

# City Council Meeting

3/24/25, 7PM

## Meeting Minutes

**Attendees:** Mayor Brady Gragg, Ken Stringer, Grant Bowlin, Dan Ravenscraft, Kathryn Coleman & Trent Clark

Others In Attendance: Officer Tom Moore, Andrew Hanna, Terry Ullum, Anne Morrow, Mark Stiles, "Jeep" Edris, Chris Young, Jean Thiessen, Jake Callstrom and Tim Stanghor

**7:00pm:** Mayor Brady Gragg calls the City Council Meeting to order. Mayor will add a firework sales discussion during his report.

- **Clark motions to approve the 3/24/25 agenda with fireworks sale discussion added. Second by Ravenscraft. All Ayes, carried. 7:01 PM**

- **Stringer motions to approve the February meeting minutes as written. Coleman seconds, All Ayes, carried. 7:03 PM**

## Open to Public

- **Jean Thiessen** – Asked about what is required as far as policies and permits by the city to have food trucks as she is working on booking for summer events. Others have been wondering this as well so they can do things correctly once the council addresses it.

**Mayor Gragg** – The last time this was brought up for discussion the council was against permits for Food Trucks due to competition to local establishments. That was the last we discussed it and was not brought up for discussion since.

**Thiessen** – So is there a written policy in place for that? **Answer:** No

Okay so for my situation, I want to bring in a Coffee Truck like we did two years ago, its in the evening there isn't coffee available in Whitewater between 5 and 7:30pm which is when I will be having the event. So I don't feel like we would be competing with anyone.

**Coleman** – I don't have any problem with food trucks during events. I just don't think we want someone regularly bringing a food truck over here.

**Thiessen** – What if it's food we don't have? We don't have the Cafe now so all we have now is pizza and burgers. If somebody could offer some variety once in a while wouldn't that be nice.

**Stringer** – Doesn't it have to be on a commercial lot? **Answer:** Not necessarily, it can be designated by the council where they are permitted to set up.

**Ravenscraft** – What about sales tax? **Answer:** I've (city clerk) information that we can look at if you want to at another meeting if that is something you would like to look at establishing something.

There is a variety of ways of setting it up when they apply for a permit. I have examples from many other cities.

**Thiessen** – I need to book, so can I have permission for June 2, to have the Sage Coffee Truck come to my event down by the Scout House?

**Clark** – I'd say book it and we will figure this out before then.

**The council agreed to have Thiessen book Sage and Juliette Coffee Co. truck to be at the Summer Kick Off Event this June.** The Council will discuss further policies and needs concerning the question of permitting Food Trucks in the City Limits.

- **"Jeep" Edris** – The alley behind her is having drainage issues and a local dog has been coming and doing its business in the early mornings in her yard. She suggested that the speed limit all through town should be 30MPH not 20MPH. Edris also suggested that the 4 way stop at Topeka and Elm be changed to yield signs.

- **Mark Stiles** – Introduced himself to the council and is a volunteer who can help out in various ways around the city as needed.

## **ORDER OF BUSINESS**

### **Lift Station; Chris Young of Young & Associates, City Engineer - 7:14pm:**

**Chris Young** – I'm here to talk about the lift station. Just so everybody knows all of our wastewater is served by gravity lines and it goes to a lift station, it must go to that lift station to be pumped up to the treatment lagoons a few miles to the north. So, we rely on that lift station quite a bit. The lift station does have standby power generation, it has controls with it. It is a submersible pump lift station which is a good thing, those pumps are set down into a wet well. All the wastewater goes into this wet well and then is pumped out. Typically, you get 10 years out of a pump possibly 15, they do require maintenance. But we are not getting, from discussions with Public Works, its something like 2 years with these pumps. Andrew has asked us to look at them and their performance and maybe make some suggestions. So we have been working with your Public Works to get some measurements on the station in terms of where the stop and start pump elevations are, how much wastewater is backed up into the lift station; that is actually a big part of running a lift station and it has to do with the cycle time of a pump. Often pumps kick on and off, which effects wear and possible wear out of the pumps. We have been getting some data back, we still have some issues with the data that has come in so we have asked Public Works for more data. One was in the actual flow rate calculation, it seemed awfully low. We thought it might be a good idea to get some data/calculations during a higher use period (when more people are at home) and the best period to gauge your flow is during wet weather because as any sanitary sewer, especially an older sewer, you've got cracks in the pipes and even in the main holes and it allows some of that water in during a rain storm. During heavy use times or a rainstorm should be the highest maximum amount of flow going into that station. So we hope to model that as well as the low flow periods. We have been comparing some of the data that we get to the original design of the station and right of the bat we are seeing some pretty major differences. Unfortunately, one of those differences was in the depth that the lift station goes. What was intended to happen in most lift stations is your line coming in and all of your storage and your pumping volume occurs below that line coming in. That is not the case with this lift station. This stations line is coming in and its operating volumes are right in the line, or at the same level as the line, what that does is makes that sewer line part of the wet well storage, not a good situation. You get those stagnant flows between pump cycles you can get matter settling out there, not to mention how far back up that line goes and potentially causing backups. Again, we are working with Andrew to collect that information, my thinking is that in your future there is some substantial improvements to that station needed. It is an old station, it is a very old station it definitely is going to need some improvements in the control system, I'm baffled by the horsepower that those have out there, I think they are something like 25 horsepower motors but according to the pump curves it should be about 5 horsepower so we've got some real oddities going on but again as we get more of that data is going to help us nail that down. When these pumps have been replaced and I think they have been replaced before Andrew's time, one of the things that is important when replacing a pump is knowing it's impeller mechanism diameter, and that is the mechanism inside the pump that spins, one particular pump model could have many different impeller diameters, and that has a great impact on horsepower and flow rate, so some of the things we are seeing is making us wonder about that impeller. We will continue to work with Public Works, I don't think its going to be a matter of switching out pumps, I think its going to be a matter of taking a look at all the electronics, the motors, and unfortunately the wet well and that will probably be one of the higher cost items because of where it is located my guess its in ground water...

**Bowlin** – Sand and ground water, there's a sand point right outside of that well that the old owners of those trailer houses put in and watered their yard.

**Young** – OH! That is really good to know. I've recommended that we do some geotechnical work to determine where that is. You must be careful when you work down below the groundwater table, but more than that you must make sure it's heavy enough that you don't float the actual structure.

**Stringer** – When we built a house over there we were going to tap into the main sewer line out there and the water was bubbling up so fast we couldn't tap in, so the city guy had me turn the sewer line and go all the way to the man hole that is in the street.

**Young** – It can be really tough working in that area to the point of having to put in cofferdams. Actually, putting in structures to isolate an area, like they would do with bridge footings. So just wanted to let you know what's coming and be thinking about financing, I don't know what the grant situation looks like these days, but I think it's really important to always have our eyes out for grant money. Some of that grant money is good money. Some of it is almost 100%, some are 25-75% but that is good money. The other thing to think about when talking about financing, I was just talking with your mayor about 15 years ago, we used municipal bonds to pay for projects at around 2% it was almost like free, now its hedging above 4% in the bond market, so stay aware of those things and look for those and we will work with Anne and your staff to help in any way we can in that regard. We need a little bit of time, need some rain and that will help with our calculation of it because we want to design a station that will serve Whitewater into the future. We need to look beyond; we need one that is not just efficiently working but is actually designed the right way, has the correct horsepower, it's not eating up a bunch of energy we don't need it to, and we aren't burning up pumps every two years but beyond that I think we all need to look at making the wet well maybe a bit bigger or whatever we need to do to look to the future so we can upgrade the station as needed moving forward.

**Bowlin** – What is typically done while the work is being done, does the wastewater go into separate tanks?

**Young** – Usually one goes to the next manhole upstream and diverts the flow by pumping from there and then trucking it out while the work is being done.

**Ravenscraft** – Is the well cement? How deep is it? **Answer:** It's a concrete wet well.

**Hanna** - From the lid to the base, is 18 feet. That includes the 4ft above ground level. If they could have sunk it another 2 feet that would have put our discharge from the gravity system 2 ft higher and that would have been about ideal for our pump staying cooled by the water and having enough storage below the gravity system, in my opinion.

**Young** – I think you're tacking there, I would agree. We are talking about a station that 23 years ago was upgraded, so its been there before that time, this is an old, old station. And there is another issue out there which is the flood plain, we will want to keep the top out of the flood plain, which is usually a 2ft barrier which could be why its at the elevation that it is currently, I'm not sure. I can't tell you why they didn't go deeper, that to me is really, really odd. We will work our way through it, I'll come back with some recommendations on what we think it ought to look like, we probably won't go to the effort of actually designing with plans until we come back and talk to you.

**Bowlin** – Is that lift station an original gathering point for the old sewer plant? Did it go to this lift station and then out to the old plant? If so, it only had to pump it 200 yards at the time. So that might help with some of the whys.

**Young** – It looks to me like it was. You are exactly right.

**Ravenscraft** – It's flooded back there before, it was almost up to the motor.

**Young** – I bet, that is a major drainage way. No pump will be big enough to take on a big massive flood.

---- discussion on wet areas and pumping years ago so that basements and man holes didn't backup

Pumping for a sewer pump is good, the longer it pumps; it's the turning on and off that wears them out. When it short cycles its going to wear out the parts.

**Ravenscraft** – You are talking about basically rebuilding this station, What about adding a

second wet well down there someplace in that same area? Build it right, build it deeper and then you will have two and can discontinue the one we do have later on.

**Young** – The good news is, it has two pumps in there and that is the kind of redundancy that you want. At this point in time I'm not quite ready to tell you how big to make this structure, having extraneous flow basins aren't such a bad thing and that is what you are saying, put a new lift station right next to it, and if it backs up it backs up into this old station. We will look at making use of whatever we can out there. I think without a doubt what we are looking at is a new wet well, and what we do with this other wet well is yet to be seen.

**Bowlin** – Is there enough real estate right there to do a secondary one? Or can we only work where the one is because it's just a wedge of space.

**Young** – I don't know what the land ownership looks like over there.

**Mayor Gragg** – I wondered that as far as being in the floodplain right now. Does it need to be farther away from the river?

**Stringer** – The COOP owns most of that area.

**Young** – What I will say is that let's keep it as close to the current station as possible. If anything, move it upstream as the pipe is laid, because if we get away from that lift station that means we will have to put more pipe in the ground and slope it and go even deeper for it to reach the station. I've made a couple of other recommendations, one to TV inspect that last section of line leading to the lift station, I would like to know what kind of shape that line is in. Keeping it clean. When they camera and TV those pipes, Mayer Specialties is one of the few companies that I know of that does that kind of work and they actually clean as part of their TV inspections. And the other thing it will tell us is the slope of that pipe to confirm exactly where that is. We aren't even to the point of talking about property ownership and easements, but that is an excellent question. And something that will need to be resolved at some point.

**Mayor Gragg** – One of the things that comes to mind as we talk about funding something like this and wanting to use grant money, we must have a pretty good plan in place before we can even seek those funds, is that right in your experience?

**Young** – That has been my experience, the people who have the "shovel ready" projects, projects ready to hand over to a contractor, they seem to take on a higher priority. My feeling is, we're not asking for amenities like streetlights or sidewalks or flowerpots downtown, we are asking for a pretty major public utility. A Sanitary Sewer, and we only have this one. So, I think we have a pretty decent shot at it, I think the big issue is what's available? So again, let us wrap our heads around what we think is the best thing and we will come back to you for discussion, at that time I'll write up some estimates that give you a rough idea on costs.

**Mayor Gragg** – I know we are in very early stages, but is this something we need to be planning for in the 2026 budget? 2027 or 2028? In your experience what is the length of something like this as we are currently in the exploratory phase.

**Young** – I really haven't been involved in that side of it very much. It's something that needs to be in your CIP today. Your Capital Improvement Program for the City of Whitewater you need to have monies started today going into a fund, Andrew is going to be faced with a lot of bills, we've already talked about some this evening and it's just going to go on from there. I don't think this is just limited to the wet well, I think we are talking about all aspects of the station. The sooner you start budgeting for these improvements the better. And if there is any good news about this, interest rates may be going down. We wouldn't have anything ready to give to a contractor for six months or so. So hopefully the economy will work a little in our favor. I think grants tend to get overlooked. Especially by municipalities.

**Ravenscraft** – How much is involved with future growth? Because everything in this whole town is growing out towards the east, housing developments or something like that whether its commercial, anything out there will be coming down to this station. If its a 50 year plan or whatever.



**Young** – Yes it needs to be looked at, do you have a Comprehensive Plan? Have you ever put one of those together?

**Morrow** – My guess the last time it was looked at would be '93, there is nothing recent.

**Young** – Those are good to identify areas of town, but I'm confident that the folks sitting around this table have a good idea of where the growth areas are and what we should be planning for, I typically like to plan out 20 years in advance, I think sometimes a plan can get over done, that's why if you design things like this correctly, design them to where they can be expanded rather than putting a bunch of money into something you THINK might be needed in the future. Create something that can be upgraded easily as time goes on. You are probably at your limit with this station, I don't think this station has any upgradeability to it. Any other questions or thoughts.

**Mark Stiles** (citizen) - You might try to get ahold of Kathy Guy, she is a Butler County Grant Chaser, if she's still doing it. But it's pretty effective to find someone like that. I'll try to get you her number if I can.

**Young** – There is a lady that we have been working with in Douglass on some grants for an AMI System, that is an Automatic Meter Reading for water services, and they got a pretty good grant for that. I don't remember her name, Mary or Mary Ann or something like that. Really nice, knowledgeable, that's all they do is chase grants.

**Mayor Gragg** – Chris, thank you for coming tonight, we appreciate it. If you want to see some of the growth just head out East and you will see we have some happening.

**Young** – Andrew, we will be in touch and I'm so glad to hear about the growth happening at Whitewater Lakes, fantastic! I hear some have been sold. Now he can get that filled up and as I recall there is another phase behind that area as well, that goes south. Thank you very much.

### **Financial Report – Terry Ullum, 7:41pm**

The first thing I'll mention is when I scanned it in, I was trying to save paper and did double side scanning and that's why it's all mixed up. I won't do that again. On the first page the summary statement shows where we are budget wise, at least our funds. I will address the sewer system that we are looking at, we currently have Capital Improvement Funds of about \$40,000, then our Sewer Reserve Fund has \$40,000 in it, so we do have some of that money he was talking about being set aside for the improvements for that sewer system. And in the Sewer Reserve Fund and the Water Reserve Fund, we are mandated by the State of Kansas to add \$10,000 a year to each of those, so we have been doing that. That is one of the things the auditor does for us in making those adjustments so there will be an additional \$10,000 in each of those funds to make them \$50,000 each once the audit is done.

**Ravenscraft** – What's a Sewer Utility Fund?

**Ullum** – That's when you pay your utility bills, that is how much comes in through the sewer, water and trash. Keeping track of where that is coming in. And then those reserve funds are transferred from those income funds into the reserve. Behind that page the total income for each of the funds is listed there, and then you have a pretty page in color with pie charts and after that is what's coming in and out of each of those funds. Those pie charts show sources of revenue and expenses, a visual of where the money is coming from and where it's going. The biggest revenue that we have is the Tax Distribution from the State and County, followed by the utilities, and everything else just falls in and there isn't a whole lot. Our expenses, as in any place else, our utilities and payroll are our two biggest areas and then everything else comes behind that. And the details of each are in the following reports. Profit and Loss comparison for a single month between 2024 and 2025. In Feb. 2025, where it says General, last year we got \$8300 at the end of Feb. 2024 and the end of Feb. this year was on a weekend, so we didn't receive it until March. It will show up in March this year. We received \$9900 this year. Then you see expenses from last year to this year if we add that extra income in, bottom line we are almost in line with a year ago. So we are running pretty close to what we were a year ago. Following that we have the Debit Card and Credit Card summaries followed by detailed transactions.

If you have any questions on any of that we have the details in the office, and you are welcome to come by and we can pull them out for you.

**Clark** – Do you have anything in here on how much we have left to pay on the last sewer work we did? Because there are a couple other bonds that we are paying on. Just in preparation for this lift station I know we talked about it that one time, and interest rates were low so there was no reason to just pay it out. I thought there were a couple that were close to being paid off.

**Ullum** – I can get that for you, we can email that to you or have it for you when you want. There is still quit a few years left on that one. We did pay one off last year, and we have 3 or 4 years left on another one. But this other sewer one is still 15 years out or more. It would be better if we could get grant money rather than another Bond Issue. Cash flow-wise it would help us. I wouldn't want to have to go up on utilities too much, one city charged and extra \$5 just across the board to help pay it off when they needed improvements to their system, and we don't want to have to do that. Any other questions? Oh, and we are working on the audit.

***Ravenscraft motions to accept the Financial Report, second by Coleman. All Ayes, Carried: 7:49pm***

## **PERSONNEL REPORTS**

### **Police Report – Tom Moore, 7:50pm**

- 3 Car Stops – School Checks, driving by the ball diamonds to wave at the kids to let them know I'm in the area. No complaints yet about them speeding.
- I have delt with some people who have dogs out, let them know to get them put up and that there are fines for dogs being out.

### **Clerk's Report – Anne Morrow, 7:51pm**

- Our new website is up and running, it's got all the depth. I will continue to add and update certain pages and build certain things in. But the big chunk of it is done and already being used. I appreciate that.
- Like Terry said we are working with the auditors, getting all the documents they require from us uploaded into their online portal. Whenever they send an email request for certain things we will find that information and upload it.
- Areawide Garage Sales are June 13 & 14. In the past we have partnered with Potwin as far as advertising. I'm not sure if that is something we need to continue to do, as far as putting advertisements in the newspapers. With our new website all things Garage Sale will be accessible right there, maps, etc. As far as advertising, people who are garage sale folks have been calling and they have putting our dates out on their online Garage Sale Calendars, like on Facebook, etc, So I don't know if we need to spend money on advertising in newspapers but that is up to you guys on how you want me to handle that.
  - **Coleman** – What papers have we advertised in? **Answer:** the Cherry Road Media owns all the local papers so it's the Newton Kansan, Butler Co Times and McPherson Sentinel.
  - **Mayor Gragg** – Do you recall about how much it was last time? **Answer:** Not off the top of my head no.

### **Maintenance Report – Andrew Hanna, 7:53pm**

- We have been in contact with a few different road repair companies to get bids for this years road maintenance.
- We have been helping with the Park Board out at the ball diamond area and trying to get better communication between park members and city employees.

- Brian with KRWA has come out to help us with Lagoon blockage and we were able to get it flowing.
- We have been doing pothole patch and curb repairs within our abilities.
- KRWA conferences are this week and Brandon, and I will be attending in hopes of gaining new contacts for helping with keeping our city in good shape. We both will also be taking our wastewater test there.
  - **Stringer** – how are you doing with the diagonal striping? **Answer:** Waiting for the weather, and less cars where we need to strip. We are wanting to do parking strips on Main Street and the side area like along Topeka off of Main. Like around the Cabin Pie Company areas because some folks need to see where to park correctly. Refresh, make it look good. Try to help organize the chaos.

## Mayor's Report – Brady Gragg, 7:56pm

- There is a questionnaire in everyone's packet from the Loyd Group for the 2026 Budget.
  - Mill Levy – stay the same (exceed the RNR) or stay at the RNR?**
    - Much discussion revolving around past decisions, evaluations going up again this year, so opinions are that it's not needed for us to raise ours too and not wanting to exceed the RNR
    - General agreement to not exceed the RNR.**
    - More discussion on what it might look like if we tried to drop to the RNR and if there would be implications. Things to discuss with the Loyd Group.

### New Leases or Debt?

- No.

### Any major expenses in 2025 or 26 budgets. Anything unusual to those budgets?

- Mill Levy discussion for Parks Board
- Lift Station (Engineering)

### Any new revenues or grants expected in 2025?

- No

### Rather have in-person budget meeting or over email?

- In-person

*The rest we can answer, any other comments on this to send to the Loyd group. No. If anything comes up send questions or topics to city clerk so it can be addressed when they do come for the budget meeting.*

- An email came into the city concerning an interested party wanting to sell Fireworks. They want to know if we permit fireworks sales in our city limits, if we had any locations in 2024 and what is our Permit Fee. So, no we didn't have any locations in 2024. Do we have a fee? We do have a section in our City Ordinance that addresses something about Fireworks. City Code Book Article 3 Section 7-301 discusses fireworks. *reads the section and ordinances that were passed after that.*

**Stringer** – Last time I remember there being a fireworks stand was when Claassen or the Park Board had one down at Bell's.

Section 7-302 subsection e – might deal with this. A payment for a permit fee of \$75, per location. *reads the section*

**Mark Stiles** – In Andover they are 10 grand a tent. It's a great way to create revenue for the town. It's a big business, the fireworks business, if you want to let them in, it's whatever you want to make.

**Stringer** – where would we put them?

**Morrow** – That is the whole point of these permits and the fees, we or you have the

ability to regulate those things when they submit applications. That can be all determined via the permit process whether it be a fireworks stand or food trucks. You can establish certain locations. And the reason I sent it on to you (Mayor) is because I don't have the answers as our codes are today.

There are things here from '94, repeals in '97...

--- discussions on what properties would work and what has been done in the past.

Okay, so what interest does the city council have in allowing fireworks sales this year? And what kind of permitting do we want to put on it if the city is interested?

**Clark** - Where is this guy out of? **Answer:** It doesn't say, he has a facebook page.

**Stringer** - What kind of insurance would have to be had if we allowed this?

**Bowlin** - Require them to carry the insurance.

**Ravenscraft** - I think we can come up with a fee, and discuss the charge for the permit.

**Morrow** - Basically through all of this we can create a permit application, I can get examples from other cities, and include what you require, etc.

For example: requiring them to have proof of insurance for their stand. Just let me know and I can make the application. That way I can send that to the folks interested and they submit their applications you can grant them a permit if you want.

**Clark** - I know I'd be in favor of raising the permit fee, I just don't want to raise it to high to where something like the Cheerleaders or Football groups can't have them as fundraisers.

**Officer Moore** - Could we make sure they will have someone there 24/7, I've run into this stuff in small towns where, when it's closed up at night they come back and have to fill out a theft report because someone came in and stole \$50 or \$60,000 worth of fireworks.

**MG** - I think its required in El Dorado.

**Clark** - Something to look into too is where to put them? Are they going to be staying in a camper with a generator and all that?

--- discussion on locations: nothing near houses, baseball diamonds, highway frontage is the usual locations, Ravenscraft's hwy spot with the Bells, ---

We don't need to decide all this tonight, but we do need to discuss this and make some decisions, we will reach back out and let this guy know we are at least looking into this.

I don't think anyone is a hard no at this point.

**Ravenscraft** - We can ask him about where he was looking to set up.

**Clark** - I'd like to give him an answer sooner than later so he can get planning.

**Ravenscraft** - What are you guys thinking? About \$500?

**Coleman** - I was thinking \$500

**Terry Ullum** - As far as any local groups; school groups or something, if they are wanting to do a firework stand, you can always put a waiver in when it comes to the permit applications and fees. And have a general fee for everyone else at like \$1000-\$3000.

--- shared stories on how much these places make, they make huge money and why they would like to have highway frontage. Special use permits create revenue for the city to use towards the city needs and such, should be something to look into for the city ---

- That brings me to another thing I didn't add to the agenda, EMC insurance has provided the insurance proposal for this year. There is about a 4% increase, \$39,000 dollars.  
- passes it around for the council to look over and discussed at end of meeting.



## New/Unfinished Business or Topics for Discussion

### Animal Control Officer, 8:23pm

**Mayor Gragg** - We have had continued discussion on the topic of the Animal Control position and Mr. Callstrom has come tonight. In previous city council meetings we had discussed and approved a \$300 a month salary for an Animal Control Officer. Mr. Callstrom is looking into training opportunities, there was a big one we missed in January but there are other opportunities throughout the year and many free online training options. *I would like to recommend hiring Jake Callstrom as the Animal Control Officer at the salary of \$300 a month to the council.*

**Bowlin makes a motion to approve Jake Callstrom as the Animal Control Officer for the City of Whitewater at \$300 a month, second by Coleman. Stringer opposed (out of sympathy); Ayes carried. 8:25pm**

**Mayor Gragg** - Thank you Jake for your willingness to serve the community. And we look forward to having you as part of the team here at the city.

### Street Repair Bids, (Bid Proposal Packet) - 8:26pm

**Mayor Gragg** - Mr. Hanna has got some bids for street repairs and we have some continued discussion on that.

**Hanna** - We have received multiple proposals from various places.

1. Is the normal slurry seal, continuing what we have been doing the past few years. We gave them a few extra places that we thought we could improve the city on to see how they priced it. Vernon came out and drove around and looked and gave us his recommendations you see on the proposal. If you have questions or want to change something, or don't like what I've chosen we can cross them off, there are some already crossed off in attempts to get the bid numbers to a more reasonable rate. In hopes that we can do some potential better street repairs in the future instead of just slurry seal. estimated cost = \$24,000

-- provides an example of how thick our streets are/aren't. It's just been slurried over time.

There are some proposals in here of ripping up part of the street and putting in real asphalt. The trash truck and heavy trucks do tear it up. Especially right here next to the hair salon where the trash truck comes through out of the alley, it's all crushed in, in front of the library its really rough on the edges, in front of the bank parking. So I have some proposals to address that.

2. South Central is the company that does our slurry seal, Vernon is the guy who normally comes out and looks at our streets. He is the guy in charge of the crew that does the slurry seal all over. They are very familiar with our streets.

Estimated cost \$32,700

I just wanted to give you guys an opportunity to see something different. A slurry is great for a road that just has some cracks, it's a Band-Aid, it doesn't fix all the chunks that are on the sides or when the trash truck turns and ripples the road.

3. The Encore Pavement, this guy was nice and was very knowledgeable. He drove around and said the section of Topeka (between Main and Elm) that is home to the Bank, Library, Fire Station is in desperate need of repair. The ground was spongy under our feet as we walked around. He suggested that we take the width of their asphalt machine and rip out the full length of the street but just on the sides. About 10 or 11ft wide. Do the edge, they would place base rock that we supply for cheaper. Estimated cost \$36,400

4. This one is also from South Central, and just doing parts of the Topeka location not entirely both sides but to just remove what current asphalt is there, compact what is left for base rock and then relay it over the top and that is only half of the street on

either side where the edges are really bad. Its doing half as much of the street on either side and it cost about half.

Estimated 223yds at \$72.50 per yrd. = \$16,200

Everybody that came out suggested that we really consider getting our streets swept. Getting our curbs cleaned, because that is what is causing our water damage is due to all the buildup along the edges, its ponding water which seeps through the cracks instead of flowing down the curbs, causing the roads to stay wet.

5. M Carrol Blacktop Service, I was not impressed with this guy but I included the bid in because he was gracious enough to give us one. This basically the same as the Encore Pavement idea, doing the whole length of the Topeka area along the side but to spray tack oil and then lay asphalt on top. I was not over keen on that idea but that is why he supplied us with.

The street sweeping was definitely encouraged by everybody that came out. So with each bid I've included the Clean Rite street sweeping proposal of \$7,900. They do Potwin, highly recommended by Mike Murphy there, and by Vernon from South Central. They (Clean Rite) said the reason that our cost is so high is because our streets and debris in the curbs are really bad. It's been many years since it was professionally swept or washed out.

**Ravenscraft** – In my opinion, this has been one of those years where snow just sat on the streets, we couldn't get it off of there and that's the worst thing for it and that made it spongy. Walking around you can see where the snow was. Normally the snow melts off pretty fast but if we ever get another year like this one we need to figure out how to get all the snow off the streets. At least to the sides, because there were piles by the bank, there were a number of places that got so spongy because of the snow and the wet parts of that. Did you guys (maintenance) go around town and mark the other spots that are torn up? I mean, not only the slurry part but there's several places around town.

**Hanna** – From the trash truck going around and rippling up the corners, there are a lot of places that we need to repair even now.

**Ravenscraft** – It even rutted out north oak there are ruts in the middle of the road, something heavy was going through there other than Ravenscraft. But on this one (Topeka) the trash truck only runs on the north side up by the water tower and bank?

**Hanna** – And it does down the alley behind the bus barn; behind the Legion and funeral home.

**Mayor Gragg** – So we've got... Continue what we have been doing with the slurry seal which is running \$24,000 and that is our typical schedule of 3 streets a year and we skip over and do another 3 or so the next year? So if we didn't do that this year and put those funds into a streets fund for '26, I'm just throwing ideas out... This is what we have typically done every year but costs keep going up every year. Because of costs we moved to a couple streets a year as Don explained to me.

**Clark** – There was one year where they didn't do it but we had paid for it so they did twice the amount of roads the next year. But there was one time that we approved a number of years ago that was in the \$50,000's I thought. That was a chunk.

**Ravenscraft** – I don't see how you can't not do the slurry. If you go around the streets, I mean they are cracked up, especially like S Elm, there are cracks everywhere. I think we have to keep doing the slurry. I don't think the town has the money to do asphalt.

**Clark** – I think it would be nice to grind down some of these and get them looking good. Especially on that stretch they have been looking at (Topeka), that is one of our main routes, its home for Fall Fest events, but at the same time ... slurry seal?

**Ravenscraft** – It definitely needs to be sturdy there by the Fire Station. That is a lot of

heavy trucks right there.

**Clark** – That might need to be something to talk to the accountants is bigger road repair work funding. Because it's getting to that point.

**Ravenscraft** – Didn't we ask for different slurry bids? I mean they have been good to work with.

**Hanna** – Yeh, but nobody else does that. Encore didn't do slurry, M Carroll didn't do slurry, and I had a Pro Seal company come in but they just do an asphalt rejuvenation, a sealer for new roads, so they didn't do anything that we are in need of.

**Ravenscraft** – I think even Dave did the slurry, and then Don.

**Bowlin** – After Don Mock tore up almost everything in the 90's its just been slurry ever since. It was a big project back then, they had been saving for match money for a grant for a ditch system that they didn't get so they had this money and used it on the streets.

**Mayor Gragg** – Well, do we keep slurry sealing or look at doing other work this year?

**Ravenscraft** – So the street right out here is that due for slurry? **Answer:** Yes, east Topeka from Main to Elm.

**Clark** – What's your thoughts? Would you want to slurry one year and repair a chunk of a street the opposite year? Swap years? Keep slurrying every year?

**Bowlin** – Slurry side streets and work to repair the main areas?

**Clark** – I know the road by my house, they slurried it about two years ago and there is water already in the cracks and stuff.

**Bowlin** – I don't necessarily agree with it but for budgetary reasons; something Potwin did was slurry sealing the bad patches and not full sections. So while we are budgeting for actual repair work, could we lean towards slurry seal to hit the bad spots instead of entire streets with the slurry seal.

**Mayor Gragg** – I think that is something to be said too, they are talking about ripping up the outside edges of Topeka right there, what if we slurried the outsides, the centers seem in better shape. Save a little money and really repair those hot spots that are going to have to be repaired eventually.

**Clark** – there is going to be a point in time where we need to start grinding stuff down. Crowns and Curbs and everything else. It will be a lot of money but if we could chip away at it a little every year, come up with a game plan.

**Hanna** – The guy at Encore said that since our roads are only so thick, its not worth bringing out a grinding machine. To do that would be detrimental to our roads because they are not thick enough to hold weight of the machine to grind it. It would be cheaper and faster to just peel it up with a skid steer, because there is not enough material there to grind.

**Stringer** – Asphalt is no better than the base under it.

**Bowlin** – if we could get the trash company to not send the biggest trash truck they own. Thats what has been detrimental, especially if they come into town already loaded.

**Mayor Gragg** – Anne made a point that the current contract with Waste Connections is up in 2027 and there are other companies that want to put bids in to clean up our trash.

--- discussion on trash companies servicing the areas. Truck sizes and if we need to look at setting requirements on weight of trucks in the next contract. ---

Are we prepared to make a decision tonight for Mr. Hanna or do we need to continue the discussion? Or have him get more bids with a slurry/repair alternating schedule?

**Clark** – I've had some work done by Encore at work and my brother has too and he really likes working with them, they do good work.

--- more discussions on locations where its getting broken up, mainly in the business district. ---

**Stringer** – I think we need to take care of our Business District. We want to try to keep as many businesses as we can.

**Bowlin** - We have the money budgeted this year for street repair already?

**Ullum** - It comes out of the General Fund, there is not a specific budget for that. There is certain amounts of the tax distribution from the state and county that can only be used on roads. So that goes into that fund. And that is all we can use it for. It has not been used yet this year. The Special Highway Fund has \$20,000 in it, just enough for slurry seal.

**Bowlin** - (looking over proposal #1, slurry seal) So this is \$23,930 and it does 3 streets, what is City Shop and Car Wash areas?

**Hanna** - That is so when people wash their cars they don't have to drive across dusty gravel. That has been a big request from a lot of people that come through the car wash. They keep asking when will it be paved? So when Vernon was here I told him to throw it on the bid. We can always scratch that off.

**Bowlin** - As bad of condition that our streets are in, we should focus on them.

**Hanna** - We can scratch those off.

**Ravenscraft** - I think we can table it for one more month but they will want to know by April.

**Coleman** - I think with all the snow damage we had this year, its a bad year to skip the slurry seal, its a good time to do major repairs but when there are so many of the streets that have issues that will be in worse condition next year if we don't slurry seal them this year.

**Clark** - That being said, is this Topeka section on the slurry seal list. So that's the deal, I say if we do slurry seal this year, we take the Topeka section off of the slurry seal if we are proposing to repair it next year. We could pick a different section for slurry this year. And then on the street sweeping side of this, I know that Butler County, if you call the head maintenance guy over there they can bring in a sweeper, we have used it in the past. Its a broom with a side to do the curbs. I did Main and Central one year. Otherwise sweep it into a pile and have the summer hand scoop it up. I think we make a decision next month.

**Ravenscraft** - Take the city shop and car wash off the list. Just drive real slow afterwards.

**Bowlin** - get as much street work done as we can.

**Stringer** - Take Topeka off the slurry list.

**Clark** - It would be nice to have it done at the car wash but I just don't think now is the time.

**Mayor Gragg** - I think we will continue this discussion next month and we have already come up with some suggestions for revisions on the bids.

**Insurance** - Circle back to insurance decision. Spend \$40,000 on insurance or seek other bids.

**Stringer motions to accept the insurance proposal from EMC (Conrade Insurance), second by Coleman. All Ayes, carried: 9:02pm**

### **Agenda Items for April 28, 2025**

- Street Plans - Slurry and Future Repairs Vote
- Food Truck & Firework Permitting

**Bowlin motions to bring the March Council Meeting to an end, Second by Clark. All Ayes, carried: 9:03pm**

**Meeting Adjourned - 9:03pm**