacity to connect electric water heating loads. This may require the replacement of building electrical systems and feeder circuits from the power house to the buildings; estimated at \$90,000 to \$160,000 per building. There is about a 2.5 to one annual cost of operation differential – in electric vs. natural gas water heating systems. Refer to the information in the Support Materials section.

The KGS gas meter riser is on the northeast side of the property. The gas line pressure to the power house is likely 1-3 lbs., and is then regulated down further at the power house.

A 1-1/2" to 2" polyethylene gas line with tracer wire should be adequate for the distances and service pressures for domestic hot water needs, and possibly future space heating needs. The cafeteria will require a 2" to 2-1/2" line to handle a boiler.

Estimated run (ft): 2,640'

Estimated pipe line cost, trenching, pavement boring, back-fill: \$58,080

Estimated meters, regulators, stub-in: \$12,000

Water Heaters, estimated purchase, installation, and pipe-in costs:

HS, 2-200 gal. - \$8,500 (will showers be used?)

MV, 2-200 gal. - \$8,500

Cafeteria, 2-200 gal - \$8,500

Admin (will showers, laundry be used?) 2-200 gal. - \$8,500

PV, 1-50 gal. - \$1,400

GV, 1-50 gal. - \$1,400

These water heaters will have to be selected and sized based on anticipated needs of these and future tenants.

"Tankless" design gas water heaters are also an option, but they too must be vented, as do tank-water heaters. At PV and GV a 5 or 10 gallon point of use unit might be sufficient.

Cafeteria "summer" boiler, 60 psi, 350-500 #/hr estimated steam requirement, estimated purchase, installation and pipe-in costs: \$24,000

Total estimated domestic water heating conversion costs: \$130,880

Estimated natural gas conserved: 1,066 MMBtu, or about \$8,528 per year annual gas savings.

Simple payback: 15.3 years.

Without cafeteria boiler, \$106,880, about a 12.5 year simple payback.

Review of known steam system maintenance projects:

Roof leak at power house, Steve could likely make these repairs.

Eventual condensate return line replacement, \$175,000

Eventual water line replacement, Walnut St. to power house, \$80,000

Eventual steam/condensate line and valving replacement, Shadyside, \$55,000

Totals: \$310,000-\$350,000

Steam system unknowns or unconfirmed: a) Boiler water chemical treatment costs?
b) Steam trap/steam line inspection, and replacement of traps on-going basis to minimize leaks?

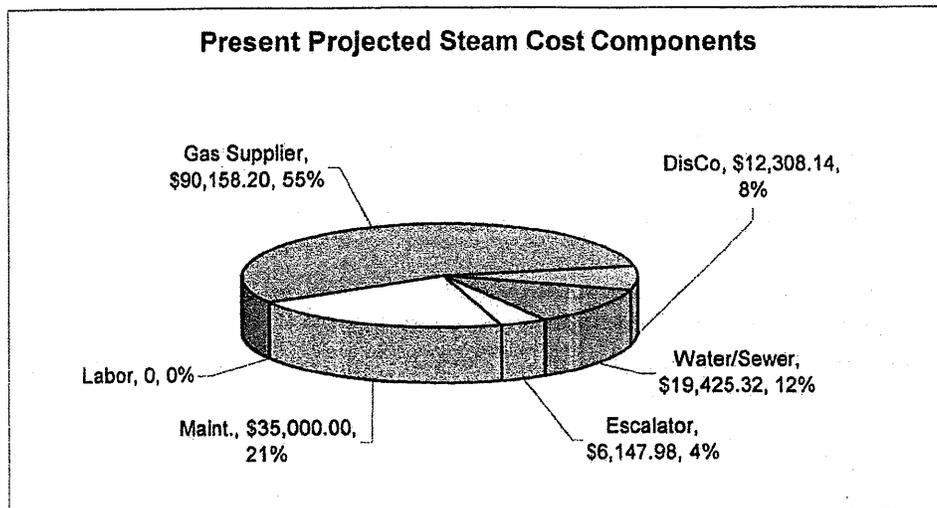
Known and unknown present and future steam system maintenance costs should be included into the final tenant price for steam calculations.

The cafeteria/commissary basement has the only known existence of asbestos insulation on the campus. When work is done in the basement, it will likely entail asbestos abatement. All of the existing floor tile squares throughout all of the buildings are known to contain asbestos. If any work involves the removal, drilling, or disturbance of floor tile squares, it will likely entail asbestos abatement.

BJCF electrical distribution system notes: when asked, Steve indicated to his knowledge, none of the incoming secondary connections to the power house or outgoing connections to individual buildings, main breakers, switchgear, main panels, or sub-panels have ever been inspected by an electrician, infrared scanned for "hot spots", or had the lugs cleaned, tightened and re-sealed. He stated there have been few if any reported electrical system problems, except to reiterate most of the building electrical supplies are near, or at maximum load conditions.

After reviewing several options for the City to either continue or eliminate summer steam generation, the final steam price to charge PSF comes down to these key decisions. Including the steam system maintenance and an appropriate recovery period (5-year, 7.5-year, 10-year, or other timeframe) is a City decision. If the City wants to eliminate summer steam generation, this would involve the cost to extend, connect a gas line and to install natural gas water heaters. Whether or not to include and amortize the conversion expenses to install building water heaters is a City decision.

Both of these are true costs to make the buildings useable for tenant use. Amended steam \$ PSF figures including estimated costs for maintenance and/or water heater installation from page 5 are shown on page 9.



Amended BJCF Projected Steam Cost

	MMBTU	\$ CS		MCF	\$ KGS	Usage	\$ Water	\$ Sewer
Jul-08	699	\$7,824.89	\$11.19	664	\$752.19	2,370	\$761.90	\$779.05
Aug-08	574	\$5,465.34	\$9.52	552	\$663.03	2,820	\$921.21	\$929.80
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Oct-08	822	\$5,867.52	\$7.14	803	\$863.31	1,410	\$482.45	\$472.22
Nov-08	1349	\$9,190.20	\$6.81	1307	\$1,265.45	1,710	\$741.69	\$757.23
Dec-08	1779	\$13,643.15	\$7.67	1702	\$1,580.62	2,160	\$937.45	\$948.66
Jan-09	1709	\$13,267.31	\$7.76	1645	\$1,813.80	2,590	\$1,131.84	\$1,136.23
Feb-09	1310	\$9,736.71	\$7.43	1269	\$1,299.88	2,250	\$1,016.86	\$955.22
Mar-09	1387	\$10,036.75	\$7.24	1342	\$1,360.83	1,190	\$545.50	\$517.22
Apr-09	1118	\$6,208.70	\$5.55	1082	\$1,143.76	1,660	\$744.68	\$780.30
May-09	465	\$2,828.64	\$6.08	459	\$623.65	1,750	\$799.27	\$799.76
Jun-09	425	\$2,439.20	\$5.74	420	\$591.09	2,240	\$1,027.78	\$1,085.28
	12,068	\$90,158.20	\$7.47		\$12,308.14	23,910	\$9,684.24	\$9,741.08

Supplier	\$90,158.20										
DisCo	\$12,308.14	Maint.	\$350,000	5-year	\$70,000	7.5-year	\$46,666.67	10-year	\$35,000		
	\$102,466.34								Summer Steam		
Water	\$19,425.32	Escalator							425	\$2,439.20	
Escalator	\$6,147.98	2%	4%	6%	8%	10%			699	\$7,824.89	
Maint.	\$35,000.00								574	\$54.65	
Labor									431	\$3,649.79	
WH costs	\$13,088.00	WH Costs	\$130,880	5-year	\$26,176.00	7.5-year	\$17,450.67	10-year	\$13,088.00	2129	\$13,968.53
Chemical	\$13,198.00										
TOTAL:	\$189,325.64										

Two main boiler water treatment chemicals
 30/20 \$8,910.00
 59 \$4,288.00
 \$13,198.00

Calculated All Leasable \$ PSF With N. Gas, Steam, Water, Sewer

\$2.35

	SF	\$2.35 PSF	\$2.85 PSF
Prairie Vista	6,935	\$16,297.25	
Grand View	5,134	\$12,064.90	
N. Beloit HS	17,773	\$41,766.55	
Morning View	11,157	\$26,218.95	
Admin	28,531	\$67,047.85	
Cafeteria/Comm	10,937	\$25,701.95	\$31,170.45
	80,487	\$189,097.45	

Cost Component	5-year, \$ PSF	7.5-year, \$ PSF	10-year, \$ PSF
Maint. only, \$350k	\$2.63	\$2.34	\$2.19
Maint. + WH Cost, \$130.9k	\$2.95	\$2.55	\$2.35

Overview of the Buildings

North High School and Gymnasium

The North High School and Gymnasium building is steam-heated through zoned terminal fan-coil and air-handler coil units, over 30 units in all. At 2,940 #/hour of steam the schools heat exchanger is over-sized – just under twice the heating capacity required for the school and gym. The air conditioning unit is a 20-21 year old, 46-ton, R-22 refrigerant chiller system. The gym was not originally air conditioned, so when the chilled water circuit was expanded to include the gym the 46-ton chiller became under-sized by 30 to 50 tons, (dependent on people loads). As a result, the air conditioning system was operated at full-load most of the time, thus decreasing the chiller service life. The existing chiller system should NOT be used to air condition the facility. The chiller unit is worn out and should be replaced, as should the heating system. The convection fan-coil and air handler units, air-cooled condenser, and chilled water pumps and motors should all be evaluated and probably rebuilt/replaced as needed. Thermostat controls are pneumatic and should be converted to digital programmable-setback.

There is an economizer system, but it never operated as designed, due to an inadequate installation, the air conditioning system being under-sized, or a combination of both factors.

Maintenance note: The school roof was replaced in 1990, but was slated for replacement again in 2016, at \$255k. There is a roof leak near the library windows that has been patched, but is still a reoccurring problem. The roofing project drawings detail a 2" minimum thickness insulation built-up sloped to drain, so the 1990 roof project may have provided up to an R-14 insulation level. The next roof should be specified at R-28 minimum roof deck insulation.

The school exterior metal frame, single pane windows have an inadequate air seal and thermal properties and should be replaced. If not budgeted for a complete window replacement, since the classroom windows are the full room width, selected windows could be sealed and covered with insulation board to minimize glazing heat gain and heat loss. If the windows are replaced, I suggest low-E glazing for the east and west windows. Although the soffit overhang extends about four feet, the window height at 6'-6" allows for partial sun exposure of the windows.

Measures rough estimates:

Complete window replacement - \$290,000 to \$325,000

Est. Annual Energy Savings – \$10,500 to \$12,500

Roof replacement: \$255,000

Replacement chiller, 3.5 COP, 90-ton - \$189,000

Rebuild/replace FC & AH, condenser, pumps, rebuild steam heating loop - \$126,000

Total installed chiller/steam heat project cost: \$315,000

Pneumatic to digital thermostat controls - \$50,000

To upgrade to a networked Energy Management System – an additional \$80,000

Alternate – Ground Coupled Heat Pump (GCHP), 4.3 COP, 90-tons - \$540,000 to \$585,000

A GCHP would eliminate steam heating. Includes ground bores/trenching and poly-pipe loops. Rebuild/replace FC & AH units, and pumps are still necessary, about \$80,000.

Est. Annual Energy Savings – over replacement chiller/steam heat, \$30,000 to \$35,000

Est. \$305k to \$350k add'l GCHP cost, about 8.7 to 11.7 year simple-payback on GCHP alone.

The GCHP system install is more complicated and expensive due to the rocky geology in the Beloit area. The total area of earth utilized for bores and trenching will be about 2.5 football fields.

To achieve the projected annual energy savings with a GCHP, the building must be made more air-tight, general air-sealing around exterior doors, plumbing chases and roof penetrations (\$5k-\$6k), and the windows replaced. When you factor in all of these associated costs, the GCHP system simple-paybacks are more like:

Est. total GCHP + window + digital/EMS installed cost: \$1,046,000 to \$1,126,000

Est. total GCHP + window premium cost over chiller/steam: \$600,000 to \$681,000

Est. GCHP + window annual energy savings: \$40,500 to \$47,500

About a 12.6 to 16.8 year simple pay-back, (14.7 years median).

The above figures are only quickly assembled “ball parked” estimated costs and energy savings and should be taken with a shaker of salt.

Anticipated properly maintained system life:

Chiller/steam heat, 30 years.

GCHP, 20-25 years.

Simply replacing/overhauling the chiller/steam heating system is not an easy or inexpensive task. To improve the system energy efficiency and creature comfort issues of the HVAC system will require careful mechanical engineering and a very sizeable capital investment.

The City could elect not to air condition the school at this time, and simply heat the school and gym for the first year, making it available only for fall-winter use. This may not be agreeable to the prospective tenant. Be aware the heating system may not make it through a full heating-season without requiring what could be extensive repairs to the steam system, terminal fan-coils, or air handlers.

A reminder, at the present time summer steam to this facility is necessary to provide domestic hot water, should the tenant need to utilize the shower facilities, or hot water at the lavatories.

Morning View

The Morning View building is steam-heated through zoned air-handler coil units. The split-system air conditioning units are 30 years old originals, R-22 refrigerant. The newer condenser unit installed consumes 1,350 watts less than the older condenser units, or 1.3 kWh less energy per hour of operation. During an average 900-1,100 full-load hour cooling season, that's 1,170 to 1,430 kWh, or about \$105 to \$129 annual savings per 5-ton condenser. When replacing the outdoor condensers, also replace the air handler a-coil with a new a-coil matched to the condensing unit. The HVAC system also has a make-up air economizer unit. The outside air intake vanes are usually set to about a 20% during the winter months.

Maintenance note: the building's domestic water piping and valves need to be replaced, this cost has not been estimated. The condensate return piping system needs a new pump, and a few piping repairs. The building roof was replaced in 2000. State budgeted \$30k for Morning View and Grandview a/c unit replacements in 2013.

The attic space has limited access and could not be inspected for insulation level. If at an R-19 or below, additional attic insulation is recommended.

The building's HVAC digital controls may be set through a laptop plugged into the network on-site, and building set-point temperatures are very precise and maintainable.

Note to Building Use Planners for Sheriff and Police Chief: Warning - do NOT reconfigure or add partition walls to this building as this will defeat the building's designed supply and return vent air flow!! If you do not heed this warning, you may be very disappointed in the resulting lack of creature comfort, and possibly higher than necessary energy bills!!

Measures rough estimates:

Replacement 5-ton a/c, per unit - \$5,750 x 4 old units = \$23,000

Est. Annual Energy Savings - \$130 x 4 old units = \$520

Add R-13 to existing R-19 attic insulation - \$7,400

Est. Annual Energy Savings - \$730

Replacement of domestic water piping and valves, condensate return pump and piping repairs, cost are not yet estimated.

A reminder, at the present time summer steam to this facility is necessary to provide domestic hot water, should the tenant need to utilize shower facilities, or hot water at the lavatories.

Cafeteria/Commissary

The Cafeteria/Commissary building is steam-heated through zoned air-handler coil units. The dining room air conditioning unit was replaced in 2001, R-22 refrigerant. The 12.5-ton kitchen roof-top packaged unit (RTU) serves as a make-up air unit for the single-pass kitchen exhaust hood. Per the equipment manuals in the power house, this RTU has 27 kW of electric heating. It was commented that during the summer months, the air conditioning system in the kitchen is about 20-25 tons under-sized. This is likely due to the air exhausted through the kitchen hood system and steam spill-over significantly contributing to latent (relative humidity) loads. EMG did not obtain field airflow CFM measurements of the kitchen vent hood exhaust compared to the RTU supply/make-up air volumes. Ideally, the kitchen vent hood exhaust airflow rate should be balanced with the RTU supply/make-up air volume. EMG doubts this is the case, and believes 60% to 80% of conditioned space air volume is evacuated through the kitchen vent hood exhaust. We recommend the hood-RTU are air flow balanced by a qualified commercial HVAC contractor prior to tenant occupation.

Steam consuming kitchen appliances includes: a Groen steam kettle and an institutional dish washer. A steaming cabinet has a self-contained electric steam generator. The institutional dish washer may not be at all compatible for commercial kitchen use (culinary school). The heat exchanger on the dish washer was replaced in 2008, and uses considerable steam volumes.

The domestic water heater is by steam and has an insulated 400 gal storage tank.

Thermostat controls are digital, but must be manually programmed and setback.

Maintenance note: The two larger low-temp and medium-temp walk-in coolers were left on (per state edict so as not to ruin door seals), although there is no food products stored inside. The walk-ins should be turned off, defrosted and doors left open until a tenant takes over. New doors seals and bottom sweeps are about \$100-\$200 per door, installed. The large walk-in units use that much energy every 7-14 days. The low-temp condenser unit has a short-cycle problem and needs servicing (likely a relay or pressure sensor problem, perhaps a \$200-\$400 repair). The cafeteria roof replacement date was not noted in any of the building records reviewed by EMG. One corner of the roof membrane was blown up from the wind and should be repaired, pronto. Repair costs could be \$500 to \$1,000.

If not already aware, the City should know the steaming cabinet is 19 kW, RTU is 27 kW for space heating, and a commercial electric skillet is 12 kW. Two walk-in coolers (one low-temp 5 kW, one medium temp 4.4 kW) in the kitchen are average size. The two large walk-in cooler units in the storage area rival any walk-ins at 65k-85k SF grocery stores or Wal-Mart supercenter units. The larger walk-in refrigeration compressor-condenser units are each about 8 kW.

Should, for whatever reason, the City elect not to install electric sub-metering on all tenant occupied buildings, EMG recommends that the City install one on this building for the purpose of direct-billing electrical consumption to the tenant.

Measures rough estimates:

Air rebalance the kitchen vent exhaust hood to the RTU, est. cost: \$1,200-\$1,500.

The vent hood fan motor rpm must be reduced so that CFM air flow is balanced with RTU air flow. Install a motor speed control, if one is not already on the exhaust fan on-off switch circuit. The building air balance could even be adjusted so that it is slightly positive pressurization, instead of negative pressurization.

Est. annual energy savings: \$??,???

When evacuating 60% to 80% of a buildings conditioned air volume, this is a difficult to quantify number without active measurement, but anticipated HVAC savings are considerable.

Since no record of this building roof replacement was noted, when time to replace the roof membrane, select a white or light color to reflect more infrared/ultraviolet heat, and specify a 2" to 4" closed-cell polyisocyanurate rigid foam board insulation, sloped toward drains. This will provide R-14 to R-28 of roof deck insulation, which is the range EMG recommends.

Review of measures and costs:

Air rebalance the kitchen vent exhaust hood to the RTU, est. cost: \$1,200 to \$1,500.

Repair of roof and evaluation of roof condition: \$500 to \$1,000

Short-cycling of larger low-temp compressor repair: \$200 to \$400

Totals: \$1,900 to \$2,900

Maintenance unknowns:

If any of the kitchen steam equipment works, or not?

Roof replacement need, or replacement cost?

Cafeteria/Commissary basement has the only known existence of asbestos insulation on the campus. When work is done in the basement, it will likely have to entail asbestos abatement.

A reminder, at the present time summer steam to this facility is necessary to provide domestic hot water, should the tenant need to utilize the dish washer, steam-consuming kitchen equipment, or hot water at the lavatories.

Administration/Skylark/Sunnyside

The Administration/Living Unit building is steam-heated through zoned terminal fan coil and air-handler coil units. The air conditioning 72-ton chiller unit was replaced and commissioned in 2008, R134A refrigerant. Existing thermostat controls are mercury-bulb and should be converted to digital programmable-setback. Steve has limited entering and leaving water temperature set-point parameter capabilities of the chiller controls by plugging in with a laptop.

Exterior windows are metal frame, single pane glazing, they have an inadequate air seal and thermal properties and should be replaced. If the windows are replaced, I suggest low-E glazing for the east, west and south windows – no overhang shading.

Maintenance notes: the admin. roof was replaced in 1990, although EMG did not locate project drawings or material specifications for determining exact roof insulation properties, if any. The state budgeted \$420k for admin. window replacement during 2014-2015. The state budgeted \$525k for admin. electrical system replacement/overhaul project in future years. Converting the mercury-bulb to digital programmable-setback thermostats is advisable, and an estimated cost is about \$10,400. These are independently set thermostats, and are not networked. To install networked, programmable thermostats which Steve could monitor and change set-points centrally would be about \$130k.

Although the heating system was set to “freeze protection” status, ie. all thermostats were set to about 60° F, EMG measured several actual temperature room temperatures at 70-78° in the admin building. This would indicate either the existing thermostats are not calibrated, or there are steam leaks past stuck control valves. EMG found either a broken or abandoned in place fan-coil unit at FCU-4 in a small room off the hallway. The hydraulic actuator valve was broken off of the control stem and dangling by the control wire.

There are many twists, turns, nooks and crannies, open and doored stairwells within this building and adequate supply/return register air flow from terminal fan-coil and air handler coil units may be somewhat restrictive. For example, one air handler located within an old vault room (confined space) had only one 10” x 20” return air opening cut through a wall, while the air handler filter rack area measured 24” x 40”. Several differences in supply vs. return air register free square inches were found. EMG believes this might be a difficult to air condition building and speculates that not all of the “installation bugs” with the new chiller system are resolved. Steve may disagree with our concerns, and he might have a completed project “punch list” to support all systems are fully checked out and good to go.

A reminder, at the present time summer steam to this facility is necessary to provide domestic hot water, should the tenant need to utilize the laundry, shower facilities, or hot water at the lavatories.

When replacing the roof membrane, select a white or light color to reflect more infrared/ultra-violet heat, and specify a 2” to 4” closed-cell polyisocyanurate rigid foam board insulation,



EMG

Energy Management Group

sloped toward drains. This will provide R-14 to R-28 of roof deck insulation, which is the range EMG recommends.

Review of measures, maintenance and costs:

Roof replacement, unknown need or cost.

Window replacement, \$420k

Electrical system replacement, \$525k

Digital programmable- setback thermostats, \$10,400

Networked, programmable thermostats, \$130k

Unknown measures, maintenance and costs:

Air conditioning system optimization

Prairie Vista – currently occupied by NCPC/Early Learning Center

The Prairie Vista building is steam-heated through a single air-handler coil unit. This air-handler is located in the center of the building and is mechanically split-zoned to two supply air trunks – running to both ends of the building. This is a significant flaw and weakness of the HVAC system design.

Air conditioning is through a commercial grade 20-ton air-cooled condensing unit, R-22 refrigerant. The air handler is located in a basement directly below a reinforced concrete ceiling and floor common to living space above. Radiation and convection heat loss from the steam lines and air handler heats (or cooling, depending on the season) the concrete mass to the point of impacting the room comfort above the air handler. It's either too hot, or too cold, and a source of complaints. The basement stairs are open – no doorway, so there is also heat (or cold) convection up the stairwell into the living space.

Due to electrical wiring and equipment fastened to the reinforced concrete ceiling, attaching foam insulation board to the area above the air handler will not be done easily. It may be possible to better insulate the steam piping and sleeve insulate the exposed steam valves, and spray foam insulate the concrete ceiling area and the air handler sheetmetal body. If allowed by local codes, a framed doorway would seal off the bottom of the stairwell from the space above. EMG was informed this basement also serves as a storm-shelter for the learning center.

Steve and I discussed what could be done to install an exhaust fan for the basement. The basement walls are 12" thick. There is an outside air plenum through the basement wall, and is tied into the return air plenum. Eventually, it may come down to dismantling and replacing the single split-zoned air handler with a two-zone, two air handler system to solve this comfort problem. More study of the problem and engineering should be done.

Due to children in the building, we did not inspect the main level – windows, attic scuttle, etc. Additional attic insulation is probably needed and is beneficial.

A reminder, at the present time summer steam to this facility is necessary to provide domestic hot water, should the tenant need to utilize hot water at the kitchen or lavatories. If hot water needs are minimal and there are 20 amps of electrical capacity available, installing up to a 30-gal electric water may be adequate. Depending on anticipated hot water needs, 5 or 10-gallon point of use units might be sufficient.

Grandview – currently occupied by MCPC/Early Learning Center

The Grandview building is steam-heated through dual zoned air-handler coil units. These air-handlers are located near the center of the building in a ground-floor mechanical room – there is no basement. Each air handler is zoned to a building wing.

Air conditioning is through residential grade 7.5-ton and 5-ton air-cooled condensing units, R-22 refrigerant. The condenser manufacturing date is 8/1989. The total air conditioner installed tonnage is likely under-sized based on the square footage. More evaluation of the duct system and a building heat loss/heat gain calculation should be done before modifying or replacing the condensing units. The state budgeted for replacement of these a/c condensing units in 2013.

Grandview does need a new make-up water expansion tank, project cost not known at this time.

Due to children in the building, we did not inspect the main level – windows, attic scuttle, etc. Additional attic insulation is probably needed and is beneficial.

A reminder, at the present time summer steam to this facility is necessary to provide domestic hot water, should the tenant need to utilize hot water at the kitchen or lavatories. If hot water needs are minimal and there are 20 amps of electrical capacity available, installing up to a 30-gal electric water may be adequate. Depending on anticipated hot water needs, 5 or 10-gallon point of use units might be sufficient.

Other Energy Efficiency or Conservation Measures to Consider for All Buildings:

These measures may help draw potential tenants to the space.

- 1) Retrofit or replace all single and multi-lamp tube fluorescent and magnetic ballasts with T-8 lamps and electronic ballasts. BJCF made these retrofits on a "spot" basis as magnetic ballasts failed. EMG did not observe many retrofitted fixtures, nor did we take a fixture count building by building. Time did not permit. At a \$0.091 per kWh electric average unit cost, fluorescent lighting retrofits are about a five year simple payback. These lamps are brighter (more lumens per watt) and last longer (20,000 hours vs. 9,000 hours), so there are energy and maintenance savings that can be calculated once a fixture count is taken.
- 2) Except where dimmable lighting is necessary, replace all 60-150 watt building interior incandescent lamps with compact fluorescent lamps (CFL). A 23 watt CFL is equivalent to the lumen output of a 100 watt incandescent. CFL cost has declined to just over \$1 per lamp in small quantity lots.
- 3) Install occupancy sensor control switches at all locker rooms and bath rooms to control lighting and ventilation fans.
- 4) Install programmable or occupancy sensor controls for conference room and classroom lighting and HVAC thermostat controls. Some of the new ultrasonic occupancy sensor room lighting controls may be installed to control lighting may be purchased and installed for \$100 each, and simple payback is about two years.
- 5) There are several very good potential applications for energy or heat recovery ventilation (HRV) units. Modern buildings are required by ASHRAE J-standards to maintain certain levels of introduced fresh outside air into buildings, based on the building use, and the number of people. These fresh air requirements were mandated to reduce the likelihood of "sick building" syndrome. Lots of fresh air is great for improving indoor air quality, but can significantly increase HVAC operating costs since outside air must be conditioned and already conditioned air is exhausted in the process. An HRV unit is both a fresh air intake and building exhaust air point. The two air paths cross, but never mix since they are separated by a metalized or plastic heat transfer surface. Heat (or cool air) from inside conditioned air being exhausted is transferred thermally to the incoming unconditioned air stream. Since the incoming air is pre-conditioned, less energy is required to fully condition (heat, cool or dehumidify) the air than without the HRV unit. HRV systems can be controlled to operate intermittently on a schedule, continuously on a low level, or by an ambient carbon dioxide sensor inside each classroom or specified area.
- 6) Replace 4.5 gallon per flush toilets with water saving 1.6 gallon per flush fixtures. Install low-flow shower head and faucet restrictors. You save twice by conserving water. Once, as you use less water and a second time when consumption based sewer charges are also reduced.

Potential Sources for Project Funding

Most available government energy efficiency grant/loan programs limit project scope to residential projects, and limit funding to tens of thousands of dollars, even though a project may require substantially more funding. Some programs do not fund fuel switching (steam to natural gas, to electric, etc). All of the programs must demonstrate at an investment grade energy audit level that if the measures are implemented they will produce a quantified reduction in energy consumption that pay for themselves from energy savings within the financing term period. This is difficult to quantify and prove when the building use is limited.

These grant/loan programs are awarded on a competitive basis by the controlling agency. The programs are basically designed to help improve energy efficiency of buildings that are in active use, or to help implement the use of renewable energy (wind, solar, geo-thermal, water, bio-mass). These programs are not intended to rebuild infrastructure such as steam distribution systems, or to replace non-working equipment.

USDA Energy Efficiency Grant/Loan Program – grants do not exceed 25% of project cost, up to \$500k projects for renewable energy systems. Loans may not exceed 50% of total eligible project costs, maximum loan request is \$25 million.

It's important to realize this is not free money – there are significant strings and over-sight attached. These grant/loans are not easily attained.

EMG does not know if a municipal-owned entity is eligible as a business, or would have to apply as a government for a Community Development program. Has the City considered forming an LLC or foundation to manage the BJCF?

There are grant programs available to fund the time-intensive energy audit.

<http://www.rurdev.usda.gov/rbs/busp/REAPEA.htm>

<http://www.rurdev.usda.gov/rbs/busp/9006grant.htm>

<http://www.rurdev.usda.gov/rbs/busp/9006loan.htm>

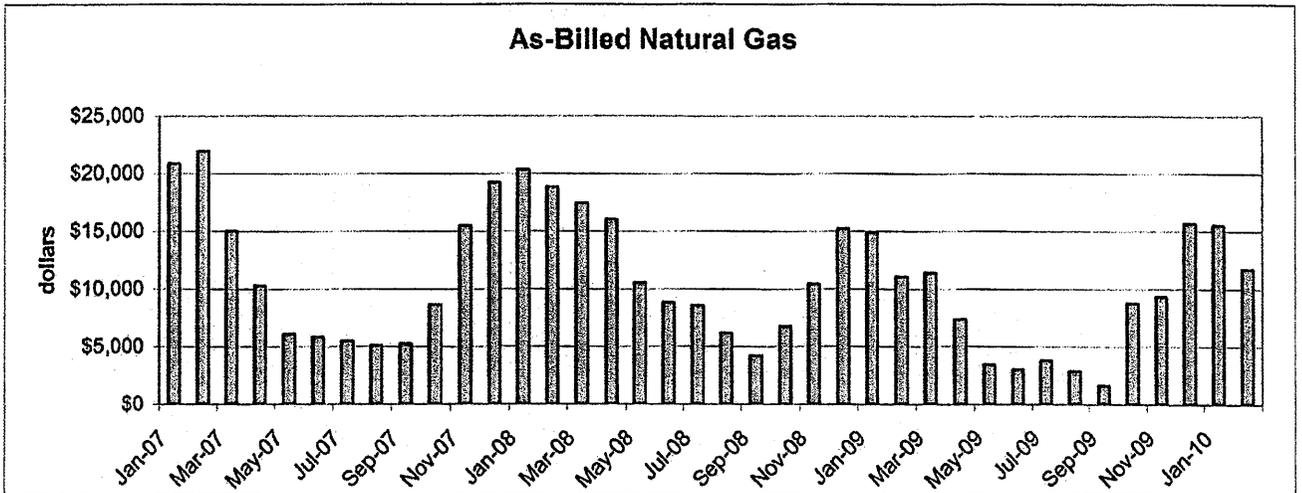
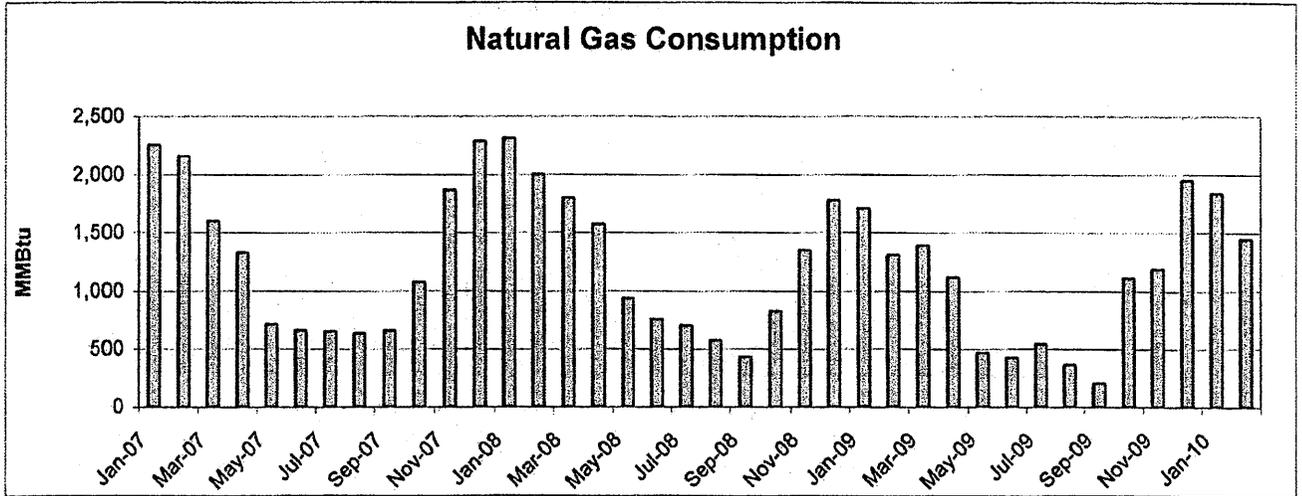
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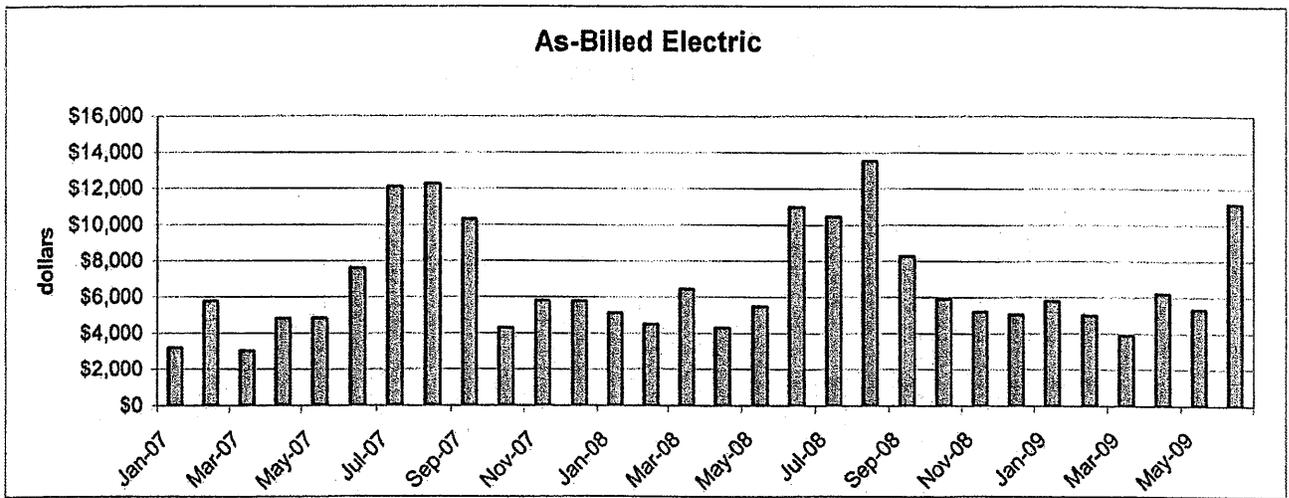
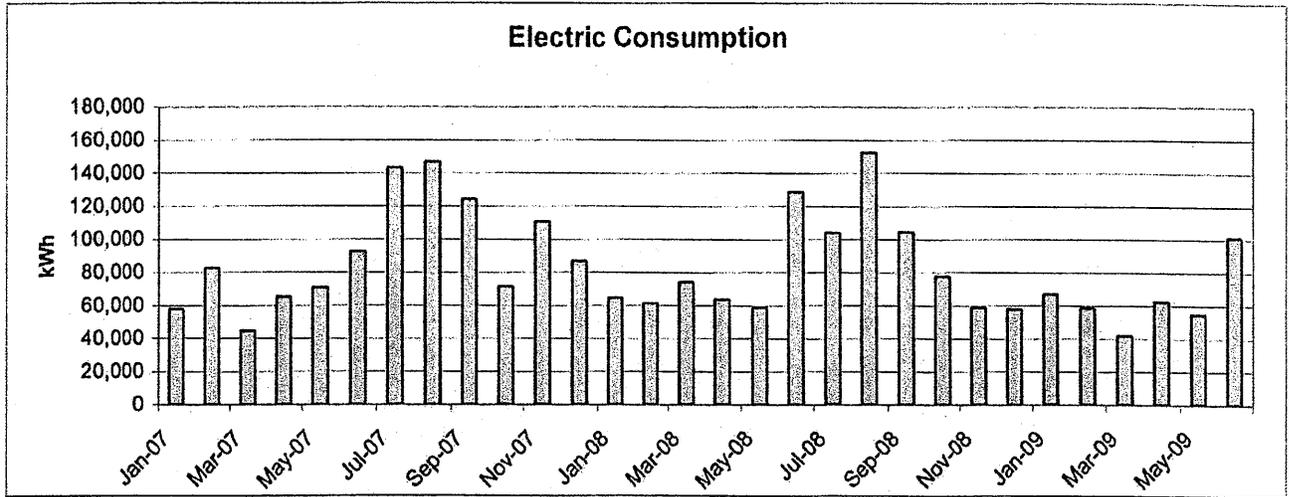
<http://www.rurdev.usda.gov/ks/Communities%20Facilities%20Page.htm>

Tracy McCubbin, USDA, Rural Development Specialist for Region 1, including Mitchell County

2715 Canterbury Drive
Hays, KS 67601

Phone (785) 628-3081





BJCF Projected Steam Cost

	<u>MMBTU</u>	<u>\$ CS</u>		<u>MCF</u>	<u>\$ KGS</u>	<u>Usage</u>	<u>\$ Water</u>	<u>\$ Sewer</u>
Jul-08	699	\$7,824.89	\$11.19	664	\$752.19	2,370	\$761.90	\$779.05
Aug-08	574	\$5,465.34	\$9.52	552	\$663.03	2,820	\$921.21	\$929.80
Sep-08	431	\$3,649.79	\$8.47	411	\$550.53	1,760	\$73.61	\$570.11
Oct-08	822	\$5,867.52	\$7.14	803	\$863.31	1,410	\$482.45	\$472.22
Nov-08	1349	\$9,190.20	\$6.81	1307	\$1,265.45	1,710	\$741.69	\$757.23
Dec-08	1779	\$13,643.15	\$7.67	1702	\$1,580.62	2,160	\$937.45	\$948.66
Jan-09	1709	\$13,267.31	\$7.76	1645	\$1,613.80	2,590	\$1,131.84	\$1,136.23
Feb-09	1310	\$9,736.71	\$7.43	1269	\$1,299.88	2,250	\$1,016.86	\$955.22
Mar-09	1387	\$10,036.75	\$7.24	1342	\$1,360.83	1,190	\$545.50	\$517.22
Apr-09	1118	\$6,208.70	\$5.55	1082	\$1,143.76	1,660	\$744.68	\$780.30
May-09	465	\$2,828.64	\$6.08	459	\$623.65	1,750	\$799.27	\$799.76
Jun-09	<u>425</u>	<u>\$2,439.20</u>	<u>\$5.74</u>	<u>420</u>	<u>\$591.09</u>	<u>2,240</u>	<u>\$1,027.78</u>	<u>\$1,095.28</u>
	12,068	\$90,158.20	\$7.47		\$12,308.14	23,910	\$9,684.24	\$9,741.08

Supplier \$90,158.20
 DisCo \$12,308.14
 \$102,466.34

Water \$19,425.32
 Escalator \$6,147.98
 Maint. _____
 Labor _____
 Chemical \$13,198.00

TOTAL: \$141,237.64



Summer Steam
 425 \$2,439.20
 699 \$7,824.89
 574 \$54.65
 431 \$3,649.79
 2129 \$13,968.53

Two main boiler water treatment chemicals
 30/20 \$8,910.00
 59 \$4,288.00
 \$13,198.00

Calculated All Leasable \$ PSF With N. Gas, Steam, Water, Sewer
\$1.76

	<u>SF</u>	<u>\$2 PSF</u>	<u>\$2.50 PSF</u>
Prairie Vista	6,935	\$13,870.00	
Grand View	5,134	\$10,268.00	
N. Beloit HS	17,773	\$35,546.00	
Morning View	11,157	\$22,314.00	
Admin	28,531	\$57,062.00	
Cafeteria/Comm	<u>10,937</u>	<u>\$21,874.00</u>	\$27,342.50
	80,467	\$160,934.00	

Constellation Gas Bill Data Since June '09

	<u>MMBTU</u>	<u>\$ CS</u>	
Jul-09	541	\$3,206.78	\$5.93
Aug-09	367	\$2,469.87	\$6.73
Sep-09	207	\$1,386.78	\$6.70
Oct-09	1,112	\$7,551.26	\$6.79
Nov-09	1,188	\$8,051.55	\$6.78
Dec-09	1,951	\$13,586.18	\$6.96
Jan-10	1,840	\$13,535.41	\$7.36
Feb-10	<u>1,443</u>	<u>\$10,149.77</u>	<u>\$7.03</u>
	8,649	\$59,937.60	\$6.93

Keep in mind these bills reflect "freeze protect" t-stat settings except for PV and GV buildings.

Amended BJCF Projected Steam Cost

	<u>MMBTU</u>	<u>\$ CS</u>		<u>MCF</u>	<u>\$ KGS</u>	<u>Usage</u>	<u>\$ Water</u>	<u>\$ Sewer</u>
Jul-08	699	\$7,824.89	\$11.19	664	\$752.19	2,370	\$761.90	\$779.05
Aug-08	574	\$5,465.34	\$9.52	552	\$663.03	2,820	\$921.21	\$929.80
Sep-08	431	\$3,649.79	\$8.47	411	\$550.53	1,760	\$573.61	\$570.11
Oct-08	822	\$5,867.52	\$7.14	803	\$863.31	1,410	\$482.45	\$472.22
Nov-08	1349	\$9,190.20	\$6.81	1307	\$1,265.45	1,710	\$741.69	\$757.23
Dec-08	1779	\$13,643.15	\$7.67	1702	\$1,580.62	2,160	\$937.45	\$948.66
Jan-09	1709	\$13,267.31	\$7.76	1645	\$1,613.80	2,590	\$1,131.84	\$1,136.23
Feb-09	1310	\$9,736.71	\$7.43	1269	\$1,299.88	2,250	\$1,016.86	\$955.22
Mar-09	1387	\$10,036.75	\$7.24	1342	\$1,360.83	1,190	\$545.50	\$517.22
Apr-09	1118	\$6,208.70	\$5.55	1082	\$1,143.76	1,660	\$744.68	\$780.30
May-09	465	\$2,828.64	\$6.08	459	\$623.65	1,750	\$799.27	\$799.76
Jun-09	<u>425</u>	<u>\$2,439.20</u>	<u>\$5.74</u>	<u>420</u>	<u>\$591.09</u>	<u>2,240</u>	<u>\$1,027.78</u>	<u>\$1,095.28</u>
	12,068	\$90,158.20	\$7.47		\$12,308.14	23,910	\$9,684.24	\$9,741.08

Supplier	\$90,158.20
DisCo	<u>\$12,308.14</u>
	\$102,466.34
Water	\$19,425.32
Escalator	\$6,147.98
Maint.	\$35,000.00
Labor	
WH costs	\$13,088.00
Chemical	<u>\$13,198.00</u>
TOTAL:	\$189,325.64

Maint.	\$350,000	<u>5-year</u>	<u>7.5-year</u>	<u>10-year</u>
		\$70,000	\$46,666.67	\$35,000
Escalator				
2%	4%	6%	8%	10%
WH Costs	\$130,880	<u>5-year</u>	<u>7.5-year</u>	<u>10-year</u>
		\$26,176.00	\$17,450.67	\$13,088.00

Summer Steam

425	\$2,439.20
699	\$7,824.89
574	\$54.65
<u>431</u>	<u>\$3,649.79</u>
2129	\$13,968.53

Two main boiler water treatment chemicals
 30/20 \$8,910.00
 59 \$4,288.00
 \$13,198.00

Calculated All Leasable \$ PSF With N. Gas, Steam, Water, Sewer
\$2.35

	<u>SF</u>	<u>\$2.35 PSF</u>	<u>\$2.85 PSF</u>
Prairie Vista	6,935	\$16,297.25	
Grand View	5,134	\$12,064.90	
N. Beloit HS	17,773	\$41,766.55	
Morning View	11,157	\$26,218.95	
Admin	28,531	\$67,047.85	
Cafeteria/Comm	<u>10,937</u>	<u>\$25,701.95</u>	\$31,170.45
	80,467	\$189,097.45	

Constellation Gas Bill Data Since June '09

	<u>MMBTU</u>	<u>\$ CS</u>	
Jul-09	541	\$3,206.78	\$5.93
Aug-09	367	\$2,469.87	\$6.73
Sep-09	207	\$1,386.78	\$6.70
Oct-09	1,112	\$7,551.26	\$6.79
Nov-09	1,188	\$6,051.55	\$6.78
Dec-09	1,951	\$13,586.18	\$6.96
Jan-10	1,840	\$13,535.41	\$7.36
Feb-10	<u>1,443</u>	<u>\$10,149.77</u>	<u>\$7.03</u>
	8,649	\$59,937.60	\$6.93

Keep in mind these bills reflect "freeze protect" t-stat settings except for PV and GV buildings.

DRAFT
BELOIT CITY COUNCIL MEETING MINUTES
MARCH 16, 2010

The Beloit City Council met in regular session on March 16, 2010 in the Council Chambers. Mayor Koster called the meeting to order at 7:00 p.m. City Council members in attendance were Craig Cousland, Rick Brown, Denis Shumate, Tom Maxwell, Pat Struble, Tom Naasz, Bill Foreman and James Crowley. Also present were City Administrator Glenn Rodden, City Attorney Harry Gantenbein, and Director of Finance/City Clerk Kerry Benson.

Department heads in attendance were Lynn Miller, Mike Clark, Chris Jones, Jerry Blass, Lloyd Littrell and Murray McGee.

Councilor Maxwell gave the invocation and the Pledge of Allegiance was recited.

Mayor Koster informed those attending that there was a revised agenda. She also reminded everyone to vote on April 6 and wished all the candidates the best of luck.

Councilor Struble reminded the downtown business owners to park behind their businesses or in parking lots leaving the front spaces for customers.

City Administrator Rodden reported on a variety of issues including: 1. The North K-14 Project is on schedule. 2. Steve Deneke was hired to primarily take care of the newly acquired Correction Facility. 3. Energy audit results will be available next week. 4. Leases are being worked on with the County for the secured building. 5. The lease with the Early Learning Center at the Facility is being worked on by Mr. Gantenbein. 6. A joint meeting with the Port Library board is being planned for May 6 at 7:00 p.m. at the Guaranty State Bank conference room. 7. There has been no progress thus far on the former Mainstreet Theater property. 8. A Farmer's Market is being planned which will tentatively run from June thru October. 9. Interviews were conducted for the Wastewater Systems Operator I position.

David Chase thanked Mayor for reminding everyone of the upcoming elections. He reminded everyone that the advanced voting begins on March 17. He questioned an article he had read regarding a possible community garden being started at the Facility and wanted to know if this was the case. Mayor Koster told him that there were no such plans. Mr. Chase also wanted to know when the Public Building Commission would be meeting. Mayor Koster indicated that they would be meeting as soon as the lease agreements are ready.

The Consent Agenda consisted of the meeting minutes of March 2, 2010, the special meeting minutes of March 9 and Appropriations 3B. A motion was made by Councilor Shumate and seconded by Councilor Maxwell to approve the Consent Agenda in its entirety. Roll call vote: Yeas: Crowley, Naasz, Shumate, Struble, Cousland, Brown, Foreman and Maxwell. Nays: None.

The Solomon Valley Raceway is requesting a special events license to sell beer at an upcoming Memorial Race to be held on June 4th and June 5th. They would like to also increase the size of the area in which the beer would be sold. A motion was made by Councilor Maxwell seconded by Councilor Shumate to approve the special event license. City Attorney Gantenbein will be revising the current ordinance to reflect a change in the size of the area in

which the alcohol can be consumed. This will be brought back for approval at the first meeting in April.

Attorney Gantenbein presented a new Rural Water District No. 1 Water Purchase Agreement for Council approval. The major change in the agreement is that the price per 1,000 gallons of water has increased from \$1.60 to \$1.93. The term of the agreement is for 10 years. A motion was made by Councilor Struble seconded by Councilor Crowley to approve the agreement with Rural Water District No. 1. Motion carried 8-0.

Staff is recommending that a storm sewer pipe bid from McPherson Concrete Products in the amount of \$20,689.80 be approved. This pipe will be used for the Meadowlark Lane street improvement project. A motion was made by Councilor Foreman seconded by Councilor Cousland to approve the bid from McPherson Concrete Products. Motion carried 8-0.

The final Pine Wilt Management Plan was brought before the Council for approval. This allows the city to take a pro-active approach to the problem and begin the process of educating citizens about the problem. A motion was made by Councilor Cousland seconded by Councilor Struble to approve the Pine Wilt Management Plan. Motion carried 8-0.

Code Enforcement Officer Chris Jones has requested that the Council approve as city policy the Contract for Independent Contractor for Lot Clearing and Mowing Services. This will allow the city the opportunity to contract that service out should the need become necessary. A motion was made by Councilor Maxwell seconded by Councilor Struble to approve the Contract for Independent Contractor for Lot Clearing and Mowing Services. Motion carried 8-0.

Code Enforcement Officer Chris Jones has requested that the Council approve as city policy the Contract for Independent Contractor for Nuisance Abatement Services. This policy will also allow the city the opportunity to contract that service out should the need become necessary. Mr. Jones will consult with the City Administrator on an as need basis for this service. A motion was made by Councilor Shumate seconded by Councilor Maxwell to approve the Contract for Independent Contractor for Nuisance Abatement Services. Motion carried 8-0.

Lloyd Littrell is recommending that the Council approve the bid from Finney Machine in the amount of \$15,444.00 for the purchase of parts to rebuild the fuel blocks on engine #6 at the power plant. A motion was made by Councilor Crowley seconded by Councilor Struble to approve the bid from Finney Machine. Motion carried 8-0.

There are two positions open on the KMEA Board of Directors currently being held by Glenn Rodden and Jerry Blass. Mr. Rodden holds the Director #2 position and Mr. Blass serves as the Alternate Member. A motion was made by Councilor Maxwell seconded by Councilor Naasz to appoint Administrator Rodden as Director #2 and Jerry Blass as the Alternate Member.

A motion to adjourn the Council meeting was made by Councilor Shumate and seconded by Councilor Struble. Motion passed 8-0. The meeting ended at 8:07 p.m.

The work session began at 8:15 p.m. Present were Councilors Struble, Brown, Cousland, Naasz, Crowley, Foreman, Maxwell and Shumate. Also present were Mayor Koster, City Administrator Rodden, City Attorney Gantenbein and City Clerk Kerry Benson.

The department heads present were Lynn Miller, Jerry Blass, Mike Clark, and Murray McGee.

Correspondence included the March Community Development Report and the February Library Board minutes.

City Attorney Gantenbein reported that he will be working on an ordinance to enforce the Pine Wilt Management Program.

City Administrator Rodden informed the Governing Body that the final report for the Paradigm 2000 Study will be ready in the next couple of weeks. He will give a report in April. He indicated that the results of the study will be incorporated into the goals of the Governing Body after their goal setting retreat.

Rick Ensz of Cooper Malone McClain, Inc. reviewed financing options for the proposed water supply line. He prepared a comparison between KDHE State Revolving Loan Fund (SRF) and revenue bonds. Mr. Ensz explained the difference between the two funding sources and answered their questions.

A draft of a charter ordinance removing the positions of City Clerk and Chief of Police from annual appointments was discussed. These positions along with the City Attorney and Municipal Court Judge are appointed on an annual basis. If the ordinance is adopted, the clerk and the chief would become employees under the city personnel manual. This ordinance will be brought back to the Council at a later date.

The work session adjourned at 8:35 p.m.

REBECCA KOSTER, Mayor

ATTEST:

KERRY BENSON, Director of Finance/City Clerk

Accounts Payable Detail Listing

City of Beloit

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
		<u>Account#</u>	<u>Work Order</u>			<u>Description</u>			<u>Debit</u>	<u>Credit</u>
305	HISEROTE TRASH SERVICE (continued)									
41757		4/8/2010	4/8/2010	435.00	3/31/2010			3164		Posted
		10-18-4300				TRASH REMOVAL			160.00	0.00
		25-00-7490				TRASH REMOVAL			85.00	0.00
		51-41-3000				TRASH REMOVAL			35.00	0.00
		53-43-4300				TRASH REMOVAL			40.00	0.00
		10-11-3000				TRASH REMOVAL			55.00	0.00
		10-13-3000				TRASH REMOVAL			25.00	0.00
		10-20-3000				TRASH REMOVAL			35.00	0.00
									435.00	0.00
357	KANSAS DEPARTMENT OF REVENUE-WPF									
41797		4/8/2010	4/8/2010	1,750.07	3/31/2010			993		Posted
		51-00-2075				1ST QTR WATER PROTECTION FEE			903.26	0.00
		51-41-5995				1ST QTR WATER PROTECTION FEE			846.81	0.00
									1,750.07	0.00
352	KANSAS DEPT OF REVENUE-SALES TAX									
41753		4/8/2010	4/8/2010	10,813.09	3/31/2010			998		Posted
		53-00-2070				MARCH SALES TAX			8,109.82	0.00
		51-00-2070				MARCH SALES TAX			2,703.27	0.00
									10,813.09	0.00
364	KANSAS JUDICIAL COUNCIL									
41794		4/8/2010	4/8/2010	55.00	24563			3168		Posted
		10-13-6110				PATTERN INSTRUCTION KS 2009 SUPP			55.00	0.00
1027	KANSAS MAYORS ASSOCIATION									
41778		4/8/2010	4/8/2010	50.00	3/31/2010			3352		Posted
		10-11-5410				KS MAYORS ASSOC 2010 DUES			50.00	0.00
370	KANSAS ONE CALL SYSTEM INC									
41758		4/8/2010	4/8/2010	72.00	38140			3165		Posted
		53-43-3000				LOCATES			24.00	0.00
		51-43-3000				LOCATES			24.00	0.00
		52-43-3000				LOCATES			24.00	0.00
									72.00	0.00
374	KANSAS RURAL WATER ASSOCIATION									
41751		4/8/2010	4/8/2010	720.00	3/12/2010			2680		Posted
		51-41-5410				KRWA MEMBERSHIP DUES			720.00	0.00
2126	KANSAS UNIVERSITY TRANSPORTATION CENTER									
41767		4/8/2010	4/8/2010	195.00	3/11/2010			3050		Posted
		10-15-2400				GRAVEL SCHOOL			195.00	0.00
2042	KMEA-EMP2 OPERATING ACCOUNT									
41806		4/8/2010	4/8/2010	102,420.81	EMP2-BE-2010-02			2721		Posted
		53-41-6220				ENERGY MANGEMENT PROJECT#2			102,420.81	0.00
389	KOHLER'S GARAGE									
41766		4/8/2010	4/8/2010	31.90	80589			3059		Posted
		10-15-6000				ANGLE IRONS			31.90	0.00
805	KRONE'S SERVICE CENTER									
41768		4/8/2010	4/8/2010	206.90	3/31/2010			3048		Posted
		10-15-6000				BATTERY			126.95	0.00
		10-15-6000				WELDING WIRE			79.95	0.00
									206.90	0.00
1037	LATTIN AVIATION-TRAVIS LATTIN									
41808		4/8/2010	4/8/2010	900.00	4/1/2010			3356		Posted
		10-22-3000				APRIL CONTRACT			900.00	0.00
402	LAWSON PRODUCTS INC									
41765		4/8/2010	4/8/2010	244.24	8982312			3051		Posted
		10-15-6000				MISC BOLTS, NUTS			244.24	0.00
41796		4/8/2010	4/8/2010	218.92	8982311			2715		Posted
		53-41-7450				ALLEN HEAD SOCKET			218.92	0.00
408	LIBERAL GASKET MANUFACTURING CO									
41746		4/8/2010	4/8/2010	283.68	114147			2736		Posted
		53-41-4360				WATER JUMPER GASKETS			283.68	0.00

Accounts Payable Detail Listing

City of Beloit

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
			<u>Account#</u>	<u>Work Order</u>					<u>Debit</u>	<u>Credit</u>
2112	LINDE LLC CHARLOTTE NC (continued)									
41800		4/8/2010	4/8/2010		394.25	2507963		2685		Posted
			51-41-6170			CARBON DIOXIDE			394.25	0.00
46	MURRAY MCGEE									
41807		4/8/2010	4/8/2010		54.00	3/15/2010		7874		Posted
			26-00-5800			MILEAGE			54.00	0.00
1153	MID CONTINENT SALES									
41790		4/8/2010	4/8/2010		391.65	17584		2730		Posted
			53-41-4360			GASKET FOR PLANT ENGINES			391.65	0.00
1018	MANFRED MILBERS									
41781		4/8/2010	4/8/2010		73.00	3/17/2010		2726		Posted
			53-41-6700			PER DIEM MEALS			73.00	0.00
470	MITCHELL COUNTY SOLID WASTE									
41752		4/8/2010	4/8/2010		8.00	1893		3254		Posted
			52-41-3000			SCREENINGS			8.00	0.00
772	STEVE NELSON									
41780		4/8/2010	4/8/2010		73.00	3/17/2010		2727		Posted
			53-41-6700			PER DIEM MEALS			73.00	0.00
827	NETWORKS PLUS									
41772		4/8/2010	4/8/2010		265.00	78490		1376		Posted
			10-13-3360			APRIL 2010 SERVICE CONTRACT			265.00	0.00
1391	NRG ENGINE SERVICES									
41786		4/8/2010	4/8/2010		253.41	IN101176		2729		Posted
			53-41-4360			PILOT VALVES FOR GAS SHUT OFF			253.41	0.00
517	PDQ EMERGENCY PRODUCTS									
41792		4/8/2010	4/8/2010		70.94	13469		3166		Posted
			10-13-2911			TROUSERS			70.94	0.00
527	PIERCE ELECTRONICS									
41750		4/8/2010	4/8/2010		51.36	24547		2735		Posted
			53-41-3000			RADIO REPAIR AT POWER PLANT			51.36	0.00
530	PITNEY BOWES									
41777		4/8/2010	4/8/2010		1,314.00	3848488-MR10		3351		Posted
			10-11-5320			POSTAGE AND LEASE			888.00	0.00
			10-11-3000			POSTAGE AND LEASE			426.00	0.00
									1,314.00	0.00
1263	PRAIRE FIRE COFFEE ROASTERS									
41744		4/8/2010	4/8/2010		38.66	80136		3159		Posted
			10-18-6000			COFFEE			38.66	0.00
41764		4/8/2010	4/8/2010		59.80	160998		3052		Posted
			10-15-3000			COFFEE			59.80	0.00
2124	PRESTO-X									
41748		4/8/2010	4/8/2010		64.20	7605505		3095		Posted
			10-18-3000			PEST SPRAYING EARLY LEARNING CEI			64.20	0.00
2074	QUANTICO ARMS & TACTICAL SUPPLY									
41775		4/8/2010	4/8/2010		210.00	1485		1371		Posted
			10-13-2911			UNIFORM SHIRT			210.00	0.00
2130	RACERS TECH LLC									
41803		4/8/2010	4/8/2010		229.00	1031		3167		Posted
			10-13-7470			FANTOM EXTERNAL HARD DRIVE			229.00	0.00
2128	RILEY COUNTY POLICE DEPT									
41774		4/8/2010	4/8/2010		50.00	2009-0017		1374		Posted
			10-13-2400			S FRALEY STUDENT FEE			50.00	0.00
572	FRANK STEPHEN RUGG									
41754		4/8/2010	4/8/2010		30.00	3/31/2010		3157		Posted
			10-14-5800			MILEAGE FOR FIRE MEETING			30.00	0.00
488	SCHWAB EATON BELOIT									
41760		4/8/2010	4/8/2010		5,402.23	7.064		3054		Posted
			30-00-3000			K-14 ENGINEERING SERVICES			5,402.23	0.00

Accounts Payable Detail Listing

City of Beloit

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
		<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
600	SELLERS EQUIPMENT INC (continued)								
41762		25-00-4330		4/8/2010	696.78		3053		Posted
		25-00-4330			IC118350 PIVOT RODS			60.75	0.00
					IC118354 DIRT SHOES			636.03	0.00
								<u>696.78</u>	<u>0.00</u>
603	SEWELL'S MACHINE SHOP								
41747				4/8/2010	43.00	11965	3104		Posted
					10-18-6000	CO2 ARGON		43.00	0.00
41763				4/8/2010	59.75	11971	3061		Posted
					25-00-4330	CUTTING BIT LOADER		59.75	0.00
1919	SPECIALTY POOL PRODUCTS								
41787				4/8/2010	144.94	7245279	2681		Posted
					52-41-6170	CHLORINE TABLETS		144.94	0.00
84	ST JOHN'S SCHOOL - CROSSWALK GUARD								
41810				4/8/2010	121.00	3/31/2010	3357		Posted
					10-13-3000	CROSS WALK		121.00	0.00
2125	DAVID STANIEC								
41761				4/8/2010	90.00	4/1/2010	3055		Posted
					10-15-2911	BOOT ALLOWANCE		90.00	0.00
1593	RANDY STROEDE								
41755				4/8/2010	67.30	3/31/2010	3162		Posted
					10-14-5800	MILEAGE FOR FIRE MEETING		67.30	0.00
201	THYSSENKRUPP ELEVATOR								
41756				4/8/2010	342.97	467121	3163		Posted
					10-18-6000	ELEVATOR MAINTENANCE		342.97	0.00
1533	ULTRA CLEAN CAR WASH								
41773				4/8/2010	59.45	82	1375		Posted
					10-13-4310	CAR WASHES		59.45	0.00
1887	UMB BANK-KMEA GRDA FUND								
41805				4/8/2010	92,755.56	GRDA-BE-10-04	2720		Posted
					53-41-6220	GRDA POWER SUPPLY		92,755.56	0.00
704	UNIVAR USA INC								
41791				4/8/2010	8,237.00	WI-582443	2674		Posted
					51-41-6170	DENSE SODA ASH		8,237.00	0.00
697	USD 273								
41809				4/8/2010	458.85	3/31/2010	3358		Posted
					10-13-3000	CROSSWALK MARCH 2010		458.85	0.00
410	UTILITIES								
41784				4/8/2010	495.89	3/31/2010	1758		Posted
					10-13-6220	JAIL		495.89	0.00
712	WACONDA TRADER								
41749				4/8/2010	208.00	3/31/10	3096		Posted
					10-21-5400	LIFEGUARD ADVERTISEMENT		208.00	0.00
41776				4/8/2010	11.00	17432	1378		Posted
					10-13-6000	BUSINESS CARD R HOUSTON		11.00	0.00
736	STAN WHITLOW								
41779				4/8/2010	90.00	3/29/2010	2731		Posted
					53-41-2911	BOOT ALLOWANCE		90.00	0.00
753	WORLD PEST CONTROL								
41759				4/8/2010	500.00	3/31/2010	3065		Posted
					10-15-4300	YEARLY TERMITE CONTROL		500.00	0.00

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City of Beloit

Vend# Vendor Name

<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>			<u>Description</u>		<u>Debit</u>	<u>Credit</u>

268,000.61 67 Non-voided payables listed.

Report Setup
AP - Accounts Payable Listing : Vendor Name
Filter Options
Starting: 4/8/2010
Ending: 4/8/2010
Banks: All
Payable Status: Posted, Printed, ACH, Recorded, Voided
All Vendors Selected

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:
April 6, 2010	ORDINANCE NO. 2074 AMENDING SPECIAL EVENT LICENSE AREA
ORIGINATING DEPARTMENT:	TYPE OF ACTION:
Administration	<input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> FORMAL ACTION <input type="checkbox"/> OTHER

RECOMMENDATION:

I recommend that the Council adopt Ordinance No. 2074 Amending the Special Event License Area.

FISCAL NOTE:

- There is no direct cost associated with approval of this item.

DISCUSSION:

This is a follow-up to the discussion we had at the last meeting in March in relation to the Solomon Valley Raceway board's request for a special events license to sell beer at an upcoming event. The city attorney has amended the existing ordinance to increase the size of the area designated for the consumption of alcohol.

Respectfully submitted,

Glenn Rodden
City Administrator

ORDINANCE NO. 2074

AN ORDINANCE AMENDING ORDINANCE NO. 2022, FURTHER AMENDING SECTION 3-111 (c)(ii) OF THE CODE OF THE CITY OF BELOIT, KANSAS, AND REPEALING ORDINANCE NO. 2035.

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

Section 1: Section 2, sub-section (c)(ii) of Ordinance No. 2022 is hereby amended to read as follows:

(ii) The special event area shall not exceed two thousand (2,000) square feet in area, unless the event is located at the Mitchell County Fairgrounds Grandstand area with a 16' x 16' closed-in serving area located at the north end of the Grandstand area, shall be contiguous, and shall have its boundaries clearly marked so as to prohibit the public from entering except through some form of opening or gate approved by designated city officials. The Chief of Police may establish such rules and regulations as he deems necessary in order to assure that no unlawful sale or consumption of cereal malt beverage shall occur on the licensed premises.

Section 2: Ordinance No. 2035 is hereby repealed.

Section 3: This ordinance shall be in full force and effect from and after its passage and publication in the official city newspaper.

PASSED and ADOPTED by the Governing Body and signed by the Mayor this 6th day of April, 2010.

Rebecca J. Koster, Mayor

ATTEST:

Kerry Benson, City Clerk

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:
April 6, 2010	RESOLUTION NO. 10-2010 AMENDING AND SUPPLEMENTING 2010 FEES
ORIGINATING DEPARTMENT:	TYPE OF ACTION:
Administration	<input type="checkbox"/> ORDINANCE <input checked="" type="checkbox"/> RESOLUTION <input type="checkbox"/> FORMAL ACTION <input type="checkbox"/> OTHER

RECOMMENDATION:

I recommend that the Council approve Resolution No. 10-2010 Amending and Supplementing 2010 Fess for the City of Beloit.

FISCAL NOTE:

- There is no direct cost associated with approval of this item.

DISCUSSION:

This change in Resolution No. 10-2010 is done to reflect the council's desire to increase fees for grass cutting and nuisance abatement.

Respectfully submitted,

Glenn Rodden
City Administrator

RESOLUTION NO. 10-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELOIT
AMENDING AND SUPPLEMENTING THE 2010 FEE SCHEDULE
ADOPTED IN RESOLUTUION NO. 1-2010

WHEREAS, the City of Beloit, Kansas, charges fees for activities and services offered by the City; and

WHEREAS, the fees are needed to ensure the City of Beloit is compensated for the use of facilities, equipment, and services; and

WHEREAS, after reviewing the fees, the Governing Body believes that the fees are fair to both the public and the City, however, certain fees need to be amended and supplemented;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that, effective April 6, 2010 the following City fees shall be amended and supplemented as follows:

General Topic	Specific Topic	2010 Fees
Administration:		
Miscellaneous:	Grass Cutting	Cost + \$250 Administrative Fee for 1 st Occurrence, Cost + \$500 for 2 nd , Cost + \$750 for 3 rd and Cost + \$1,000 for 4 th
	Nuisance Abatement	Cost + \$250 Administrative Fee for 1 st Occurrence, Cost + \$500 for 2 nd , Cost + \$750 for 3 rd and Cost + \$1,000 for 4 th

PASSED AND ADOPTED at a regular meeting of the Governing Body of the City of Beloit and signed by the Mayor this 6th day of April, 2010.

Rebecca Koster, Mayor

ATTEST:

Kerry Benson, City Clerk

