

MONDAY

APRIL 15, 2019

The Governing Body of the City of Pratt met in Regular Session in the Commission Room located at 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
	Bruce Pinkall	Recreation Director

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.

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

Commissioner Schmidt led the staff and audience in the invocation and Mayor Meyer led the Pledge of Allegiance.

CONSENT AGENDA:

- April 01, 2019 Regular City Commission Meeting
- April 04, 2019 Recessed City Commission Meeting

Commissioner Peters made a motion to approve the consent agenda. The motion was seconded by Commissioner Schmidt and carried unanimously.

BUSINESS:

CONSIDERATION AND APPROVAL OF MATERIALS BID FOR THE AIRPORT WATERLINE IMPROVEMENT PROJECT:

Mr. Mike Younger, EBH Engineer, informed the Commission that bids had been opened Friday for the material phase for the airport project. Mr. Younger stated that this would be materials for a mile and a quarter using pipe valves and encasement pipe. Mr. Younger explained that Municipal Supply out of

Hastings, Nebraska had bid \$149,771.23, which included 9% sales tax. Mr. Younger commented that bids for the case pipe on KDOT's right-of-way was \$120 lower than Municipal Supply; however, they had pulled their bid. Mr. Younger stated that Municipal Supply was recommended for both contract A and B for a total of \$159,957.28. Mr. Younger added that contracts C and D were for seeding and fertilizer and that would be done at the end of the job to restore the right-of-way. Mayor Myer asked how the City was paying for this. Finance Director Garten stated that it was through the revolving loan. Mr. Younger commented that there were a lot of hoops to go through, but there was a 30% loan forgiveness. Mayor Meyer questioned when they would get started. Mr. Younger stated that he would put in this request for approval from KDHE and then we would place our materials order with Municipal Supply, so he thought it would be in about two weeks. With no further discussion, Commissioner Leslie made a motion to approve the bid from Municipal Supply in the amount of \$159,957.28 for materials in contracts A and B contingent on KDHE's approval. Commissioner Deeds seconded the motion and it carried unanimously.

CONSIDERATION AND APPROVAL OF BID FOR BORE PROJECTS FOR THE AIRPORT WATERLINE IMPROVEMENT PROJECT:

Water Superintendent Kelvin Clay stated that he had gone out for bids for two horizontal bores on Highway 281 and North 30th Street for the Airport Waterline Improvement Project. Mr. Clay explained that the first bore required 100 linear feet of 24' diameter bore going under the east side of the County road exit. Mr. Clay stated that after that, a 20" diameter steel casing would be welded together and pulled through the 100 linear feet of borehole, with the contractor doing the welding of pipe supplied by the City and they would also assist City staff in pulling the casing through. Mr. Clay stated that the second bore would require 35 linear feet of bore under the driveway located at 30060 North Highway 281; however, no casing would be required here. Mr. Clay commented that the third portion would require the contractor to weld 60 linear feet of 20" casing together and City staff would open trench the four utilities and install the casing over the top of the transmission mains that run in that area.

Mr. Clay stated that three bids were sent out and Atkinson Road Boring out of Derby, Kansas did not submit a bid, M & D Excavating of Hays, Kansas bid \$15,925 and DLS Underground of Harper, Kansas bid \$15,335. Mr. Clay recommended the approval of the low bid from DLS Underground in the amount of \$15,335. Commissioner Peters questioned if he had checked references on this company. Mr. Clay stated that they had done quite a bit for the City and had helped with the Wildlife and Parks Project as well as the Parrish Lofts. Building Inspector Blankenship stated that they had also done the horizontal curve in Lemon Park. With no more discussion, Commissioner Leslie made a motion to approve the bid from DLS Underground in the amount of \$15,335. The motion was seconded by Commissioner Schmidt and carried unanimously.

DISCUSSION ON NUMBERS CONCERNING THE MUNICIPAL BUILDING ELECTRIC AND HVAC BIDS:

Recreation Director Pinkall stated that bids had been opened last Thursday for the electric and air at the Municipal Building. Mr. Pinkall commented that he did not know where we were going to come out at, but this set the ground work for the next step. Mr. Pinkall thanked Building Inspector Blankenship, Director of Electric Utilities Huber and Public Works Director Rambat for their input in getting the proper bid information. Mr. Pinkall informed the Commission that he was pleased with the numbers and Finance Director Garten had sent them information on how to finance this project. Mr. Pinkall stated that he had done it in three phases. Mr. Pinkall explained that phase one was for heating and air for the gym and the electrical side and phase two was for HVAC for the front half of the building. Mr. Pinkall explained that the heating and air costs in the past were partially paid for by the revenue generated from gym rentals, which was a small portion of how the building was used. Mr. Pinkall explained that the Pilot

Club chicken noodle dinner and school events used the facilities at no charge. Mr. Pinkall added that there were recreation activities using the building four nights a week on average during the winter. Mr. Pinkall commented that the building was used a lot, but it was not all revenue generating.

Mr. Pinkall commented that he wanted to share the numbers with the Commission and put together a financial package so that the building would be operable in the winter. Mayor Meyer asked if we could do phase one without doing phase two. Mr. Pinkall stated 'not necessarily'. Mr. Pinkall explained that there were other electrical things such as Mr. Huber needing a padmount transformer that was not in place yet and there were a lot of additional infrastructure things that had to happen. Mr. Pinkall stated that he did not want a decision tonight, but wanted to start discussions and share the urgency to move forward. Mr. Pinkall explained that the bids were based on current pricing and the longer we take could result in an adjustment in the bid costs. Commissioner Leslie stated that he had taken a tour with City Manager Eckert and the building needed a lot of work. Mr. Pinkall commented that the ground floor through the offices and the gym were kept as current as they could be. Commissioner Leslie stated that he had concerns about how much money we were going to keep putting into it and that it was a money pit with something else happening every time we turn around. Commissioner Leslie added that we also pay a lot for the utilities. Mr. Pinkall stated that the windows were single pane glass.

Mayor Meyer stated that the numbers were lower than he had anticipated. Commissioner Leslie questioned why there was such a difference in costs on A and B. Mr. Pinkall stated that he had given each of the bidders a tour separately and a difference of 15% to 18% was common on a project this size. Building Inspector Blankenship stated that you were going to have highs and lows and that was just the way it was. Mr. Blankenship added that some need more overhead, but the bids were apples to apples. Mr. Blankenship explained that the way furnaces were done was territorial. Commissioner Schmidt asked if phase one and two were the gym. Mr. Pinkall stated that the heating and air were the gym and the electrical was the building. Commissioner Schmidt questioned if he was doing anything on the second floor. Mr. Pinkall commented that he would eventually, but it was not part of these bids.

City Manager Eckert stated that no heat in the winter could be a problem for the documents on the second floor. Mr. Eckert suggested looking into storing them at the salt mines in Hutchinson. Mayor Meyer asked if there was an alternative heating plan. Mr. Pinkall stated that phase three could be adapted to the second floor. Mr. Pinkall added that the second floor was a circulation of water from the boiler or chiller and that kept the temperatures tolerable. Mr. Blankenship stated that there were ADA problems on the second floor that would need to be addressed before looking at heating and cooling.

Commissioner Deeds asked what else this would obligate us to do, such as the roof. Mr. Pinkall stated that it would depend on how efficient they wanted to be on the windows and whether we put storm windows on the inside. Commissioner Deeds questioned if there was anything other than windows. Mr. Pinkall stated that there was plumbing and the number of restrooms. Mr. Pinkall explained that they had done a few things on the roof periodically; however, there were nine separate pieces to the roof. Commissioner Peters commented that in August of 2018 there was a projection total of \$2 million to do the whole thing. Mr. Pinkall stated that that was from a firm in Wichita and they had done that on the whole building and they thought that we might be able to do it ourselves to make it more affordable.

Mr. Pinkall stated that this was his next step and he had just sent the bids to local contractors. Mayor Meyer asked how long we had. Mr. Pinkall stated that there was no deadline, but he would talk to the low bidder, look at financing and look at dates. Finance Director Garten stated that she had reached out to USDA about their low interest rate funds and she had not heard back. Mr. Pinkall commented that he had looked at removal of their equipment and had had the building checked for asbestos. Mr. Pinkall stated that City staff could do the chiller and boiler. Commissioner Schmidt asked about restrooms on the second floor. Mr. Pinkall stated that there were three bathrooms on the east side and there were

apartments on the second floor that had been used by the firemen years ago. Mr. Pinkall explained that the police department had some things in storage on the east side, but the plumbing facilities were inoperable.

Mayor Meyer stated that all the Commissioners were in consensus that they would wait for some financial guidance. Mr. Pinkall stated that he would talk to the low bidder and see what their time frame was and also let them know where we were at. Commissioner Schmidt asked how many different entities had been in the Municipal Building in the last fifty years. Commissioner Schmidt commented that it used to be City Hall and others mentioned the Chamber, police department, recreation and it was also where the City Commission met. Mr. Pinkall stated that the City Manager, his secretary and the Commission room were to the west and public works and City Hall were on the east side. With no more discussion, Mr. Pinkall stated that he would proceed with the next step.

CONSIDERATION AND APPROVAL OF THE WINNER FOR THE PRATT SOLAR FARM LOGO CONTEST AND THE WINNER FOR THE PRATT SOLAR FARM NAME CONTEST:

Mayor Meyer stated that Inovateus had asked that the schools enter into a contest to name the solar farm and to also do a logo. Mayor Meyer commented that the schools submitted drawings and we were to approve one of our choosing for the logo and one for the name. Mayor Meyer explained that once they receive which ones we chose, they would make improvements to them. With little discussion, Commissioner Peters made a motion to approve the logo drawing with the hot and cold water towers. The motion was seconded by Commissioner Deeds and carried unanimously. Commissioner Leslie made a motion to approve the “Pratt Sun Garden” for the winner of the name contest. The motion was seconded by Commissioner Peters and carried unanimously.

OPEN AGENDA:

No one wished to address the Commission.

REPORTS:

City Manager:

- **Succession planning:**

City Manager Eckert stated that he had put out a memo on the succession planning and he had one staff member pick his successor. Mr. Eckert added that this person would be retiring in December.

- **Planning for the Future:**

Mr. Eckert stated that we had worked on the basics for planning the future of Pratt with several meetings with Ms. Paula Downs. Mr. Eckert commented that he would like to have her come again and do some fine tuning. Commissioner Peters stated that she had been here before and there was no follow-up. Mr. Eckert stated that he would pursue that. Commissioner Peters commented that he was not sure why we could not use that information. Mr. Eckert explained that we would work with staff first and then work on the basics to make the foundation good. Commissioner Peters stated that that should be the starting point before doing anything with Ms. Downs. Mr. Eckert commented that those were more to pertain to what we can and cannot do. Commissioner Peters commented that we had talked about that two years ago. Mr. Eckert stated that it would be a good time to get staff together.

- **New laws:**

Mr. Eckert stated that there had been some changes in Topeka, including the Governor on down. Mr. Eckert commented that the newest laws coming out were drastically different for some of us. Mr. Eckert explained that KOMA was starting to break down some of the issues. Mr. Eckert stated that one City had realized that they had violated KOMA and had asked how to fix it. Mr. Eckert explained that the State fined them. Commissioner Peters stated that we were very conscious of that. Commissioner Leslie stated that he had talked to the League's attorney and he did not understand where that was coming from. Commissioner Leslie commented that unless there was a sub-committee that we had to make public notice, he was not sure where that was coming from. City Attorney Probst stated that it was the Attorney General's opinion in the 2018 rendition and she would not get the Legislative update until June; therefore, she had not seen this specific one opinion that Mr. Eckert was talking about. Ms. Probst stated that this had to do with serial meetings and the idea was that you could be in violation if you had less than a quorum in a sub-committee type organization and a City Manager who was facilitating the meeting. Ms. Probst stated that the specific instance where a Commission had violated KOMA, the Attorney General had fined each Commissioner on a probation status, which was an older opinion. Ms. Probst added that each had to pay a fine and then they were on probation. Mr. Eckert stated that things were turning over with the new Governor and people who were new to government and it takes a while to get back into the swing of things. Commissioner Leslie stated that this was not a new law. Ms. Probst stated that it was an older opinion.

- **Storing documents:**

Mr. Eckert stated that we needed to be thinking about taking our documents to a climate controlled environment where they would be in a safe place. Mr. Eckert commented that the salt mines were perfectly safe.

Public Works:

- **Curb and Sidewalk project:**

Public Works Director Rambat stated that he would be replacing the curb and sidewalk on North Main Street starting at The Chapeau and going to the railroad and across the street. Mr. Rambat commented that he had worked on the downtown, so he wanted to do this to help fix up the north end.

- **East bound lane on Highway 54:**

Mr. Rambat stated that the street department would start breaking out the slab in the east bound outside lane tomorrow morning about 3:00 a.m.

- **Lemon Park road:**

Mr. Rambat stated that he had requested a quote from a company that would repair the road in Lemon Park. Mr. Rambat commented that the road had failed in a couple of places, but it was not a typical road. Mr. Rambat explained that he would bring in a company from El Dorado who would do an asphalt rejuvenator and it should cost under \$10,000. Mr. Rambat commented that they would do this later this spring or summer.

- **Pool:**

Mr. Rambat stated that he had started checking things out at the pool.

- **Website:**

Mr. Rambat stated that the website would launch this Thursday. Mr. Rambat commented that Q-Tech had made some changes on the server level and the finishing touches were being made.

Building Inspections:

- **Weed letters:**

Building Inspector Blankenship stated that weed letters were being sent out.

- **Construction updates:**

Mr. Blankenship commented that Dollar Tree was moving right along and he had heard from Accel Construction for Americare, so they would be getting started. Mr. Blankenship stated that the area at Green Sports Complex was flat already.

- **Planning Commission:**

Commissioner Peters asked how often the Planning Commission met. Mr. Blankenship stated that they try to make meetings every month and that they were usually on the third Thursday of every month at 7:00 p.m. Commissioner Peters stated that they were a non-paid committee and they did a lot, so he felt that they should be compensated. Ms. Probst stated that there was a statute that did not allow any compensation. Mr. Blankenship commented that it was hard to get people on there, but he did appreciate everything they did. Commissioner Peters asked that Mr. Blankenship thank them for the Commissioners.

Electric Department:

- **North Main poles:**

Director of Electric Utilities Huber stated that the guys were pulling wire on North Main Street and the poles were ready to go.

- **Lemon Park project:**

Mr. Huber stated that he had been down in Lemon Park and they had set their second light pole today and should have all of the poles on the big diamond done by the end of the week. Mr. Huber explained that they would start trenching towards the new bathroom. Mr. Blankenship added that the bathroom pad was done; however they were waiting for the engineer's rendering on the layout and they could not move forward without that.

Recreation Department:

- **Tournament:**

Recreation Director Pinkall commented that they had a thirty-two team tournament last weekend. Mr. Pinkall stated that there were a few parking issues, but they had not mowed across the street yet.

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Commissioner Peters questioned if they put up signs for parking. Mr. Pinkall stated that they had not this weekend; however, they did have signs.

- **Track and Soccer facility:**

Mr. Pinkall stated that the Track and Soccer facility was moving full steam ahead.

Police Department:

- **New patrol vehicles:**

Police Chief Humble informed the Commission that the two new patrol trucks were in. Chief Humble stated that the Tahoe was being stripped out and that the radios and control boxes would fit into the new one. Mayor Meyer asked about the old Tahoe's. Chief Humble stated that they were part of the trade-in.

- **Crimes:**

Chief Humble stated that there had not been a spike in crime and things were going well. Chief Humble commented that the K-9 had not had any major deployments.

- **Mold issue:**

Commissioner Peters questioned if Sheriff White was doing most of the labor work on getting bids for the Law Enforcement Center. Chief Humble stated that they had found out that insurance would not pay, so Sheriff White had reached out to the architects but had not heard anything back yet.

Finance Department:

- **Audit team:**

Finance Director Garten stated that the audit team was here today and would be for a few more days.

Mayor and Commission:

- **FEMA letter:**

Mayor Meyer stated that the FEMA letter in the packet was about the change in our class rating and that we went to a Class 7 which saves citizens 15% on their flood insurance. Mayor Meyer thanked the Tribune for doing the article with Ms. Lola Shumway.

- **Cathedral in France:**

Mayor Meyer stated that the Cathedral in France was a loved and cherished building and it had been lost in a fire today. Mayor Meyer commented that our thoughts and prayers were with them.

ADJOURN:

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



Doug Meyer, Mayor

ATTEST:

LuAnn Kramer, City Clerk