

**MINUTES of the
PUBLIC WORKS COMMITTEE**
Meeting held: Wednesday, April 3, 2019
Leawood City Hall- Main Conference Room, 7:30 AM

COMMITTEE MEMBERS PRESENT:

Andrew Osman, CHAIR and Councilmember Ward 1
Julie Cain, Vice Chair, Councilmember Ward 4
Lori Ames
Drew Alingh
Abbas Haideri
Todd Alan Harris
Marsha Monica
Jim Rawlings, Councilmember Ward 2
Chris White

ABSENT:

Ken Conrad
Chuck Sipple, Councilmember Ward 3

STAFF PRESENT:

David Ley, P.E., Director of Public Works
Brian Scovill, P.E., City Engineer
Julie Stasi, Public Works Admin. Services Manager, Sr.

Chair Osman called the meeting to order at 7:30 AM. Meetings & Introductions of staff, members and guests.

Chair Osman introduced new committee member Lori Ames and welcomed her to the group.

FIRST ITEM OF BUSINESS (OLD BUSINESS): Review/approve the previous meeting Minutes.

ACTION: Marsha Monica- Motioned to approve the Minutes of the Public Works Meeting held December 5, 2018.

Chris White-Seconded the motion to approve the Minutes. All present members were in favor.

Motion passes. Minutes Approved.

SECOND ITEM OF BUSINESS (NEW BUSINESS): Review Request from Siena of Leawood Homes Association to participate in Leawood's privately owned street light LED Replacement Program.

Andrew Osman-described the assignment and said this was similar to a few years ago when Hallbrook Farms came to the City to apply for street lights as they were doing upgrades on LED Lighting and they asked for assistance from the City because the utilities are paid for with public funding.

David Ley-Explained further about the subdivision and said staff had been working with Siena of Leawood for about four (4) months. They contacted the City as they are interested in switching out their existing 150 watt light bulbs with a more energy efficient bulb a 55 watt LED fixture. Staff had a bulb of each kind to show the Committee. This is a pretty straight forward process with pulling the cover off and remove the old light bulb, disconnect the ballast and then screw in the new bulb. Public Works ran through the numbers to verify that the light output requirements are at least the same or better than the existing light fixture out there. They submitted their request. It is approximately about \$173 each to purchase the light fixture and then hire a contractor to make that swap. In comparison to Hallbrook which did a similar process, their costs was \$223 each. So this is actually \$50 per fixture cheaper. Hallbrook's light was a 60 watt, so it was a little bit bigger. The life on this is about 7 years and then on the LED's probably 15 years.

Marsha Monica-Asked if they had tried one of the lights to see if they liked the light output.

David Ley-Advised yes. At the beginning of the process, we tried to see which light purchased would put out a similar light. They ran tests and the color was 3000 Kelvin scale, this is a pretty orange color (the standard, similar to a City street light). We are trying to keep that color. They put the 3000 Kelvin up and it was just a little too white for them, so they bought four others that are 2700 Kelvin, so it's a little closer to the high pressure sodium (hps) color, but it still is whiter. Those have been up for about a month and the residents and the HOA have observed them at night and they all agree on.

Andrew Osman-Question. With Hallbrook we had hundreds of street lights, Siena of Leawood is a little bit different,

there are only a few blocks and are small and compact. What is the process? With Hallbrook, what was our portion of the rebate?

David Ley-When it went to the Governing Body, I believe the Resolution was initially talking about the City considering maintenance costs. The resolution is written where the City does not concern themselves with how much the HOA is taking on in maintenance; we reimburse the HOA 100 percent of their electric costs and it is done annually over. In this case there is one controller (one meter), we pulled up the past years of electrical readings and will see that when they switch these to LED Bulbs, our energy savings will be better. Annually staff goes through the reports on the prior years and compares them to one they had with the hps bulbs and we pay them the difference. Whatever their costs are; (this is estimated to be a 4 to 5 year payback period). We will keep track of it and once we hit the costs they had to convert, then we will not reimburse them after that number is hit.

Abbas Haideri-Clarifying how this works. They own the street light and the City pays for the energy?

David Ley-Correct. We will know what their actually installation costs are, because they will provide that invoice to us. We will then keep track of our reimbursements to them to make up that costs. The reimbursements are actual costs measured on the meter.

Julie Cain-What percentage of our streetlights do we own?

David Ley-We own approximately 3800 lights. Of those there are about 600 LED's now.

Julie Cain-And the City is doing the same thing, systematically, we are switching ours to LED.

David Ley-The light fixtures are still the Homes Associations to maintain. The City pays the electricity.

Todd Harris-The City's interest is the electric because it is a public street. The Policy we have spells out the responsibilities.

Chair Osman-This was on the Committee a couple of years ago as a work session where we did talk to the HOA for Hallbrook a couple different times and figure out the right way to make the policy. Council reviewed the policy as well, the proper reimbursement and public vs private and we have a pretty good policy in place now.

Todd Harris-That is a credit to the Council and Committee for having a policy, for when we have issues like this, questions that arise are covered in the policy. If we can recoup money on the electricity, to me it is an obvious solution.

Julie Cain-How many HOA's have privately owned street lights? It's small.

David Ley-Yes, there is just a handful.

ACTION: Christopher White-Motioned to recommend that Council approve the request from Siena of Leawood and allow them to participate in Leawood's LED Replacement Program. (Replacement costs to replace the existing bulbs in Siena is estimated to be \$6,251.79). Marsha Monica-Seconded the motion. All present members were in favor. Motion passes.

Julie Cain- Wondering, with all due respect, every one of the Committee is a working individual that came here today; do we come to a point where this can be an administratively accepted procedure? Because we have the policy and it is working, and it is awash in that we would be saving our own money to do this. The current City Policy establishing a "Privately Owned Street Light LED Replacement Policy" requires determination of reimbursements shall be made by the Governing Body after review and recommendation of the Public Works Committee. This particular HOA is much smaller than the first HOA that came in with the LED Replacement Program. It was asked could this, should this, be something that now Our Policy is in place, could be approved administratively-in house instead of having to call a meeting for the Committee? The dollar amount we will save in electricity costs will be much greater if this is approved. At this small cost it may be something we would be comfortable with an administrative approval.

ACTION: Abbas Haideri-Motioned to recommend a revision to the POLICY; to lower the threshold of allowance to be approvable by Staff if the reimbursement would be under \$15,000. Anything over \$15,000 could follow the current guidelines and be reviewed by the Public Works Committee and then Governing Body after review and recommendation by the Public Works Committee. Lori Ames-Seconded the motion. All present members were in favor. Motion passed.

STAFF: Reviewed for the Committee Members, current 2019 Projects underway. David Ley and Brian Scovill gave brief descriptions of the current projects and displayed the current 2019 construction map, posted on the City's Web Site regarding same.

Chair Osman adjourned the meeting at 8:07 A.M.

Minutes submitted by Julie Stasi, Public Works Department