



City Manager's Report

July 23rd, 2019

Honorable Mayor Gwin and City Commissioners Brecheisen-Huss and Cole,

The past couple of weeks have yielded both good and frustrating news. The good news is that as we met with our engineer (Jay Norco) last week on the wastewater treatment plant permit and the necessary upgrades, Mr. Norco advised that with President Trump's relaxing of some Environmental Protection Agency (EPA) regulations, the draft permit we have been issued is advisory rather than mandatory. Therefore, we are not under a two-year completion mandate as we had feared. We will continue with the plan to make improvements; however we plan to stage these improvements over the next three years in order to better spread out the cost and afford us the opportunity to still focus on making some wastewater line improvements as well. Unfortunately, I have finally heard back from the Kansas Department of Wildlife, Parks, and Tourism on the water plant location concerns. It appears as if they will not have a problem with us constructing the plant at the planned location as long as we establish new park land in exchange for taking this park land. This was the plan already, so it is not a major concern, we have submitted the relocation plan for their approval. However, it appears as if they may require an appraisal to be conducted as well as possibly another environmental assessment (the process that caused us to need to have the cultural resources survey completed) on the new park land. This is not a given yet as I hope they will not require these extra steps, but it is a common requirement for these situations. I also spoke with Dixie Riedel from the Kansas Municipal Gas Agency (our purchasing consultant) regarding the prepay agreement and our most beneficial purchase amounts. I have been working on trying to find a couple of proposals to consider maximizing the benefit of the prepay agreement while also marginalizing our risk.

As you know, we've also been working for months now to obtain proposals from road contractors. I have heard back from both Killough Construction and Vance Brothers, an asphalt and chip and seal company, respectively. We are still waiting to receive a proposal from Bettis Asphalt, who worked with us last year. I did also speak with Pro Seal again this past week regarding possibly performing some reclamite work as was previously discussed. They will be here toward the beginning of next month to provide a proposal on both it and crack sealing the airport. I hope to receive a proposal from Bettis next week. We have also been working through some challenges with our fuel at the airport here recently. Our pump broke and it took us a little while to diagnose the problem. As such, we were unable to provide fuel to aircraft for a little while, but thankfully we were able to locate a company who was able to fix it and get us back up and running. I'd also like to mention that the work at the reservoir has been completed. Upon filling in the northernmost canyon that was created from the overflows this past year, I had Zook Excavation continue working to remove the shale rock buildup which has accumulated over a number of years. This buildup prevented water overflows from reaching the creek and draining out as the overflow was designed. By not allowing the proper flow of water into the creek, this buildup was causing pooling and further erosion on both the south and north sides of the overflow. The erosion on the north side should now be resolved for the time being, assuming we can get grass to take hold prior to the next overflow event. The south side shall likely continue to erode with every rain until we fix it as well as it is all exposed, brittle shale. In addition to filling in the general canyons caused by this erosion, further measures should be taken in the near future to prevent these situations from reoccurring or becoming worse. The most significant measure that could be addressed would be to level the ground throughout the overflow, thereby properly channeling the water evenly and efficiently into the creek. As the overflow currently exists, it sheds water to the north and south edges, due to a hump in the middle, thereby causing these canyons. Additionally, the level of elevation change could be reduced from the wall to the creek, thereby slowing the speed, and therefore the erosion, caused by the rushing water. I would like to recognize Zook Excavation for the outstanding and quick work they performed in accomplishing this massive task.

The Anderson County Landfill is undergoing maintenance this month with replacing their concrete floor. As such, we have been forced to take our trash to the Allen County Landfill. Unfortunately, our trucks are struggling to make the trips. We have recently had two different truck breakdowns (one due to tires and the other mechanical) which occurred along the route to the landfill. Fortunately, we were able to get the trucks back to the shop without towing them. Between the extra miles and heat, our trucks and their tires are struggling. Hopefully, we can get through until the local landfill reopens (anticipated August 1st) without any more issues. As I've previously mentioned, hopefully we can improve the reliability of our trucks next year by purchasing a replacement chassis as planned. Last week we held our first monthly safety training for all employees. These monthly trainings are a part of the Kansas Municipal Utilities' (KMU's) Training Program. These monthly sessions should prove beneficial in keeping our staff safe, our work comp claims low (and therefore lower premiums), higher productivity, and our insurance carrier also provides us with credit for participating in these trainings. Even though these sessions may seem like common sense and a waste of time and resources, I believe that this investment in keeping our personnel safe will actually result in cost savings and higher productivity. We've also been working with our benefit consultants, CBIZ, on bidding out our ancillary lines of insurance (dental, vision, life, AD&D, etc.) and have recently moved forward with UNUM. UNUM provided us an opportunity to provide the same coverages as what we currently have at a slightly reduced cost and locked in those reduced rates for the future (through 2020 for dental and 2024 for vision). While this proved advantageous for the City, it does not lock us in to working with UNUM, as should a better opportunity arise, we can still transition. However, we obviously do not plan to as stability is certainly desirable. I spent most of the last week working with our public works crew and it certainly reinforced my position that this particular department needs an additional staff member, as proposed in the 2020 budget. I haven't had the opportunity to work with our various departments like this much previously, but I hope to dedicate more time moving forward to working with others outside of City Hall.

As for our agenda, Mr. Henry Roeckers who conducted the archaeological excavations at the planned site for the new water treatment facility, is slated to give a brief presentation on his findings. I've attached the brief descriptions and photographs Mr. Roeckers provided from each

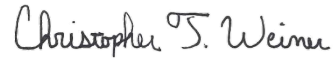
location. Following Mr. Roeckers, there is a request for a special use permit to transform what used to be a house next to the Nazarene Church (the house we held the Special Meeting to allow to be moved) into a parking lot. This request passed the Planning Commission and is awaiting your decision. Following this, General Manager Paul Mahlberg and Regulatory and Rates Manager Darren Prince from the Kansas Municipal Energy Agency (KMEA), will give a presentation about distributed and parallel generation. This is an issue that Director of Electric Production Bob Mills and I have been working on for a while and we plan to present an ordinance for consideration in the near future to regulate these private systems – as they are a safety concern and present a burden on other customers. The bills and payroll this cycle total \$244,402.60 which is a little higher than normal months, however this is mainly due to the second annual payment of our water loan to KDHE (for previously made system improvements) and the payment of the reservoir repairs.

As has been the trend recently, we had yet another inspection from the State of Kansas on our utility operations, this time at the wastewater treatment facility, and yet again we passed with no out of compliance issues. I would like to recognize our Director of Wastewater Treatment, Eric Trammel, for his efforts in ensuring such a positive inspection report. Additionally, we have obtained proposals from multiple contractors on addressing the police department structural deficiencies. As you can see from the included proposals, these will not be cheap repairs. As we have not hired a firm to conduct an assessment of the facility itself and attempt to pinpoint the water infiltration issues, there is no guarantee that these repairs will completely solve the problem. However, both the wall and the roof are in need of repair and therefore we will be addressing a need regardless. Our expectation is that the vast majority of the water is coming into the building through the wall as the wall has visible cracks throughout. Additionally, this work will include repairs to the south outside wall of the street department facility as it is in distress as well. We also plan to have repairs made to the fountain in the Donna Harris Park, as it will not likely survive another winter. Thankfully, through the reserves compiled in the Capital Improvement Fund, both of these projects will have the resources required available – although this will drain each department's capital reserves significantly. The last informational item on the agenda is regarding the Leadership Transformation program through the Kansas Leadership Center. The

City has been selected as a grant recipient, valued at up to \$150,000, to participate in this program. While most of the costs of participating will be covered, we will still incur costs for books, food, lodging, and travel. This program will provide invaluable leadership training for our organization over the next three years.

As always, please let me know if you have any questions and I appreciate the opportunity to serve you and this wonderful Garnett community as City Manager.

Sincerely,

A handwritten signature in cursive script that reads "Christopher T. Weiner".

Christopher T. Weiner, City Manager