

MONDAY

MARCH 18, 2019

The Governing Body of the City of Pratt met in a Recessed City/County joint meeting in the Commission Room located in City Hall.

PRESENT:	Doug Meyer	Mayor
	Gary Schmidt	Commissioner
	Don Peters	Commissioner
	Jason Leslie	Commissioner
	Zach Deeds	Commissioner

ALSO PRESENT:	Roy Eckert	City Manager
	LuAnn Kramer	City Clerk
	Regina Probst	City Attorney
	Diana Garten	Finance Director
	Nate Humble	Chief of Police
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	Jamie Huber	Director of Electric Utilities
	Glenna Borho	County Commissioner
	Joe Reynolds	County Commissioner Chairman
	Tom Jones	County Commissioner
	Sherry Kruse	County Clerk
	Bob Schmisser	County Counselor
	Jimmy White	Pratt County Sheriff

**CALL TO ORDER:**

The recessed meeting was called to order by Mayor Meyer. Mayor Meyer instructed the Clerk to note that all Commissioners were present.

**BUSINESS:**

**DISCUSSION ON CLEAN-UP WEEK:**

County Landfill Supervisor Jason Winkel stated that Public Works Director Rambat and he had set the date for clean-up week to be May 6-11. Mr. Winkel explained that the rate would be the same as last year. Mr. Winkel commented that there were 45 tons brought in last year and 646 tires. Mr. Winkel requested the help of three or four City employees as in the past and three or four large containers. Mr. Rambat stated that he was short in the street department; however, he felt that we could do something. Mr. Rambat commented that the citizens were going along with our routine.

With no more discussion, Mayor Meyer made a motion to designate May 6-11 as clean-up week with the appropriate charges from the County. Commissioner Peters seconded the motion and it passed unanimously. Mr. Rambat commented that this was free to the landfill week, but it was for City residents only. Mr. Rambat added that the City and County would not pick-up at residences; however, Recreation Director Pinkall had gotten a couple of groups together in the past to help the elderly, but citizens in general would need to take their own to the landfill. Mr. Winkel stated that a utility bill or driver's license would be needed to prove residency in the City.

**DISCUSSION REQUESTED BY COUNTY:**

Mr. Wayne Scritchfield and Mr. Tanner Yost, engineers for Kirkham Michael, addressed the Commission about water hook-up on the eighty acres east of 54 Pick-Up. Mr. Scritchfield stated that the County had purchased that land and were looking at putting EMS and Fire on the north end of the property and eventually develop properties on Highway 54 with restaurants. Mr. Scritchfield commented that there would be some kind of light industry after that. Mr. Scritchfield stated that they wanted to extend the water and sewer and added that the water stopped at the corner of the property with the sewer straight west of 54 Pick-Up, which would be the closest hook-up. Mr. Scritchfield stated that EBH was doing a capacity study on the sewer and checking if extending the sewer could come across the highway from Wal-Mart. Mr. Scritchfield commented that that would be a discussion between the City and County. Mr. Scritchfield stated that drainage would stop the gravity of the sewer; therefore, a lift station would be needed. Mr. Scritchfield commented that he had talked about access on 20<sup>th</sup> Street and 54 Pick-Up with KDOT and they had some concerns with sight distance. Mr. Scritchfield stated that he had visited with KDOT Engineer Scott Mullen and they would need to do a traffic impact study to see if the speed limit should be lowered.

Mr. Scritchfield stated that there needed to be a discussion on how to hook-up utilities to the site, so Public Works Director Rambat put a map up on the power point. Mr. Scritchfield pointed out where things could possibly be located, along with talk about easements. Mr. Scritchfield commented that Pauline Place had been platted, but there was no easement on the south side of the college. Mr. Rambat stated that they could possibly tap into the manhole and share elevation and come to Fincham Road and go north. Mr. Rambat added that that maintains depth and was uphill from there and would be gravity fed to the west of the property. Mr. Rambat stated that it would be quite an undertaking and we would need time and resources to add sewer down by Green Sports Complex, which was huge money wise and physically. Mr. Rambat added that McDonald's was on a main that was about at capacity. Mr. Rambat explained that he hoped to maintain the new sewer going north when the bypass comes in.

Mr. Scritchfield stated that there were easements to work on along with waterline separation being a problem. Mr. Rambat commented that the map that they were looking at was not up-to-date, but the City had added on several hundred feet that goes to the middle of 54 Pick-Up. Mr. Rambat stated that water was within reasonable distance for a single line; however, we would need to look at looping if we were extending the line that far. Mr. Rambat continued to explain that you had to take into consideration the amount of water needed for fire protection and dining facilities. Mr. Rambat commented that we had extended the line to the east at Field and Sons and had gotten an easement from Mr. Dale Withers to run that water main along with getting on KDOT's right-of-way, which was going to get pretty tight.

Mr. Scritchfield commented that it would have been nice to get in on the line run out to KDWPT rather than doubling up. Mr. Scritchfield added that it might not be too late for that to happen. Mr. Rambat stated that he did not know if we had a huge preference just where the meter would be located. Water Superintendent Kelvin Clay stated that we were pretty far advanced. Mr. Scritchfield stated that they needed to develop what the property would look like and get KDOT's traffic impact study. Mr. Scritchfield commented that the County requested flashing lights so that people know that emergency vehicles were coming out onto the highway. Mr. Scritchfield added that they were just in the planning stages; however, they needed answers pretty quickly to start planning. Mr. Scritchfield stated that they would need 3 phase on the electric side of things.

Mayor Meyer questioned what we needed to do next. Commissioner Borho asked what was involved in the extension of the utilities. Building Inspector Blankenship stated that sewer was going to be the biggest problem, but the water and electric were doable. Commissioner Borho questioned what the best

way would be to resolve the sewer issues. Mr. Rambat stated that he had no idea what kind of flows they had and that they did not see a lot on the frontage properties. Mr. Rambat suggested that a small lift station would work to get things rolling and it would then be pressured to the west. Commissioner Borho asked if it was adaptable to a larger lift station. Mr. Scritchfield stated that it was if there was a deep wet well. Mr. Rambat explained that they would be one of the first to be picked up with a gravity line going north and if the bypass gets closer and funding came around.

Commissioner Borho questioned if the land would have to be annexed into the City to have City utilities. Mr. Rambat commented that it would depend since they were somewhat of a developer. Mr. Rambat explained that they would have input on it and then they would dedicate it to the City, but that would need to be discussed by everybody. Mr. Rambat added that metering water for fire protection and adding customers to the infrastructure would require communication on how things were being built. Mr. Blankenship stated that to get City water, sewer and electric would require them annexing into the City. Commissioner Borho asked about zoning. Mr. Blankenship explained that the north part that was going to be used for County buildings could stay agriculture and industrial would be in between with the property next to the highway being zoned later. Mr. Blankenship added that he was not sure if there could be three parcels zoned three different ways. Commissioner Borho asked if it would have to be platted to have different zones. Mr. Scritchfield stated that it would be split up and platted with the City annexing part of it. Commissioner Schmidt questioned if the north end would come off of 20<sup>th</sup> Street or from south to north. Mr. Scritchfield stated that it would come off of 20<sup>th</sup> Street and 20<sup>th</sup> would be the primary access to Highway 54.

Mayor Meyer questioned if the buildings would be set back so that they would not affect the solar farm. Mr. Scritchfield stated that he did not think that there would be any shading at all with residential restrictions being about 25'. Mayor Meyer stated that this was not in the City's 2019 budget. Commissioner Borho asked if that was something that the City did with the property being purchased by the County. Commissioner Borho stated that they wanted to get as much done today as they could so that Kirkham Michael could get started. Commissioner Deeds questioned what their timeline was. Commissioner Borho answered that they want to get it done pretty quickly. Mr. Scritchfield added that EMS wanted to get it done quickly. Commissioner Peters commented that the county purchased this property and it appeared to have a number of issues and he felt that they should bear the burden of that expense. Commissioner Reynolds questioned what the cost would be. Mr. Rambat stated that EBH had estimated it once at about \$800,000 to \$1,000,000 to get to that corner. Mr. Rambat explained that the problem was depth and how tight it was and the right-of-way at Taco Bell. Mr. Rambat continued stating that you would have to do a lot of boring, which doubles the cost and you had to figure in a margin for error. Finance Director Garten stated that the funds were very limited and probably would be for a couple of years.

Commissioner Borho commented that she had understood that the City had a comprehensive plan with EBH. Mr. Rambat stated that we did not; however, we were hoping something else would come in by Dollar Tree. Mr. Rambat reminded the Commissions that the sewer systems were almost at capacity and you did not want lift stations for restaurants. Commissioner Borho commented that she was pretty sure there was a tenant that was going to the east of Dollar Tree that would have pretty heavy sewer usage. Mr. Rambat commented that he did not know about that, but the system had not exceeded KDHE's maximum so it could probably handle it. Mr. Rambat added that he liked to stay in the safe zone. Mr. Rambat commented that someone would eventually have to talk to Mr. Withers about boring under his property. Mr. Rambat stated that a rep would need to get with Mr. Withers and write up an easement for both parties to sign, but he did not anticipate the private sewer line becoming City infrastructure, but the electric, trash and water would stay the same.

Mr. Rambat commented that there would also have to be a discussion on a lift station, which the City would not take over. Commissioner Reynolds asked about a septic system. Mr. Blankenship stated that that would be KDHE's call. Mr. Scritchfield stated that EMS could use a septic system, but it would be overloaded if there was a building with a hundred fifty people in it. Commissioner Leslie asked if the future theatre would have an effect on that. Mr. Blankenship stated that it would be pushed up against Dale Road and go uphill, so it was okay to get into that sewer, but it would not work if it pushed back against Dollar Tree. Mr. Blankenship explained that that was the same line as Sandy Creek and it would be way too much if Americare comes in. Mr. Blankenship commented that the sewer line to the hotels that were on the east side of Highway 61, head to the wastewater treatment plant and were gravity fed, but the line we were talking about comes in and joins Sixth Street and Country Club Road.

Mr. Scritchfield commented that developing the County portion and sending it to a lift station would work, but adding restaurants would be a different story. Mr. Scritchfield stated that they would need to develop a plat and present it to the Zoning and Planning Commission and ask if it could be serviced from the City and then go from there. Commissioner Reynolds questioned what happens if Mr. Withers did not go for this. Commissioner Borho stated that she would work on that.

Commissioner Borho questioned if there could be an agreement drawn up for maintenance on the sewer system between two municipalities. Mr. Rambat stated that the City did have a lift station at the Airport, so they would just have to be told to take care of it from the elected officials. Mayor Meyer asked about the electrical line and the college. Director of Electric Utilities Huber stated that the City had a written agreement with the college. Commissioner Borho questioned if the electric could be done. Mr. Huber stated that it would not be a problem; however, it would be on private property so it would be the County's expense.

#### **DISCUSSION REQUESTED BY THE CITY PERTAINING TO THE LEC:**

Mayor Meyer commented that the City Manager and he had taken a tour of the LEC and they had concerns with the mold issue on the walls. Police Chief Humble stated that Sheriff White knew about this issue and there had been a memo in 2007 from then Police Chief Holmes stating that mold was caused by the cooling tower that had been replaced. Chief Humble commented that the moisture around the windows allowed for the window seal to be pulled away and the walls could be pulled away from the structure, which had been addressed by different people. Chief Humble added that the working conditions were not the best. Commissioner Borho stated that the mold had been taken care of in 2007. Commissioner Reynolds added that they had paid Adams Electric \$10,000 to take care of it. Commissioner Leslie questioned if Adams Electric took care of mold issues. Commissioner Reynolds answered that they had used Clorox on it. Chief Humble explained that they had recently taken some if it down and put KILZ up and painted, but it was still falling away. Sheriff White stated that he did not know the damage, but the water was coming in. Sheriff White commented that the utilities were going out the windows and the cold air was coming in and he needed to see where he was in the budget for them. Commissioner Leslie stated that, from an insurance standpoint, it needed more than clorox or it would keep coming back full force. Commissioner Leslie commented that they needed to get with EMC Insurance and have them check their policy and come and take a look at it.

Sheriff White stated that dispatch were not allowed to leave during their shift and there were electrical issues that caused problems when heating up meals or using the computers. Sheriff White asked if he should do this as a bundle. Mayor Meyer stated that this was a close confined area and it could affect people with allergies or cause them to have mold toxicity issues. Sheriff White stated that they had replaced some ceiling tiles and there was also insulation in there. Commissioner Leslie stated that they needed to get Service Master or someone bigger to come in. Sheriff White commented that he and Chief Humble needed to go through the building and address all the things that needed done. Commissioner

Borho stated that the windows were toast and they had served their purpose since 1976. City Attorney Probst asked how much money was in the LEC Capital Improvement fund. Ms. Garten stated that there was not much since they had gone into a negative balance with the plumbing project, but there might be around \$30,000. Mayor Meyer stated that he did not want anyone to get sick because we could be liable if we did not do something. Mr. Rambat explained that Service Pro had their own rates to pay the restoration companies, but you had to be careful not to get stuck with having to pay more.

Sheriff White stated that the electrical wiring was 42 years old and asked again if he should figure what everything was going to be. Sheriff White commented that the dispatch center was part of the new booking area so it was done already. Commissioner Peters questioned what percentage of the inmates were the County's and what were the City's. Sheriff White stated that it varies from month to month. Ms. Probst explained that the City deals with traffic misdemeanor infractions and very few require significant jail time. Ms. Probst added that the primary population would come from the County due to felonies. Commissioner Reynolds asked about DUI offenses. Ms. Probst stated that the first offense was forty-eight hours in jail and the third subsequent DUI was a felony. Ms. Probst commented that the longest jail sentence for the City was driving while suspended; however, with a mixture of events, it had a ninety day jail sentence. Ms. Probst added that the City Ordinance and the State Statute allow a house arrest after forty-eight hours with the defendant wearing an ankle bracelet. Chief Humble added that, whether through a warrant or a case with the County Attorney, the City did have prisoners. Sheriff White stated that case numbers vary and juveniles end up in District Court and were the County's responsibility. Commissioner Borho reported that there were twenty current inmates and they were split with City Police Department having seven of them, Sheriff Office having ten, Municipal Court having one, Kansas Highway Patrol having one and Court Services having one.

#### **GENERAL DISCUSSION:**

- **South Main:**

Tribune reporter Gale Rose asked if there had been discussion about replacing the middle 24' from Sixth Street to Tenth Street with concrete. Mr. Rambat stated that he had just applied to do Eighth Street to Tenth Street and this was his third try. Mayor Meyer asked why he was not doing Sixth Street to Eighth Street. Mr. Rambat explained that Eighth Street to Tenth Street was failing quicker. Mr. Rambat reported that this was a 90/10 project. Mr. Rose asked when he would know if he got the funding. Mr. Rambat commented that KDOT would have to come out and look at it, so it would probably be sixty to ninety days. Mr. Rambat stated that he would let everyone know during a Commission meeting.

- **Theatre:**

City Attorney Probst asked if there were any updates on the theatre. Commissioner Borho stated that Opportunity Funding was to finish out the funding, so it was on the way.

- **North Main:**

Mr. Rose commented that the concrete at Main Street and Maple Street was coming up and crumbling. Mr. Rambat stated that that was from winter wear and the guys would start working on those places. Mr. Rambat added that this had been a brutal winter.

- **KFC:**

Commissioner Reynolds asked if anything was going to be done with the old Kentucky Fried Chicken building. Mr. Blankenship stated that the owner found a contractor that had a specialist that looked at the outside. Mr. Blankenship commented that the bid was pretty favorable, so something hopefully would be getting done. Commissioner Reynolds asked if it would be torn down. Mr. Blankenship stated that it would not and that the owner was the son of the owner of El Dos De Oros on South Main Street.

- **Next Meeting Date:**

The next meeting was set for May 6<sup>th</sup> at 11:00 a.m. at City Hall.

**ADJOURN:**

Commissioner Leslie made a motion to adjourn. The motion was seconded by Commissioner Schmidt and carried unanimously.

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DOUG MEYER, Mayor



ATTEST:

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LUANN KRAMER, City Clerk