



Notice of Study Session
ABILENE PUBLIC LIBRARY
209 NW FOURTH STREET
January 18, 2022 - 4:00 pm

VIEW THIS CITY COMMISSION STUDY SESSION VIRTUALLY AT

www.abilenecityhall.com/watchlive

PURPOSE

The City Commission's study sessions are for the purpose of providing the commission the opportunity to study items in more detail.

OPEN FORUM

This is an opportunity to bring up items to be informally addressed. The Mayor may impose a time limit on open forum.

STUDY ITEMS

1. Bids for Flood Control Truck for Public Works Department
2. Bids for Water Distribution Truck for Public Works Department
3. Bids for Truck for Wastewater Treatment Plant
4. Rezoning of East Highlands from "R-3, High Density Residential District" to R-1, Low Density Residential District.





CITY OF ABILENE
Item for City Commission Agenda

Meeting Date:

1/24/2022

Originating Department

Public Works

Prepared By:

Joe Hawk

Approved For Agenda By:
(Office Use Only)

AGENDA ITEM HEADING:

Consider approval for new truck for Flood control

BACKGROUND:

During the 2022 budgeting process the City Commission approved the purchase of a truck for Flood Control, with a \$60,000.00 budget from the general fund.

This truck will replace a 2002 Ford which is currently the spray truck. The 2002 Ford will be reassigned as the shop service truck. That will move the current service truck, a 1999 Chevy ¾ ton to surplus.

Staff sought two comparable bids for a 1-ton regular cab 4-wheel drive truck.

- Holm Automotive Center \$36,851.00
- Valor Automotive \$40,829.00

FISCAL NOTE:

The purchase of this truck will be paid for out of the General fund equipment reserve. The funds are available.

COMMISSION ACTION OPTIONS:

Approve the bid from Holm Automotive in the amount of \$36,851.00 for a 2022 1-ton single wheel, 4-wheel drive.

Reg Cab
1-ton Pick-up 4WD

Flood Control



OrderWORKBENCH

Configure a New Vehicle: CK30903 - 3500HD Silverado: LWB, 4WD, Reg Cab

Current as of 12/10/2021 - 4:34 PM EST

The configuration below was created as a Stored Configuration with the following Config ID: BFTMJX

Model Information

Model Year: 2022

Division: CHEVROLET TRUCK

Allocation Group: HDSILV

Model: CK30903 - 3500HD Silverado: LWB, 4WD, Reg Cab

Order Type: TRE-Retail Stock

DAN: CITAB

Stock No:

Quantity: 1

MSRP: \$43,380.00

MSRP W/DFC: \$45,075.00

Bid 12/13/21
Subject to Availability
\$36,851.00

Preferred Equipment Group †

PEG: 1WT

Color

Primary Color: GAZ - Summit White

Trim

H1T: Jet Black, Cloth seat trim

Options

AE7: Seats, front 40/20/40 split-bench

AKO: Glass, deep-tinted

AQQ: Remote Keyless Entry

AU3: Door locks, power

BG9: Floor covering, rubberized-vinyl

C49: Defogger, rear-window electric

DBG: Mirrors, outside power-adjustable vertical trailing with heated upper glass

E63: Durabed, pickup bed

L8T: Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline

MYD: Transmission, 6-speed automatic, heavy-duty

NQF: Transfer case, two-speed

NZZ: Skid Plates

PCV: WT Convenience Package

\$1,825.00

PYT: Wheels, 18" (45.7 cm) painted steel

QF6: Tires, LT275/70R18E all-terrain, blackwall

QK1: Tailgate, standard



VALOR



1825 GOLDENBELT BLVD JUNCTION CITY, KS 66441 785-238-5114

January 6, 2022

City of Abilene
Street and Water
419 North Broadway
Abilene, Kansas 67410

Reference: Truck Bids

Commissioners,

Please consider these Bids. These trucks are equipped per a phone conversation with Joe Hawk on January 4th, 2022.

These are outright bids, and include NO trade in vehicles.

One (1) 2022 Ford F150 Super Cab 4X4 with 6 1/2 foot bed equipped with a 3.5 eco boost 6cyl engine

Bid price: \$42,349.00

One (1) 2022 Ford F150 Super Cab 4X4 with 6 1/2 foot bed equipped with a 5.0 V8

Bid price: \$41,797.00

One (1) 2022 Ford F250 Regular Cab 2WD 56" cab to axle, with a bed delete.

Bid price: \$36,539.00

One (1) Ford F350 SRW Regular Cab 4X4 equipped with an 8ft bed

Bid price: \$40,829.00

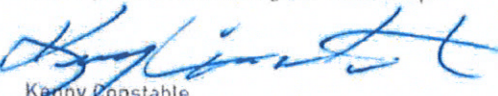
Exceptions to requested options.

The F250 with bed delete will NOT come with a spare tire. A spare tire is available at an additional cost of \$295.00

The F150 Super Cab Will be equipped with Power Locks, Windows and Cruise Control.

If this bid is accepted, delivery could be 20 to 25 weeks from date of order.

Thank you for considering our dealership.


Kenny Constable
Fleet Director
Valor Automotive
Junction City Kansas 66441



CITY OF ABILENE
Item for City Commission Agenda

Meeting Date:

1/24/2022

Originating Department

Public Works

Prepared By:

Joe Hawk

Approved For Agenda By:
(Office Use Only)

AGENDA ITEM HEADING:

Consider approval for new truck for Water Distribution

BACKGROUND:

During the 2022 budgeting process the City Commission approved the purchase of a truck for the Water Distribution department with \$50,000 budgeted from the water equipment reserve fund. This truck replaces our 2007 $\frac{3}{4}$ ton truck with service body which will be sold as surplus.

Staff sought two comparable bids for a $\frac{3}{4}$ ton regular cab truck without a bed. This truck will have a utility bed installed after it's delivered. The cost of the utility bed is estimated at \$8500.00. Total cost \$40,458

- Holm Automotive Center \$31,958.00
- Valor Automotive \$36,539.00

FISCAL NOTE:

The purchase of this truck will be paid for out of the Water equipment reserve fund. The funds are currently available.

COMMISSION ACTION OPTIONS:

Approve the bid from Holm Automotive in the amount of \$31,958.00 for a 2022 $\frac{3}{4}$ ton truck without a bed.

3/4 ton Chassis Cab 2WD

City of Abilene

Water Dist



OrderWORKBENCH

Configure a New Vehicle: CC20903 - 2500HD Silverado: LWB, 2WD, Reg Cab Pickup

Current as of 12/10/2021 - 4:38 PM EST

The configuration below was created as a Stored Configuration with the following Config ID: BFTMST

Model Information

Model Year: 2022

Division: CHEVROLET TRUCK

Allocation Group: HDSILV

Model: CC20903 - 2500HD Silverado: LWB, 2WD, Reg Cab Pickup

Order Type: TRE-Retail Stock

DAN: CITAB

Stock No:

Quantity: 1

MSRP: \$37,535.00

MSRP W/DFC: \$39,230.00

Bid 12/13/21
Subject to Availability
\$31,958.00

Preferred Equipment Group †

PEG: 1WT

Color

Primary Color: GAZ - Summit White

Trim

H1T: Jet Black, Cloth seat trim

Options

9J4: Bumper, rear, delete

9L3: Spare tire delete

AE7: Seats, front 40/20/40 split-
bench

AKO: Glass, deep-tinted

AQQ: Remote Keyless Entry

AU3: Door locks, power

BG9: Floor covering, rubberized-
vinyl

C49: Defogger, rear-window
electric

C4M: GVWR, 9,900 lbs. (4490 kg)

K47: Air filter, heavy-duty

KC4: Cooling, external engine oil
cooler

KNP: Cooling, auxiliary external
transmission oil cooler

KW7: Alternator, 170 amps

L8T: Engine, 6.6L V8

MYD: Transmission, 6-speed
automatic, heavy-duty

PCV: WT Convenience Package

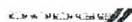
\$1,675.00

PYN: Wheels, 17" (43.2 cm)
painted steel, Silver

QHQ: Tires, LT245/75R17E all-
season, blackwall



VALOR



1825 GOLDENBELT BLVD JUNCTION CITY, KS 66441 785-238-5114

January 6, 2022

City of Abilene
Street and Water
419 North Broadway
Abilene, Kansas 67410

Reference: Truck Bids

Commissioners,

Please consider these Bids. These trucks are equipped per a phone conversation with Joe Hawk on January 4th, 2022.

These are outright bids, and include NO trade in vehicles.

One (1) 2022 Ford F150 Super Cab 4X4 with 6 ½ foot bed equipped with a 3.5 eco boost 6cyl engine

Bid price: \$42,349.00

One (1) 2022 Ford F150 Super Cab 4X4 with 6 ½ foot bed equipped with a 5.0 V8.

Bid price: \$41,797.00

One (1) 2022 Ford F250 Regular Cab 2WD 56" cab to axle, with a bed delete.

Bid price: \$36,539.00

One (1) Ford F350 SRW Regular Cab 4X4 equipped with an 8ft bed.

Bid price: \$40,829.00

Exceptions to requested options.

The F250 with bed delete will NOT come with a spare tire. A spare tire is available at an additional cost of \$295.00

The F150 Super Cab Will be equipped with Power Locks, Windows and Cruise Control.

If this bid is accepted, delivery could be 20 to 25 weeks from date of order.

Thank you for considering our dealership.

Kenny Constable
Fleet Director
Valor Automotive
Junction City Kansas 66441



CITY OF ABILENE
Item for City Commission Agenda

Meeting Date:

1/24/2022

Originating Department

Public Works

Prepared By:

Joe Hawk

Approved For Agenda By:
(Office Use Only)

AGENDA ITEM HEADING:

Consider approval for Wastewater Treatment plant truck

BACKGROUND:

During the 2022 budgeting process the City Commission approved the purchase of a truck for the Wastewater Treatment plant. \$40,000 was budgeted from the sewer equipment reserve fund.

This truck replaces the current 2001 Ford F-150 at the Wastewater Treatment Plant, which will be surplus.

Staff sought two comparable bids for an extended cab ½ ton 4x4 truck.

- Holm Automotive Center \$29,051.00
- Valor Automotive \$42,349.00

FISCAL NOTE:

The purchase of this truck will be paid for out of the sewer equipment reserve fund. The funds are available.

COMMISSION ACTION OPTIONS:

Approve the bid from Holm Automotive in the amount of \$29,051.00 for the purchase of a 2022 Chevy extended cab ½ ton 4x4 truck.



VALOR



1825 GOLDENBELT BLVD JUNCTION CITY, KS 66441 785-238-5114

January 6, 2022

City of Abilene
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419 North Broadway
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Bid price: \$36,539.00

One (1) Ford F350 SRW Regular Cab 4X4 equipped with an 8ft bed.

Bid price: \$40,829.00

Exceptions to requested options.

The F250 with bed delete will NOT come with a spare tire. A spare tire is available at an additional cost of \$295.00

The F150 Super Cab Will be equipped with Power Locks, Windows and Cruise Control.

If this bid is accepted, delivery could be 20 to 25 weeks from date of order.

Thank you for considering our dealership.

Kenny Constable
Fleet Director
Valor Automotive
Junction City Kansas 66441

I-4 turbo
1/2 ton Double Cab 4WD City of Abilene

WWTP



OrderWORKBENCH

Stored Configuration Detail - Config # BFTQ0T

BAC: 111890

BFC: 1

Name: HOLM AUTOMOTIVE CENTER, INC.

Current as of 12/13/2021 - 09:52 AM EST

BAC Information

Contact Name

DAN CITAB

Phone #

Stock No.

Model/Order Information

Configuration

Description: City of Abilene 4T

Model Year: 2022

Distrib. Entity: RET

Allocation Group: LDSLVL

MSRP w/DFC +: \$38,990.00

Estimated Delivery Date:

Configuration Date: 12/10/2021

Division: CHEVROLET

Order Type: TRE - Retail Stock

Model: CK18753 - 1500

Silverado LTD: 4WD

Standard Box Double Cab

Bid 12/13/21
Subject to Availability

\$29,051.00

Vehicle Specifications

PEG: 1WT - Work Truck Preferred Equipment

Group

Primary Color: GAZ - Summit White

Ordered Options: AE7: Seats: Front 40/20/40 Split-

Bench, Uplevel

AQQ: Keyless Remote Entry

BG9: Floor Covering:

Rubberized Vinyl, Black

C4P: Air Conditioning - Single

Zone Manual, Semi-automatic

DLF: Mirrors, O/S: Power,

Heated

Trim: H1T - 1WT/1CX/2CX/1FL-Cloth, Jet Black,

Interior Trim

Engine: L3B - Engine: 2.7L, Turbo

Emissions:

Transmission: MQE - 8-Speed Automatic

AKO: Glass, Deep Tinted

AU3: Power Door Locks

C49: Defogger, Rear Window, Electric

C5W: GVW Rating 7000 Lbs

E63: Durabed

GU6: Rear Axle: 3.42 Ratio

K34: Cruise Control

KW5: Alternator, 220 AMP

PEB: 1WT Value Package



City of Abilene
Item for City Commission Agenda

Meeting Date: 1/24/22

Originating Department

Planning & Zoning

Prepared By:

Kari Zook

Approved for Agenda By:
(Office Use Only)

AGENDA ITEM HEADING:

Ordinance No. 22-3411 rezoning all parcels in the East Highlands development., Abilene, KS, from "R-3, High Density Residential District" to "R-1, Low Density Residential District".

BACKGROUND:

The Planning Commission held a public hearing on January 4, 2022, regarding the rezoning request from the City of Abilene. Notice of public hearing was published in the Abilene Reflector Chronicle on December 10, 2021. Written notices were sent by mail on December 10, 2021 to property owners within 1,000 feet of the development. No public attended the hearing. There were a few calls and office visits from the public prior to the public hearing seeking to clarify the distinction between R-3 and R-1. Other comments included their concern that low-income housing would be developed in the Highlands.

The Planning Commission recommends approval of rezoning all parcels from "R-3, High Density Residential District" to "R-1, Low Density Residential District" with a vote of 4-0.

Upon conclusion of the public hearing, there is a 14-day protest period in which a protest of the recommendations can be filed. The protest period ends January 18, 2022 and no protests have been received.

FISCAL NOTE:

N/A

COMMISSION ACTION:

Consider approval of Ordinance 22-3411

Staff Report

TO: Planning Commission
FROM: Kari Zook, Planning & Zoning/Community Development Director
SUBJECT: PC 22-01 – Rezoning East Highlands
DATE: January 4, 2022



APPLICANT/OWNER:

City of Abilene Land Bank

Application date received 11/29/21

BACKGROUND:

The applicant is requesting rezoning from “R-3, High Density Residential District” to “R-1, Low Density Residential District” all parcels in the East Highlands development, Abilene, KS.



Direction	Zoning Classification	Land Use(s)
North	AG80	I-70/Farmland (outside city limits)
East	AG40	Great Life golf course (outside city limits)
South	R-1	Low density residential
West	R-3	Highlands West Development

The notice of public hearing was published in the Abilene Reflector Chronicle on December 10, 2021 and written notices were sent by mail on December 10, 2021 to property owners within 1,000 feet of the site address as required by Article 26, Section 26-102 of the zoning regulations.

COMMENTS:

Departmental comments: The East & West Highlands annexation was completed in August 2006 (Ordinance 3068). In April 2007, the West Highlands was rezoned from Residential Suburban (R-S) to Planned Unit Development (PUD) (Ordinance 3085). The PUD overlay district intent is to encourage innovation in residential, commercial, and industrial development by allowing greater variety in type, design, and layout of buildings; to encourage a more efficient use of land reflecting changes in technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of the land; and to provide a procedure which relates the type, design, and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods. The East Highlands was not included in that rezoning and is listed on the Dickinson County zoning map as being zoned R-3. The city code adopted in July 2014 states that all land annexed into the City shall receive R-1, low density residential zoning. No documentation on file states that the East Highlands have been given this zoning since annexation occurred before the new city code was adopted. This rezoning process will clean up the records and will officially rezone the East Highlands to R-1 to encourage larger single-family homes to develop in the near future. The West Highlands will remain zoned R-3/PUD overlay district to allow single to multi family structures.

Citizen comments: Several property owners called/stopped by city hall to discuss this rezoning. Main concern was that low-income housing would be developed in the Highlands. Others wanted to clarify the distinction between R-3 and R-1.

STAFF RECOMMENDATION:

Staff recommends approval of rezoning per the findings below:

- Future land use map indicates the Highlands development as low density residential. This change in classification will be consistent with the intent and purpose of the future land use map.
- The character of the East Highlands development will encourage larger lots with single-family homes adjacent to the golf course.
- The length of time this development has sat vacant and undeveloped is approximately 15 years. With the option of replating the lots to a larger square footage, this may encourage higher end single family homes to develop.
- All public services and water/sewer infrastructure exists on the properties.

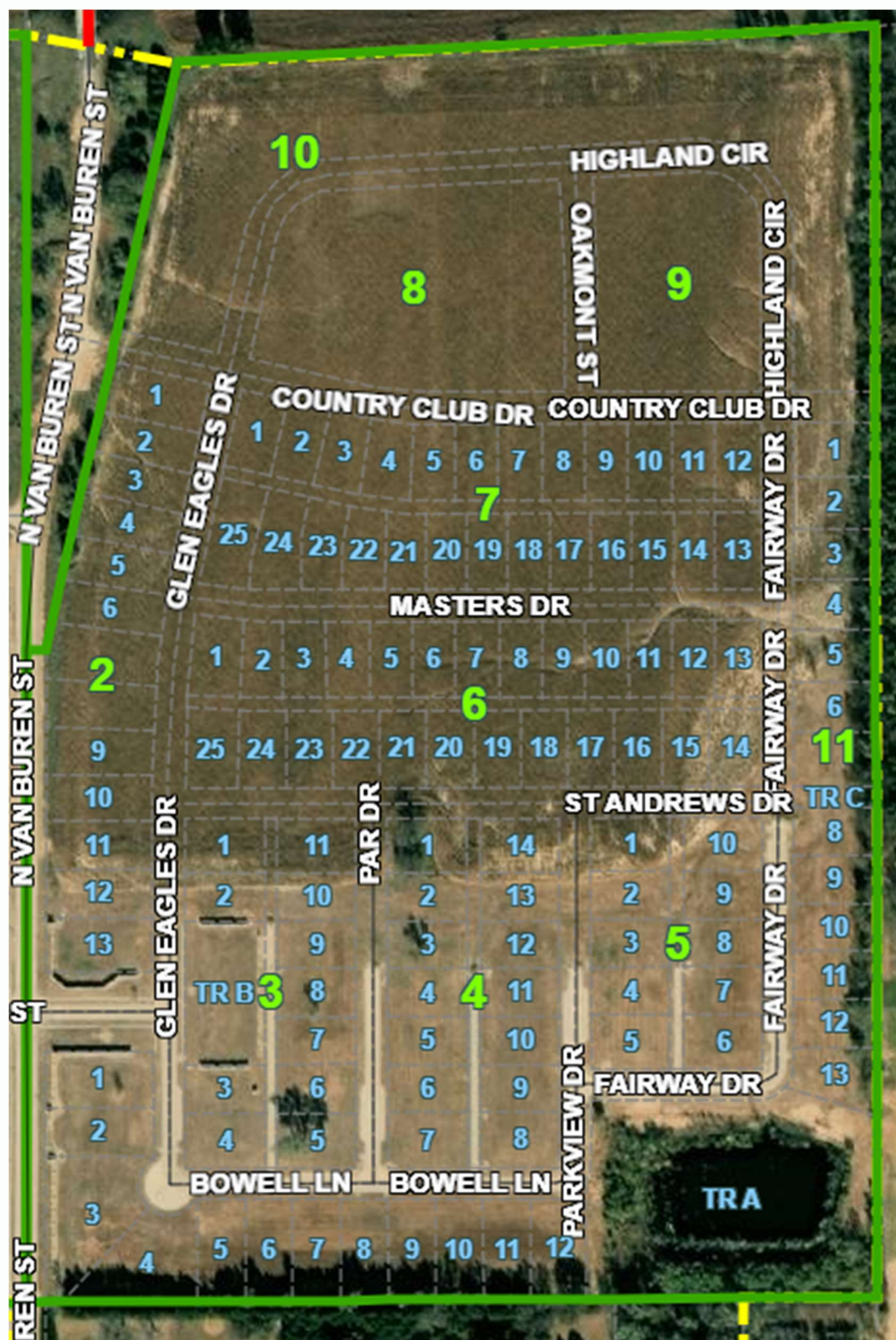
ACTION:

The Planning Commission may:

1. Approve the rezoning with the findings as stated by staff.
2. Approve the rezoning with amendments to the findings submitted by staff.
3. Disapprove the rezoning with findings.

NOTES:

Upon conclusion of the public hearing, there is a 14-day protest period in which a protest of the recommendations can be filed. The City Commission will review the application and issue a final approval/disapproval at the conclusion of this protest period during their next regularly scheduled meeting.



ORDINANCE NO. 22-3411

AN ORDINANCE REZONING CERTAIN PROPERTY, GENERALLY DESCRIBED AS THE EAST HIGHLANDS DEVELOPMENT FROM “R-3, HIGH DENSITY RESIDENTIAL DISTRICT” TO “R-1, LOW DENSITY RESIDENTIAL DISTRICT” AND AMENDING THE ZONING MAP OF THE CITY OF ABILENE, KANSAS.

WHEREAS, the City of Abilene, Kansas has requested rezoning certain property more commonly described as the East Highlands development, and as legally described herein, from “R-3, High Density Residential District” to “R-1, Low Density Residential District”;

WHEREAS, the Planning Commission conducted a public hearing on January 4, 2022, and no comments were received from the public; and

WHEREAS, the Planning Commission recommended the Governing Body approve the rezoning of the above reference property.

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

SECTION ONE: Property Rezoned: That property legally described as follows is hereby rezoned from “R-3, High Density Residential District” to “R-1, Low Density Residential District”:

A parcel of land located in the West Half of Section 8, Township 13 South, Range 2 East of the 6th Principal Meridian in Dickinson County, Kansas, more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 8; thence on an assumed bearing of N 00°00’00” E along the West line of said Southwest Quarter a distance of 668.20 feet to the Southwest Corner of the North Half of the Southwest Quarter of said Southwest Quarter, said point also being the POINT OF BEGINNING of the parcel to be described;

- thence continuing N 00°00’00” E along said West line a distance of 1021.58 feet to the South right-of-way line Interstate 70;**
- thence N 90°00’00” E along said South right-of-way line distance of 30.00 feet;**
- thence N 12°45’36” E along said South right-of-way line a distance of 947.27 feet;**
- thence N 86°59’06” E along said South right-of-way line a distance of 956.79 feet;**

- thence N 86°26'10" E along said South right-of-way line a distance of 141.67 feet;
- thence S 00°07'21" E along the East line, and extensions thereof, of the West Half of said Southwest Quarter a distance of 1996.85 feet to the Southeast Corner of said North Half of the Southwest Quarter of the Southwest Quarter;
- thence S 89°40'08" W along the South line of said North Half of the Southwest Quarter of the Southwest Quarter a distance of 1340.38 feet to the POINT OF BEGINNING; Said parcel contains 57.53 acres, more or less, and is subject to easements, reservations and restrictions of record.

SECTION TWO: Zoning Map: Amended. That the Zoning Map of the City of Abilene, Kansas, as adopted by Ordinance No. 2796, and amendments thereto, is hereby amended to be consistent with the amendments described herein.

SECTION THREE. Effective Date. This Ordinance shall become effective and in full force from and after its passage, adoption and publication in the official city newspaper by the following summary:

Ordinance No. 22-3411 Summary

On January 24, 2022, the City Commission passed Ordinance No. 22-3411. The Ordinance changes the zoning district classification for the property described as the East Highlands development, Abilene, Kansas, from "R-3, High Density Residential District," to "R-1, Low Density Residential District," and amends the Zoning Map of the City of Abilene, Kansas. A complete copy of the ordinance is available online at www.abilenecityhall.com or in the office of the City Clerk, 419 N. Broadway St. in Abilene, Kansas, free of charge. This summary is certified by the City's legal counsel.

PASSED AND ADOPTED by the Governing Body of the City of Abilene, Kansas this 24th day of January, 2022.

CITY OF ABILENE, KANSAS

By: _____
Dee Marshall, Mayor

ATTEST:

By: _____
Shayla Mohr, City Clerk

The publication summary set forth above is certified this 24th day of January, 2022.

Aaron O. Martin, City Attorney