

MONDAY

JUNE 10, 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
	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
	Jamie Huber	Dir. of Electric Utilities
	Kelvin Clay	Water Superintendent
	Glenna Borho	County Commissioner
	Joe Reynolds	County Commissioner Chairman
	Tom Jones	County Commissioner
	Sherry Kruse	County Clerk
	Bob Schmisieur	County Counselor
	Jimmy White	Pratt County Sheriff

**CALL TO ORDER:**

The regular meeting was called to order by Mayor Meyer. The Mayor instructed the City Clerk to note that all Commissioners were present with the exception of Commissioner Leslie.

Mayor Meyer reminded the audience that this meeting may be taped and/or recorded.

**BUSINESS:**

**DISCUSSION ON WATERLINE TO COUNTY PROPERTY BY 54 PICK-UP:**

Commissioner Borho commented that she had visited with several people about an 8" line opposed to the 4" line, because Pratt was going to grow to the east. Commissioner Borho stated that KDWPT was putting in the money for the 4" and the 8" would be turned over to the City of Pratt for further development. Public Works Director Rambat stated that that was what had been discussed and he added that the City had already extended it to the middle of 54 Pick-Up or on the north side of 54. Mr. Rambat commented that that was with the understanding that that was where they would set their meter and KDWPT would run their line. Mr. Rambat stated that they questioned whether they should upsize to an 8" up to 20<sup>th</sup> Avenue since the County had purchased that property. Mr. Rambat explained that they would move their meter east to 20<sup>th</sup> and allow them to go on as originally planned. Mr. Rambat stated that that was a concept that the City was comfortable with; however, there were no budgeted funds for this and would have to be ironed out between the County and KDWPT; however, Mr. Rambat agreed that it would be dedicated back to the City as part of the distribution system once it was all said and done.

Commissioner Borho commented that Pratt Area Economic Development Corporation had quite a bit of money encumbered and that was City and County money only. Commissioner Borho stated that it was important to have this meeting today since they were meeting tomorrow and, that if this would be something that would be proposed by both Commissions, they could go to the ED Corporation and say that we would like to use the funds. Commissioner Borho stated that Mr. Rambat had given her a rough estimate of what the additional costs would be to go from 4" to 8" and asked Mr. Mike Miller from KDWPT if they could still use the same engineering. Mr. Miller commented that he believed so and that the engineering basically designates the path of the line and they would work with the County on the easement to allow that. Mr. Miller explained that the original plan was made to be as economically smart and to be less expensive. Mr. Miller stated that they were open to any type of cooperative agreement between the City and County if there were additional customers and residences that would be able to take advantage of this. Mr. Miller continued stating that they were budgeted for a 4" line, but they were willing to work with the City and the County on an 8" line. Mayor Meyer asked if they would run a 4" line from the end of theirs to KDWPT or the whole thing would be 8". Water Superintendent Kelvin Clay stated that the City's intention was to keep that 8" on 20<sup>th</sup> Street west. Mayor Meyer questioned that if it would be 8" from the end of 20<sup>th</sup> to KDWPT. Mr. Miller stated that it would if they did a cooperative plan; however, their plan calls for 4" now. Mr. Miller added that they would be the only customer under the current plan past 20<sup>th</sup> Street.

Mr. Rambat questioned whether it would be 8" from 54 Pick-Up to 20<sup>th</sup> then reduce to 4" or 8" all the way. Commissioner Borho stated that it was 8" all the way and that was the way they had figured it. Mr. Rambat stated that he thought they had talked about taking it from in front of 54 Pick-Up and going to 20<sup>th</sup> Street and going north and looping in. Commissioner Borho stated that it was Avenue not Street and she said they still talked about taking 8" to KDWPT. Mr. Rambat stated that he must have misunderstood and that would be a much higher cost than what he had done from 54 Pick-Up. Commissioner Borho commented that they had done a mile and a half and it had come to about \$50,000. Mr. Clay stated that about \$35,000 was to bore from 54 Pick-Up to 20<sup>th</sup> to the east side of the ditch. Commissioner Reynolds commented that he thought that she had gotten what the price of the extra pipe would be. Mr. Rambat commented that, if they upsized their line, they were going to have some water quality issues. Mr. Rambat explained that holding down the chlorine residual to their facility was one of the reasons the line size was held down to 4" and the engineers were comfortable with that.

Mr. Rambat stated that he was not sure they would get enough water usage on it after 20<sup>th</sup> Avenue. Mr. Rambat commented that, if this was going to be part of the City's distribution system, we would have to sample at the very end and we were responsible for that. Mr. Rambat added that that would be something that the engineers would have to look at, but he knew that it was a certain amount of time it took the water to travel the complete distance to KDWPT. Mr. Rambat stated that upgrading to 20<sup>th</sup> Avenue was reasonable because you would be adding more people on between that point and where it was at, which would increase usage on that line. Mr. Rambat explained that there would not be enough usage if you take the 8" line after 20<sup>th</sup> Avenue. Commissioner Borho asked what needed to be done to keep the water chlorinated. Mr. Rambat stated that there was a chlorination station along the route; however, even those had a limit. Mr. Rambat added that there had to be a certain amount of residual up to that station.

Mr. Rambat repeated that he misunderstood that the upsize was just up to 20<sup>th</sup> Avenue. Commissioner Borho reminded Mr. Rambat that they figured how many feet were in a mile and a half and that from 54 Pick-Up to 25<sup>th</sup> was a half mile and to KDWPT was a mile. Mr. Rambat stated that he thought she was taking that out of the equation and only wanted that first chunk. Commissioner Borho continued stating that he told her that it would be about \$6 difference per linear foot of pipe and they took that times seven some thousand feet and came up with around \$50,000 for just the cost of the pipe. Commissioner Borho stated that she realized there would be additional costs for labor, etc. Mr. Rambat stated that he did not have a problem with that as long as the people designing the line were comfortable with the numbers and

the County sees it as beneficial having 8" all the way out. Mr. Rambat added that as long as the end result was positive, since we were the ones that were going to have to deal with that line and he did not want to be creating an issue not having water quality, which was the bottom line. Mr. Clay stated that engineering would have to run the figures, detention numbers, how many hours it takes to get a drop of water from here to KDWPT and the size of the chlorine station. Mr. Rambat stated that we might of had a misinterpretation; however, if the intent was to take 8" all the way there, it would not be an issue. Mr. Rambat added that we wanted to make sure that it would deliver what it should.

Mr. Miller commented that the 8" was only a part of that because we were going to be adding other customers , but they were not requesting an 8" out to them except during the cooperative agreement between the City and County and to where we were not going to add any more customers to that line. Mr. Rambat stated that that was a good point. Mr. Rambat explained that the County's immediate needs for water ends at 20<sup>th</sup> Avenue and they hook on to their meter, but, from that meter on, it would be a 'private' line. Mr. Rambat explained that you now have a metered line going all the way out to a facility and you had to be concerned about the amount of water that line could deliver if more customers were to be added on. Mr. Rambat added that you were getting things mixed up as far as giving them clean water. Mr. Rambat stated that you could not put the master meter clear out at the facility and add a bunch of little residence meters pulling water off of it. Mr. Rambat explained that, to make a clear and cut deal after they set their master meter, we were going to set a 'private' line that would be a size to meet the facility's needs and if someone wanted to hook on to it, it would be a private line and we had no jurisdiction over that. Mr. Rambat stated that that was offered to them to help with the chlorine station, because it takes a certified operator.

Mr. Rambat stated that, if they were talking about adding a lot of customers along the way, he did not see that immediate potential. Mr. Rambat repeated that we could not oversize that line and that that was something that the engineers would have to figure out. Mr. Clay stated that Commissioner Borho brought up the expansion to the east and setting the master meter on the corner of SE 25<sup>th</sup> Avenue giving everyone a chance to develop. Mr. Rambat stated that that would be the most logical place to stop the upsize and keeping it on Highway 54. Mr. Rambat commented that they would set their meter and head south to their facility. Mr. Rambat stated that he did not see the benefit to KDWPT, County or City of going south of Highway 54. Commissioner Borho stated that the County Commission had discussed that the development of the City of Pratt would grow to the east and it was logical to her to put in something for the future and not the immediate needs. Commissioner Borho commented that some of that land along 25<sup>th</sup> Avenue could be sold for residential purposes and then questioned whether a 4" line was going to be sufficient or would they even be able to hook on. Commissioner Borho questioned if they were 'private' whether they would have to be septic. Mr. Rambat stated that they would do wells and septic just like anyone else in the County, but they had the option available when you were within the City limits; however, you were legally not to have septic tanks. Commissioner Borho stated that they would be in the City's three-mile radius.

County Counselor Schmisser asked Mr. Rambat if he was going to be running a separate easement outside Highway 54 where the easement was that KDWPT was running their line. Mr. Schmisser commented that he had tried to buy real estate and was not treated particularly kindly by folks on either side of Highway 54 once you get past 20<sup>th</sup>. Mr. Schmisser stated that he thought that it was correct that if you put your line in someone's road easement, you get to pay to move that line if they decide to change the road. Mr. Schmisser stated that KDOT would probably abandon Highway 54 if we ever get the bypass from the bypass to the east and the bypass to the west, but who knows who will be around to see that happen. Mr. Clay stated that the phone lines that were out there were toll cables and fiber optic on both sides. Mr. Clay explained that the State wanted you to be within 7' from the right-of-way from their post and they tell you to find your own easement if you cannot work in that 7' corridor. Mr. Rambat stated that he had not seen the official plans, but he assumed that they were going to be in highway rights-

of-way. Mr. Miller stated that was his understanding also. Mr. Miller commented that one of the issues they were dealing with was boring under the railroad, which requires quite a bit of expense and he was not sure that was all figured out yet. Mr. Miller stated that he thought that they had already secured the easements.

Commissioner Peters reminded the Commissions that the City had the forty acres by the solar farm for development along with the property at the airport that could be developed. Commissioner Peters stated that, if the 4" line fulfills the needs of KDWPT, he had a tough time spending thousands of dollars no matter whether it was City or County money. Commissioner Peters added that he had a tough time seeing putting an 8" line in there. Commissioner Reynolds questioned why he would not want to go past the property the County bought if the County would build a County shed or EMS building. Commissioner Peters stated that he did not say not to do the 8" line there, but not all the way to KDWPT. Commissioner Peters added that 4" seems adequate with all else that we had available if we have economic development to put different places. Commissioner Borho asked if there was water at the City's other forty acres. Commissioner Peters stated that we did not at this point, but that did not mean that we could not get it.

Commissioner Jones stated that we needed to look at the total project cost wise and what needs to be done that has not been done yet. Mr. Miller stated that everything was in place for a 4" line and there had been conversations on how to work with the City and County so they could collaborate with the need for other customers. Mr. Miller commented that they were not asking for an 8" line out to their place, but they did have the money available for the 4" line. Mr. Miller stated that, if an 8" line would help customers, they were willing to help. Mayor Meyer asked if there would be increased engineering costs if they wanted to increase to an 8" line. Mr. Miller stated that he assumed so since that would be part of the collaboration. Mr. Miller added that the location and easements should not change. Mr. Rambat agreed and added that, with his misunderstanding, the 8" would change their costs substantially. Mr. Rambat explained that they would be boring under a drainage ditch, a highway, a railroad and a river and all of those were going from a 4" to an 8", which would make quite a difference on the cost of boring. Mr. Clay stated that engineering sometimes do the math with a 6" past 20<sup>th</sup> Avenue to 25<sup>th</sup> Avenue. Mr. Rambat agreed and added that there could be adjustments by its operation.

Mayor Meyer stated that he felt that we were all in agreement that we wanted to do this and that we just needed to work out the specifics. Commissioner Peters stated that he was not for it. Mayor Meyer asked if there was a huge difference in cost between 4" and 8". Commissioner Borho stated that it was about \$6 per linear foot or around \$7,000. Mr. Rambat commented that KDWPT project costs should remain the same and, whatever the County decides to do above and beyond that, would be a different source of funding. Commissioner Borho stated that KDWPT had their money set and they would collaborate on additional engineering; however, they would not pay for the upsizing of the pipe. Commissioner Borho commented that, looking down the road, it was an advantage to the City to have an upsized pipe. Commissioner Borho questioned if you would want to stay with a 4" line if you add homes there in the next five to ten years.

Commissioner Borho asked Mr. Miller if it would be in the best interest of all three entities if he went back to his engineering firm to see if they would look at 6" and 8" lines and tell you what your water usage was. Mr. Miller stated that that should not be a problem and he would find out what their concerns would be. Commissioner Borho stated that he would want to know how much additional water could be consumed if development were to happen on 25<sup>th</sup> Avenue and that it would not affect KDWPT's usage. Commissioner Jones asked if the water usage would be for the hatchery and offices only. Mr. Miller stated that it would be for the offices. Mr. Schmisser questioned if the 4" line gave the adequate fire protection. Mr. Miller stated that they had a water tower and had protection through that. Mr. Rambat clarified that that was a separate system. Mr. Miller stated that that was correct.

City Attorney Probst questioned if it had not been said that we would not be able to separately meter an 8" line for other residences. Mr. Rambat explained that you would have to put separate meters until you get to their property line and then set their master meter clear out there. Mr. Rambat added that that would be the only way that you could meter everything and be correct. Mr. Clay commented that, when the engineers were talking about taking a 4" line out of that route, the detention time on that was three and a half days based on how many acre feet they used out there per unit. Mr. Clay explained that upsizing to a 6" line would increase that substantially and they could have to look at relocating their booster pump station. Mr. Clay explained that you cannot go from a pothole water system to a non-pothole system and turn it back into a pothole water system again in the State's eyes. Mr. Rambat stated that, in the end, we want to make sure that our involvement in the maintenance helps them keep good quality of water going out to the end of their line and that that system gives them the product that they need for safe consumption. Mr. Rambat commented that we did not want to create a sampling issue and the State always picks the end points and especially dead ends, which were high potential areas.

Mr. Miller stated that Mr. Rambat had mentioned chlorination on their property and questioned if engineering would have to back it up a bit. Mr. Rambat stated that they might have to move it north and they might also have to look at acquiring a small piece of ground for a booster station going to the airport. Mr. Rambat explained that they basically came up the right-of-way, offset over, have a small chunk of ground and come back out to the right-of-way. Mr. Miller stated that they would have to be further away. Mr. Rambat stated that that was correct. Commissioner Schmidt questioned whether all of that water would be available for protection of our water rights. Mr. Rambat stated that it would be.

Mayor Meyer clarified that Mr. Miller would have their engineers look at the different scenarios and, even though KDWPT was paying for it, it would end up being City infrastructure. Mayor Meyer questioned that the 'private' water line would be from the meter to KDWPT or would it not be even though we were responsible for the chlorination. Mr. Rambat explained that the line basically up until the end meter would end up being our responsibility. Mayor Meyer stated that someday some Commission would annex that land, because we wanted to be contiguous and harmonious. Mayor Meyer asked if there would be any problem tying on to the end of that line and going east. Mr. Clay stated that there would not be. Commissioner Borho asked Mr. Miller how long it would take to have the engineers look into this. Mr. Miller stated that he thought it would be this week.

Commissioner Peters stated that he would like to find out a better cost. Mr. Clay stated that the \$50,000 from 54 Pick-Up to 20<sup>th</sup> Avenue was a good number. Mr. Rambat stated that the County's immediate need was to get to their property and KDWPT does not change. Mr. Rambat commented that they were going to relocate their meter to a different physical location due to upsizing their line. Commissioner Borho questioned if, since the County had the property to the east and was teed off, KDWPT would start at the 20<sup>th</sup> Avenue corner and bore under to 25<sup>th</sup> Avenue or if it would still tee off of 54 Pick-Up. Mr. Clay stated that the valve there would be capped off and they would be given a new location. Mr. Rambat stated that he had not seen the finished plans and whether or not they were going to stay on the north side or jump south and go east. Mr. Miller stated that it looked like they were going to stay north then jump and go on the south side.

Mr. Miller stated that they were just interested in a collaboration, if possible, if it helps all parties involved and repeated that they had the money set aside to do what they were going to do. Mr. Miller commented that there could be some maintenance responsibility lifted off of them if it was out further, but he did not see any significant savings. Mr. Miller added that it would be a collaboration and they would be happy to do it. Mr. Rambat stated that this was the City's intention from the beginning. Commissioner Peters asked if moving the chlorination system would be the responsibility of the City or County or KDWPT. Mr. Miller stated that that would have to be part of the conversation. Mr. Rambat stated that the property would have to be purchased first.

**DISCUSSION ON DISPATCH:**

Police Chief Humble stated that he had visited with Sheriff White about dispatch and it becoming its own entity and becoming a part of the County. Chief Humble added that this would involve having a Communication Director, which would allow the dispatchers to answer to one person. Chief Humble commented that the current dispatch employees were City employees. Chief Humble reminded the Commission that rental of the LEC was part of the City's agreement and the 911 system and the purchase of equipment was through someone else. Chief Humble explained that they had to go to multiple people and it was frustrating and he did not know how to answer questions when asked by fire chiefs and other townships.

Chief Humble stated that being their own entity would allow them to have their own board that would involve law enforcement, fire chiefs and other delegates. Sheriff White stated that he knew something needed to be done when he saw one of the dispatchers using a floppy disc, but he knew that he was not the guy for that position. Sheriff White explained that currently the City had the employees and the County had equipment. Sheriff White stated that, if they were their own entity, the Director would be in charge and they would have a budget and could take care of issues. Mayor Meyers asked who fixes things now. Commissioner Borho stated that Mr. Mike Tibbetts was their communications guy now. Sheriff White stated that Mr. Tibbetts was your man for radios. Sheriff White stated that a coordinator should have years of experience under their belt and would need to be held accountable. Chief Humble stated that some things for the County were currently not being recorded and he had given them to Mr. Tibbetts, but he did not know about it. Chief Humble commented that the City had our end because we have our bill, but they did not have one for the County. Chief Humble explained that a coordinator would know that and would have taken care of it.

Mayor Meyer stated that there would need to be a lot of changes to the interlocal agreement if we did not employ the dispatchers. Commissioner Borho stated that they were wanting to upgrade to this software system at a cost of about \$60,000. Sheriff White stated that dispatch was like the red headed stepchild and that we needed to get them off the flip cards for emergency processes. Chief Humble commented that the software had all of that online. Commissioner Deeds questioned who they had a relationship with that they could visit with about a transition to having a Director type of dispatch. Sheriff White and Chief Humble stated that Barber County, Reno County, Sedgwick County and Ford County all had this type of dispatch.

Sheriff White stated that they were not trying to kick dispatch out, because they were the most important part of the building and they were where they were protected by armed individuals, but there would be less stress if they were their own entity. Mayor Meyer stated that it was highly encouraging to have the Sheriff and Chief at the same table and he felt that the Commissions needed to listen to them. Commissioner Borho stated that this was budget prep time and we would need to move on it or it would not be able to be implemented for 2020. Commissioner Schmidt asked about availability. Sheriff White stated that they would have to go through the application process and they would have to give a person some incentive to come here.

Chief Humble informed the Commissions that we currently had five full time dispatchers and one part time and he did not know if they would want to stay. Sheriff White commented that there were not enough in there at times. Chief Humble agreed and added that he has had to call in officers to dispatch. Sheriff White commented that he has one officer that was cross trained. Mayor Meyer asked if the money for the software would be shared. Commissioner Borho stated that there was money in the 911 fund sometimes. Sheriff White stated that there were a lot of rules and regulations for the 911 funds. Commissioner Schmidt suggested that they go talk to Barber or Ford County and come back with some

ideas or a plan and some costs. Sheriff White suggested that Reno County was a more experienced center. Mayor Meyer stated that we would need a good job description and salary expectation.

- **Next Meeting:**

With no more discussion, the next meeting was set for Monday, June 24<sup>th</sup> at 2:00 p.m. to continue the discussion on the dispatch situation.

#### **GENERAL DISCUSSION:**

- **Clean-up week:**

Commissioner Borho stated that clean-up week went pretty well and that extra day helped quite a bit. Commissioner Deeds stated that there were a lot of tires brought to the landfill. Mayor Meyer commented that Mr. Rambat had mentioned limiting the number of tires per household.

- **Pool issues:**

Mr. Rambat informed the Commission that about six to ten kids had bleeding toes every day after being in the swimming pool for a while. Mr. Rambat stated that the pool had been refinished last year and they went a whole season with no problems. Mr. Rambat explained that he and the life guards had looked for a grain of sand that had been painted over or any other issues and they were at a loss as to what the problem was. Mr. Rambat stated that they had decided to close the pool so that it could be drained and they could bring in a contractor who would help us out. Mr. Rambat commented that they would get it repainted and fixed, filled and shocked and opened back up as soon as possible. Mr. Rambat stated that Recreation Director Pinkall would be getting ahold of the swim team coach and he had contacted the paper. Mayor Meyer commented that this puts life guards out of work. Mr. Rambat stated that they were trying to find busy work for the life guards, but it would not be eight hours a day. Mr. Rambat commented that he would stay in contact with the Commission through email.

Mayor Meyer stated that he had not seen the pool study that had been done in 2012 but it was very detailed. Mayor Meyer commented that the former Commission had tabled it and did not move forward, but they were going to have to strongly consider doing something. Mr. Rambat explained that this pool was built in the late 30's. Commissioner Borho asked how long the liner had lasted. Mr. Rambat stated that it had lasted seven of the ten years it was supposed to. Mr. Rambat commented that he took pride in keeping the pool up and he felt bad for the kids. Mr. Rambat stated that we would get through this. Mayor Meyer commented that we would take some heat for this, but it was a safety issue.

- **KFC:**

Commissioner Borho stated that it was a travesty the way KFC looked and asked what could be done. Commissioner Borho added that she had heard that it changed from one family to another. Mayor Meyer stated that they had been told that also, but nothing changed. City Attorney Probst stated that she thought it fell under the ordinance definition of unsafe structure or nuisance, but she would have to look at it again. Ms. Probst commented that she could have Building Inspector Blankenship come before the Commission and ask for an abatement, which the City pays for. Ms. Probst added that the abatement of the nuisance was then put on as a lien against the property. Commissioner Borho stated that they needed to have their feet held to the fire. Mayor Meyer asked if ED would pay for the demo of a building. Commissioner Borho stated that she asked if they would buy the building and it died for lack of a motion.

- **Lake project:**

Commissioner Borho stated that County Road Supervisor Doug Freund reported to them that the lake was drained, but now the river was too high. Commissioner Reynolds commented that they were digging on the inlet this morning and had poured concrete on the south end. Commissioner Jones commented that the east end was done. Commissioner Borho commented that they could not work on the inlet Monday, but they did work on the outlet. Commissioner Schmidt stated that he had talked to Mr. Robert Smiley and he was able to get some work done.

**ADJOURN:**

Mayor Meyer made a motion to adjourn. The motion was seconded by Commissioner Peters and carried unanimously.

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DOUG MEYER, Mayor



ATTEST:

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LUANN KRAMER, City Clerk