



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION REGULAR MEETING
COMMISSION CHAMBERS
TUESDAY, JULY 22, 2025 6:00 P.M.

Welcome to your City Commission Meeting – Please turn off or silence all cell phones during the meeting
Meetings are televised everyday on Channel 2 at 6 p.m. and midnight and available for viewing on YouTube

CALL TO ORDER – Pledge of Allegiance Followed by Silent Meditation

PROCLAMATION:

1. Leavenworth Farmers Market Week (pg. 02)

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

2. Minutes from July 8, 2025 Regular Meeting **Action:** Motion (pg. 03)

NEW BUSINESS:

Public Comment: Public comment is limited to 3 minutes per speaker. In the interest of time, we ask that groups wishing to speak limit their public comment to one presenter. This is an opportunity for the City Commission to hear the thoughts of the public prior to conducting official City business. The Mayor, City Commission, and City staff have been asked not to respond to those giving public comment, and action may not be taken by the Commission on public comment items. The Mayor may direct staff to follow-up with specific individuals after the meeting. When speaking, please state your name and address. A signup sheet will be provided in the commission chambers for anyone wishing to speak.

General Items:

3. Presentation of 2024 Audit **Action:** None (pg. 06)
4. Aquatic Staff Pay Adjustment Discussion **Action:** Consensus (pg. 07)

Resolutions:

5. Resolutions for The Prime Company Affordable Housing Project – 300 Santa Fe Street (pg. 08)
a. Resolution B-2401 Resolution of Support **Action:** Motion
b. Resolution B-2402 Non-Binding Industrial Revenue Bond Resolution **Action:** Motion
c. Approval of Fee Waiver Letter **Action:** Motion

Staff Report:

- Review of Solid Waste Survey Draft (pg. 17)

Consent Agenda:

Claims for July 3, 2025 through July 17, 2025, in the amount of \$2,742,036.62; Net amount for Payroll #14 effective July 11, 2025, in the amount of \$463,957.77 (No Police & Fire Pension). **Action:** Motion

Other:

Adjournment **Action:** Motion

City of Leavenworth, Kansas



Proclamation

- WHEREAS,** *the Leavenworth Farmers Market, offers consumers farm-fresh, affordable, convenient, and healthy products such as fruits, vegetables, cheeses, herbs, flowers, baked goods, meat; and*
- WHEREAS,** *farmers markets serve as integral links among urban, suburban, and rural communities, affording farmers and consumers the opportunity to interact; and*
- WHEREAS,** *the popularity of farmers markets continues to rise as more and more consumers discover the joys of shopping for unique ingredients sold directly from the farm in their freshest possible state; and*
- WHEREAS,** *farmers markets play a key role in developing local and regional food systems that support the sustainability of family farms, revitalize communities, and provide opportunities for farmers and consumers to interact; and*
- WHEREAS,** *Leavenworth Farmers Market offers electronic benefits transfer technology for use by Supplemental Nutrition Assistance Program recipients in redeeming their benefits, offers opportunities for senior citizens participating in the Senior Farmers Market Nutrition Program to redeem their checks, and provides unsold produce to community free food programs; and*
- WHEREAS,** *The United States Department of Agriculture strongly supports and promotes the development, operation, and expansion of farmers markets and other direct-to-consumer marketing activities for agricultural producers providing them with marketing opportunities.*

NOW, THEREFORE, *I, Holly Pittman, Mayor of the City of Leavenworth, Kansas, hereby recognize farmers markets and the contributions farmers make to daily life in America and give notice to our citizens that August 3-9, 2025 be proclaimed:*

Leavenworth Farmers Market Week

in the City of Leavenworth, and encourage citizens and visitors to celebrate the benefits of farmers markets and the bountiful production of our Nation's farmers with appropriate observances and activities.

IN WITNESS WHEREOF, *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this twenty-second day of July in the year of two-thousand and twenty-five.*

Holly Pittman, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk



CALL TO ORDER - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Pro Tem Nancy Bauder, Commissioners Edd Hingula, Griff Martin and Jermaine Wilson. Absent: Mayor Holly Pittman.

Staff members present: City Manager Scott Peterson, Assistant City Manager Penny Holler, Finance Director Roberta Beier, Police Chief Patrick Kitchens, Fire Chief Gary Birch, Public Information Officer Melissa Bower, City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

Mayor Pro Tem Bauder asked everyone to stand for the pledge of allegiance followed by silent meditation.

PROCLAMATIONS:

Minority Mental Health Awareness Month - Mayor Pro Tem Bauder read the proclamation recognizing July 2025 as Minority Mental Health Awareness Month in honor of Darius Jamal Williams. The proclamation was accepted by friends of Darius Jamal Williams.

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

Commissioner Martin moved to accept the minutes from the June 24, 2025 regular meeting. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro Tem Bauder declared the motion carried 4-0.

NEW BUSINESS:

Public Comment: *(Public comment on non-agenda items or receipt of petitions- limited to 2-3 minutes)*

William Rogers, 7362 Yecker Ave, KCKS:

- Leavenworth is a military and prison town
- Shared the experience of Ms. Levering, a veteran who then went to work for Corecivic
- She was severely injured while at work and is now on disability

General Items:

Leavenworth County Port Authority Golden Shovel Agency Education Campaign Presentation – Greg Kaaz, David Schroeder, Doug Schimke, and Lisa Haack with the Leavenworth County Port Authority discussed the public engagement campaign to educate county residents about the Port Authority's proposed mill levy that would be used to finance the Port Authority's activities into the future. Items reviewed with the City Commission included:

- Campaign will focus on three core areas: Value of Economic Development, Transparency and Accountability, Building Trust and Support

- LCPA Polling Campaign: Traditional polling services, digital survey, one on one and group stakeholder interviews
- LCPA Education Campaign
 - Strengthen Community Engagement
 - Address Tax Concerns & Communicate Economic Benefits Clearly
 - Tailor Marketing & Messaging for Different Audiences
 - Combat Negative Perceptions & Social Media Criticism
 - Highlight Strategic Business Attraction Efforts
 - Demonstrate Efforts to Improve Infrastructure & Transportation Access
- Education Campaign Timeline
- Build Upon Positivity & Stay Positively Optimistic
- Marketing Collateral: Press Release, FAQ's, Graphics, Public Meetings

Resolutions:

Resolution B-2400 Providing for a Notice of Public Hearing Exceeding Revenue Neutral Rate – City Manager Scott Peterson presented the City of Leavenworth's intent to exceed the revenue neutral rate for the 2026 budget year. As required by State Statute, the City must hold a public hearing related to the issue. The public hearing date is scheduled for August 26, 2025 for the consideration of exceeding the revenue neutral rate.

Commissioner Hingula moved to approve Resolution B-2400 Providing for a Notice of Public Hearing for Exceeding the Revenue Neutral Rate. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro Tem Bauder declared the motion carried 4-0.

Staff Report:

VA Leavenworth Campus Agreement Review and Discussion – Police Chief Patrick Kitchens discussed the agreement that is up for review to provide Police and Fire Services for the VA Campus between the City and Eisenhower Ridge, now known as Pioneer Group. The current agreement is set to expire on September 15, 2025 and requires both entities to agree to continue. In 2005, the City entered into an agreement with Eisenhower Ridge, now Pioneer Group, to provide Police and Fire protection services for the Property in a manner consistent with the quality of service provided throughout the city. The City has collectively experienced a series of problems with the agreement over the years. Those difficulties include interpretation of the agreement that relates to initial response, as well as problem solving to improve the conditions. The City Clerk's Office experienced significant delays in payment over the last several years. The original architect of the agreement from the Pioneer Group has passed away and their family is in the process of selling the project to a new developer. The agreement does request the Pioneer Group to pay for Police and Fire Services based on a series of formulas. There is likely benefit to restructuring those formulas after 20 years. Staff recommends the City of Leavenworth not renew the agreement in the current form and return the Police Services back to the VA Police Department. Further staff recommends that the City of Leavenworth prepare a new agreement with the Pioneer Group, or the new developer, to accurately cover the costs of Fire Service. Staff believes with this recommendation that the VA Campus will not suffer any loss to adequate police and fire protection moving forward. Leavenworth PD will remain available to assist the VA's police department, if needed. Additional items discussed included:

- A new agreement would be needed with the developer, whether with the Pioneer Group or another developer
- The VA doesn't have a fire department, so the City should still continue to provide fire services
- Is the funding mechanism appropriate, does the formula need to be recalculated
- City Attorney would not recommend continuing this agreement as it is written today
- Discussed past VA Fire Department and City Fire Department agreement
- Discussed the funding the City receives is not nearly sufficient
- Inefficiencies and issues need to be addressed

Consent Agenda:

Commissioner Martin moved to approve claims for June 20, 2025 through July 2, 2025, in the amount of \$1,643,568.13; Net amount for Payroll # 12 effective June 27, 2025 in the amount of \$461,036.90 (Includes Police & Fire Pension in the amount of \$7,753.58). Commissioner Hingula seconded the motion and the motion was unanimously approved. Mayor Pro Tem Bauder declared the motion carried 4-0.

Other:

City Manager Scott Peterson:

- Place your food order for the all-day budget meeting on Monday
- Melissa and Trevor received training on the County texting service and we're going to do an internal soft launch to test it out before going live

Commissioner Hingula:

- Hope everyone had a great 4th of July
- Enjoyed the fireworks show up on Post
- If people want changes to the fireworks rules, that will take a vote as it did 40 years ago

Commissioner Wilson:

- Asked for call numbers on the VA Campus
- Echoed Commissioner Hingula's comments about fireworks
- Welcome new business Most Wanted BBQ to town

Mayor Pro Tem Bauder:

- Community voted for the fireworks ban and it should be a vote again if people want it changed
- People are still shooting off illegal fireworks, the State bans M80's but people are still shooting them off

Adjournment:

Commissioner Hingula moved to adjourn the meeting. Commissioner Martin seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 7:19 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC

Policy Report
Finance No. 25-03
Presentation of 2024 Audit
July 22, 2025

Prepared by:



Roberta Beier
Finance Director

Approved by:



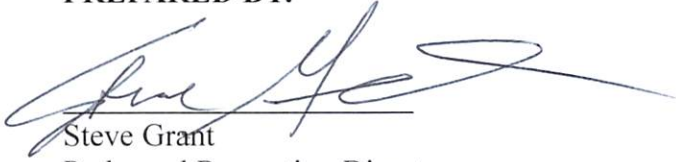
Scott Peterson
City Manager

Issue:

Michael Keenan, CPA, from Hood and Associate CPAs, PC will present the 2024 Audit. A copy of the audit report can be found on the City's website at www.leavenworthks.org.

POLICY REPORT NO. P&R 03-25
Staff Report: Parks & Recreation Department
Review and Discuss Possible Pay Adjustment to Aquatic Staff
July 22, 2025

PREPARED BY:


Steve Grant
Parks and Recreation Director

REVIEWED BY:


Scott Peterson
City Manager

ISSUE:

Review and discuss current pay scale and possible increase for aquatic staff to assist with the ability staff the Wollman Aquatic Center to a level to be able to open safely for the remainder of this season and future seasons.

BACKGROUND:

The market for outdoor aquatic facility staffing has become very competitive. The City of Leavenworth base pay for lifeguards starts at \$12/hr. Neighboring pools to include Lansing and Fort Leavenworth lifeguard pay starts at \$15/hr. This disparity in pay at times has made it difficult to staff the Wollman Aquatic Center to a level to allow for the facility to open safely. Of the 36 lifeguards on staff, 23 have other jobs that generally pay more, making them priority when it comes to work responsibility. Raising aquatic staff pay by \$3/hr will help close this gap and assist with staffing the aquatic center to be able to open safely.

RECOMMENDATION:

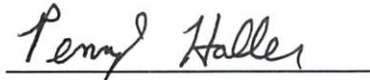
In an effort to avoid future closings due to inadequate staffing levels, staff recommends an aquatic staff pay increase across the board of \$3/hr, and a lifeguard starting pay adjustment moving forward of \$15/hr. This pay increase does not include the FTE positions of Pool Manager and Aquatic/Special Event Supervisor.

BUDGET IMPACT:

Cost for the remainder of fiscal year 2025 is between \$20,000 - \$25,000 depending on total hours worked. This additionally will increase the part time budget line item for 2026 in the amount of approximately \$51,000.

Policy Report
The Prime Company Affordable Housing Project
July 22, 2025

Prepared By:



Penny Holler
Assistant City Manager

Reviewed By:



Scott Peterson
City Manager

ISSUE:

Consider approving the Resolution of Support, the Non-Binding IRB Resolution of Intent and the Fee Waiver Letter for the affordable housing project by The Prime Company at 300 Santa Fe Street.

BACKGROUND:

The Prime Company reached out to the City regarding their plans to redevelop 300 Santa Fe Street into 115 affordable housing units for a total labor and construction investment of \$30 million. The Prime Company demonstrated experience in affordable housing projects in California as well as a project under construction in Lawrence, Kansas. They plan to apply for tax credits through the Kansas Housing Resources Corporation (KHRC). That program utilizes scoring criteria to distribute Low Income Housing Tax Credits (LIHTC) to eligible projects. The Prime Company requested a letter of support from the City for their application. They also requested the City agree to waive certain development fees and authorize \$15 million in Industrial Revenue Bonds, items that are included in the LIHTC's scoring criteria. The IRBs allow project materials to be purchased exempt from sales tax. The City incurs no fees for that process and is under no financial obligation for those bonds.

Any request for City economic development incentives requires the consideration of whether or not the project could proceed without the requested incentives. Per the developer's financial calculations, the project will not be feasible without City and state/federal incentives. Conversion of existing properties often have challenges that are a financial hurdle for redevelopment without incentives.

The project also must support City economic development goals. The creation of new affordable housing falls within the City's Economic Development Policy under, "Housing developments for seniors and the disabled are of the highest priority. It is the City's intention to encourage development of housing for residents of all ages, abilities and incomes." The project's mix of one, two and three bedroom apartments will be available based upon income criteria that benefit all three housing categories.

It also falls under goals of the City's Comprehensive Plan to encourage infill redevelopment and maintain historic buildings. The property known as the Helmer's Building is a former manufacturing site on the historic registry. The building was rezoned to Residential Mixed Use in 2024 to allow for this conversion into multi-family housing.

RECOMMENDATION:

If approved, the documents included demonstrate the City's support for the affordable housing project as they seek additional tax credits through KHRC. Staff recommends approval of two resolutions and the fee waiver letter.

ATTACHMENTS:

Resolution of Support (LIHTC Application)

Non-Binding IRB Resolution of Intent

Fee Waiver Letter

Project Renderings

RESOLUTION B-2401

A RESOLUTION OF SUPPORT OF LOW INCOME HOUSING TAX CREDITS FOR THE PRIME COMPANY HOUSING DEVELOPMENT AT 300 SANTA FE STREET LEAVENWORTH KANSAS

WHEREAS, the City of Leavenworth, Kansas has been informed by Commonwealth Development Corporation that Low Income Housing Tax Credits (LIHTC) from the Kansas Housing Resources Corp. are necessary to move forward with a multifamily housing development at 300 Santa Fe Street in Leavenworth, Kansas; and

WHEREAS, this housing project contains approximately 115 units; and

WHEREAS, this project redevelops 300 Santa Fe Street, a building listed on the National Register of Historic Places; and

WHEREAS, the property will have the following amenities: community playground, dog park and outdoor sports courts; and

WHEREAS, the City of Leavenworth will provide fee waivers in the amount of \$40,000.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1. The Mayor and City Commission, City of Leavenworth supports and approves the development of the aforesaid housing in our community, subject to City ordinances and the building permit process.

Section 2. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

ADOPTED THIS 22nd day of July, 2025.

Holly Pittman, Mayor

{Seal}

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

RESOLUTION NO. B-2402

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUIRING, CONSTRUCTING, REDEVELOPING, AND EQUIPPING OF A MULTIFAMILY HOUSING FACILITY TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of Leavenworth, Kansas (the “Issuer”) desires to promote, stimulate and develop the general economic welfare and prosperity of the City of Leavenworth, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the “Act”), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in a principal amount not to exceed \$15 million be authorized and issued, in one or more series, to provide funds to pay the costs of the acquiring, constructing, redeveloping and equipping of a Multifamily Housing facility (the “Project”) to be located at 300 Santa Fe Street and to be leased by the Issuer to The Prime Company, or its successors and assigns (the “Tenant”).

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1. **Public Purpose.** The governing body of the Issuer hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds.** The Issuer is hereby authorized to proceed with the acquiring, constructing, redevelopment and equipping of the Project and to issue its revenue bonds, in one or more series, in a principal amount not to exceed \$15 million (the “Bonds”) to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds.** The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Trust Indenture, Site Lease, Project Lease, Bond Purchase Agreement or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the “Purchaser”), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of City’s bond counsel in form acceptable to the Issuer, the Tenant

and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; and (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the Issuer and the Issuer Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals.

Section 4. **Sales Tax Exemption.** The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq.* (the "Sales Tax Act"), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with construction of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefore. In the event that the Bonds are not issued for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the State Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate granted hereunder.

Section 5. **Reliance by Tenant; Limited Liability of Issuer.** It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of the Bonds. Proceeds of Bonds may be used to reimburse the Tenant for such expenditures made not more than 60 days prior to the date this Resolution is adopted. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section 6. **Further Action.** The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the Issuer, including the Issuer's counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act.

Section 7. **Effective Date.** This resolution shall become effective upon adoption by the Governing Body.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

ADOPTED by the governing body of the City of Leavenworth, Kansas on July 22, 2025.

[SEAL]

Holly Pittman, Mayor

Attest:

Sarah Bodensteiner, CMC, City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the governing body on July 22, 2025, as the same appears of record in my office.

DATED: July 22, 2025

Clerk



July 22, 2025

Josh Adrian
Vice President, Development
The Prime Company
2021 Vanesta Pl – Suite A
Manhattan, KS 66503

Dear Mr. Adrian,

The City of Leavenworth appreciates your efforts to build 115 units of affordable housing at 300 Santa Fe Street.

We fully support The Prime Company's application to the Kansas Housing Resources Corporation for Low Income Housing Tax Credits. As a show of support, permit fees of \$40,000 will be waived for the project.

Affordable housing fills a community need and we look forward to working with you further as this develops.

Respectfully,

Scott Peterson
City Manager





**STAFF REPORT
REVIEW OF DRAFTED SOLID WASTE SURVEY PREPARED BY
CITY ADMINISTRATION**

JULY 22, 2025



Scott Peterson
City Manager

ISSUE:

The City Commission asked staff to prepare a survey to gather public input on the four options that were presented to the City Commission at the June 17th Study Session. Attached is a drafted copy of the survey.



The City of Leavenworth is exploring potential changes to how residential trash is collected and disposed. While no decisions have been officially made, City leaders are evaluating four possible options to improve the long-term reliability and sustainability of our solid waste services.

Currently, all trash collected by City crews is hauled to a landfill in Shawnee, about a 60-mile round trip. Because these long hauls are made using the same trucks responsible for local collection, it limits the time available to complete routes and adds strain to daily operations. At the same time, staffing shortages make it harder to maintain reliable services and add to increased overtime costs and extra pressures on staff. Looking ahead, access to the City's current tipping site may not be guaranteed. A recent study estimates the landfill could reach capacity by 2037, although some customers may be removed sooner to increase this lifespan.

To plan ahead, the City Commission is reviewing options that could reduce overall travel distance, improve service consistency, and create a more reliable collection service. Each option has a different cost and impact on service. Some would require a capital investment, a large, one-time cost to build or upgrade facilities or equipment that is typically paid for over the course of several years providing long-term value for the community.

The four options under consideration are listed below. Your time and input as evaluation continues is appreciated. The City is planning a public feedback session on this issue 4-6 p.m. Wednesday August 6 at the Riverfront Community Center, 123 S. Esplanade. This survey will close August 7.

* 1. What is your current level of satisfaction with trash collection in the City of Leavenworth?


Very Unsatisfied Not Satisfied Somewhat Satisfied Satisfied Very Satisfied

2. Option 0: Keeping service as-is -

The City continues collecting and hauling waste to Shawnee, with no changes in current operations. Even without changes, a rate increase would be required to cover rising costs for fuel, staffing, and overtime.

PROS

- No major capital investment required
- Maintains local control over trash collection



CONS

- Landfill access remains uncertain in the long term
- Staffing and driver recruitment remain challenging
- Resident rates continue to rise over time
- Does not offer a long-term solution for waste disposal

Favor

Somewhat favor

Do not favor

3. Option 1: Improving Current Collection Model -

This option keeps the City fully in charge of residential trash collection but adds additional staff and collection vehicles to improve day-to-day operations. Trash is still assumed to be hauled to the current tipping site in Shawnee.

PROS	CONS
<ul style="list-style-type: none">• Improves service reliability• Retains full City control• Maintains local jobs and community employment• Reduces overtime and burnout on existing staff• Eases pressure on routes• Minimizes disruption in current system	<ul style="list-style-type: none">• Does not resolve long hauling distance• Ongoing difficulty filling and retaining staff• Higher long-term personnel and vehicle costs• Solves today, not tomorrow

- Estimated monthly rate is \$22.92 per household, an increase from \$19.89
- Yearly operating cost of \$2.77 million, includes equipment and staff

Favor Somewhat favor Do not favor

☐ ☐ ☐

4. Option 2: Building a City-Owned Consolidation Station (Not Public Facing) -

This option keeps City crews collection trash but introduces a small, staff-only accessible site where trash is temporarily staged before being hauled to a landfill by a larger truck, providing more disposal site options. The site would be located on City-owned land near Gilman Road and would **not** be open to the public. This option is the City Commissions preferred option.

PROS	CONS
<ul style="list-style-type: none">• Cuts long-haul trips in half, improving route efficiency• Saves on fuel and overtime expenses• Reduces reliance on current tipping site• Keeps collection fully City-operated• Requires minimal staffing expansion• Uses existing City owned property• Likely the most cost-effective	<ul style="list-style-type: none">• Requires upfront capital investment• Adds new annual debt service

- Adds one full time staff member
- City will continue to pick up trash, not a contractor
- Uses existing City-owned land
- Cuts daily long-haul trips to dumping site in hal
- Estimated capital cost \$1.29 million
- Estimated yearly cost \$2.71 million, includes equipment and staff
- Estimated monthly rate would be \$22.74, an increase from \$19.89


Favor Somewhat Favor Do Not Favor

☐ ☐ ☐

5. Option 3: Constructing a Waste Transfer Station -

This option involves building a full-scale transfer station owned and operated by the City. Trash would still be collected by City crews, but instead of hauling it directly to the landfill, it would be dropped off and consolidated at the transfer station where larger trucks would haul the waste to a disposal site outside of town. Unlike the consolidation site in Option 2, this facility would be open to the public for limited use, at the same site as mentioned in Option 2.



PROS		CONS
<ul style="list-style-type: none"> • Reduces long-haul trips, fuel use, and overtime • Increased residential drop off capacity • May generate revenue by accepting third-party waste • Builds infrastructure to support long-term growth and system stability on City-owned land • Reduces reliance on current tipping site • Keeps collection City-operated 		<ul style="list-style-type: none"> • Highest capital cost of all options • Adds new labor needs and operating costs • Doesn't resolve difficulty of hiring and retaining staff • Longer timeline to plan, design, and construct • Largest projected rate increase

- Adds six new staff members
- Assumes Replacement of Brush site and Recycling Center
- Estimated capital cost: \$4.5 Million
- Estimated Operating cost \$3.98 Million
- Estimated monthly rate is \$25.61, increase from \$19.89

Favor

Somewhat Favor


Do Not Favor

☐

6. Option 4: Fully contracted services -

Under this option, the City would contract all refuse collection and disposal services to a private hauler through a competitive bid process. The City would no longer maintain its own collection fleet or refuse staffing, however, it would also mean the City has less direct control over service. This model was not recommended by the City's Solid Waste Citizens Advisory Board, as their concern centered largely around the assumption that there would be more littering and trash throughout the City.



PROS		CONS
<ul style="list-style-type: none"> • No capital investment required • Vendor takes on all staffing, equipment, and operational risks • Simplifies City operations • City avoids future landfill access concerns • May scale more easily as the City continues to grow 		<ul style="list-style-type: none"> • Loss of direct control over staffing, schedules, and service quality • Less flexibility • Changes to contract require timely amendments • Customer service may decline • Local solid waste jobs may be eliminated • Difficult to enforce performance consistency • Long-term rates subject to rise • Reduced transparency

- Private hauler takes over residential waste collection
- Formal, multi-year contract using the City's purchasing policy requirements
- Eliminates City's role in staffing, routing and maintenance
- City Maintains oversight role
- Estimated Monthly rate: \$23-\$25 (depends on contractor) up from current rate of \$19.89
- Contractor determines routes and staffing
- Scope of services are set by a contract. Expansions to that contract could increase cost
- Accountability of the contractor is set to the terms of the contract

☐ Favor
 ☐ Somewhat Favor
 ☐ Do Not Favor
 ☐

7. If you think improvements are needed to trash collection service, how much support is needed to improve?

- ☐ An increase in my rate of +\$3.03 per month and an estimated total operating cost of \$2.77 million per year.
- ☐ An increase in my rate of + \$2.85 per month and an estimated total operating cost of \$2.71 million per year
- ☐ An increase in my rate of + \$5.72 per month and an estimated total operating cost of \$4 million per year
- ☐ An unknown increase in price, roughly +\$5.11 to +\$3.11 per month in my rate, for a contracted service. Unknown City investment.
- ☐ No additional investments or price increases are needed.
- ☐ Other (please specify)

8. What other items would you like the City to consider regarding the disposal of household waste?