

**GENERAL REPORT**  
**APRIL 25, 2017**

1. Over the past few months, I have contacted several construction companies about doing concrete work for us in various areas around town, mainly the ADA sidewalk approaches. Bill Lickteig was the only one who said he would have time to give us a bid so I contacted him about the sidewalk on the south side of the courthouse. A copy of his bid is enclosed. This repair project can be paid from the money budgeted for street work. His original bid was about \$4,500 higher but city crews will be able to tear out and haul off the old sidewalk and curb which will save us money on the project. I would recommend that Mr. Lickteig's bid be accepted as the old sidewalk is in very bad shape and needs to be removed. He has done several projects for the city and we have had no problems with his work.
  
2. The Planning Commission met on April 18, 2017 and discussed the proposed revisions to the Use Grid for the O-I zone. They were able to get through the entire list at this meeting and are making their recommendations accordingly. A copy of the proposed grid is included. Gary will attend the meeting to discuss this matter with the commission.
  
3. Enclosed is a list of streets and the cost to do a leveling course that Farrel and I are recommending to be done this year. The total estimated cost is \$144,893.70. The 2017 budget has \$175,000 for street and curb repair work, therefore the sidewalk and curb replacement mentioned above will fit into the budgeted amount. It is my understanding that the county will plan to do the chip and seal work in 2018.
  
4. Ordinance #4179 changes the zoning classification of the properties discussed at the April 11, 2017 meeting.
  
5. I have listed a claim for damages from Prairie Belles on your agenda. I have had this claim for quite some time as staff has tried to determine what caused the power outage that damaged their equipment. All of the logs have been checked at the power plant and they indicate no drop in voltage on that particular date. Bob Mills talked to KCP&L officials to see if their logs showed any drop in power to the city and nothing was recorded. There is a transformer directly behind this restaurant and I don't know if something happened with it. The owners have been very patient waiting for a response; however they understand the time it has taken me and staff members to try and find out what happened so I could give an accurate report to the Commission.
  
6. At the joint city/county meeting Jerry Howarter questioned if a general obligation bond issue they were helping to pay for had a callable feature. I checked and these bonds are callable in October, 2018.

7. Phil and I met with Boy Scout representatives to discuss the condition of their camp house by the east shelter house at the North Park. They have about finished installing the roof, took down the scaffolding and removed all the boards that were laying in the grass on the east side of the structure. The bees have disappeared so there shouldn't be any problems with the soccer games at least this year. Someone has volunteered to paint the building once donations are received to purchase the paint. They hope to have everything done by the middle to the end of May. Jason Sjolund is to be credited for pulling this group together as we have been trying to get something done with the building for quite some time.

### **PROJECT UPDATE REPORT**

A. Electric line along Walnut Street – I contacted a higher level supervisor and he promises the city will have an answer next week. He thought it was in their spring schedule to complete. So we'll see.

B. Water Plant – Continuing to work on grant application with Kansas Rural Water.

C. Outflow Meter – Device has been received and engineers are scheduling a crew to complete installation sometime next month.

D. Water rights – Kansas Department of Water Resources has requested additional information about the pumps at the power plant. What we sent was incomplete and so we will contact Fairbanks Morse to see if they can help us.

E. Street repair – discussion item listed on agenda.

F. Personnel policies – Terry hasn't had any time to work on these and probably won't until the city manager replacement process is completed.

G. Skate park – Jeremy's report on Pizza Hut and Krispy Kreme fund raiser.

H. Sidewalks – Bid to do the area on the south side of the courthouse is listed on the agenda for your consideration. Some residential sidewalks are being done around town.

I. AWOS – Pat Schettler reported at the last Airport Advisory Board that he was beginning to study the electrical portion of the certification. The Board continues to encourage him to get certified.

J. Code book – revisions made; just need to be reviewed which can take a considerable amount of time. City Code has questioned where we are in the process.

J. Advisory Boards – still need one person each for Airport and Economic Development Boards. There will soon be three (3) vacancies on the Foundation Board. We continue to contact possible candidates but not much luck so far.

K. New playground – Design is almost complete.

L. South bound turn lane on Highway 59 – Bid opening here at city hall on Friday, May 19, 2017 so results can be discussed at the May 23<sup>rd</sup> meeting.

M. Area below the spillway at the North Lake - The engineer has suggested that crews try to remove what rebar they can. Now that clean-up is over, crews should have time to assess what they can do.

N. Nutrient renewal process – need to keep this in mind for future budgets and possible sewer rate increase to customers.

O. Water tower painting – The water storage tank at First Street and the PSRT is cleaned and inspected each year by Maguire Iron. The company is suggesting that the exterior be repainted and some interior repairs be made before too long. The estimated cost is \$50,000. If I help prepare the 2018 budget, I might try to include it as a line item.

Please let me know if any additional information is needed.

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