

TUESDAY

July 06, 2021

The Governing Body of the City of Pratt met in Regular Session in the Commission Room located at City Hall.

PRESENT:	Gary Schmidt	Mayor
	Don Peters	Commissioner
	Zach Deeds	Commissioner
	Jeanette Siemens	Commissioner
	Kyle Farmer	Commissioner

ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Brent Carver	Finance Director
	Regina Goff	City Attorney (Remotely)
	Nate Humble	Chief of Police
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	Jamie Huber	Director of Electric Utilities
	Larry Eisenhauer	Recreation Director

**CALL TO ORDER:**

The regular meeting was called to order by Mayor Schmidt. The Mayor instructed the City Clerk to note that all Commissioners were present.

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

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

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

**MINUTES:**

- June 21, 2021 Regular Commission Meeting
- June 28, 2021 Recessed City/County Commission Meeting

Commissioner Farmer made a motion to approve the minutes of the June 21, 2021 regular Commission meeting and the June 28, 2021 recessed City/County Commission meeting. The motion was seconded by Commissioner Peters and the motion and second carried unanimously.

**BUSINESS:**

**PUBLIC HEARING ON FLOODPLAIN ORDINANCE:**

- **Open Public Hearing:**

Mayor Schmidt explained we had forgotten to formally have the hearing for the Floodplain Ordinance earlier; therefore, this was just for that procedure and there were no changes to the ordinance. Mayor

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Schmidt made a motion to open the public hearing on the Floodplain Ordinance 2113. The motion was seconded by Commissioner Peters and carried unanimously.

- **Discussion:**

Mayor Schmidt asked if there was any discussion concerning the Floodplain Ordinance. There was no one that wanted to make any statements or questions concerning the ordinance.

- **Close the Public Hearing:**

Mayor Schmidt made a motion to close the public hearing. Commissioner Farmer seconded the motion and it passed unanimously.

#### **CONSIDERATION AND APPROVAL OF ORD. 2113 – FLOODPLAIN MANAGEMENT ORDINANCE:**

Mayor Schmidt stated that the only change to this ordinance was the ordinance number itself and the dates that it was being approved. With no more discussion, the following Ordinance 2113 was then presented to the Commission for their approval: **FLOODPLAIN MANAGEMENT ORDINANCE PURSUANT TO 44 CFR § 60.3 (D) - REGULATORY FLOODWAY IDENTIFIED, K.S.A.12-766, AND K.A.R. 5-44-1 THROUGH 5-44-7.** Commissioner Farmer made a motion to approve Ordinance 2113 as presented. The motion was seconded by Commissioner Peters and it carried unanimously.

#### **CONSIDERATION AND APPROVAL OF THE APPOINTMENT OF GREG HAYES TO FINISH THE TERM OF DON SCHWARTZ ON THE LIBRARY BOARD:**

City Attorney Goff stated that this appointment would be done by motion. Following those instructions, Commissioner Farmer made a motion to appoint Mr. Greg Hayes to finish out the term of Mr. Don Schwartz on the Library Board. The motion was seconded by Commissioner Siemens and carried unanimously.

#### **CONSIDERATION AND APPROVAL OF ORD. 2114 REZONING OF 319 SIMPSON:**

Building Inspector Blankenship stated that there had been a regular Planning and Zoning meeting on June 17<sup>th</sup> and they had discussed the rezoning of 319 Simpson. Mr. Blankenship explained that this was the property located north of Mae Dennis Park at the concrete plant. Mr. Blankenship commented that this had been an oversight back in 2006 or 2007 when Thimesch Concrete Mix had gone in there; however, the lawyers had called him and wanted it done properly now.

Mr. Blankenship stated that they wanted it to be heavy industrial and would also be wanting a Conditional Use permit. Mr. Blankenship commented that he had to written a letter stating that the zoning would be corrected in due time. Mayor Schmidt asked if it was an operating business now. Mr. Blankenship stated that it was and that Croell Inc. was out of Omaha, Nebraska. Mr. Blankenship added that they brought in all new equipment and want to be in this part of Kansas.

With no more discussion, the following Ordinance 2114 was then presented to the Commission for their approval: **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OR DISTRICT OF LOTS ONE (1), AND TWO (2), BLOCK 3, OF PITZER'S SUBDIVISION OF THE CITY OF PRATT, PRATT COUNTY, KANSAS UNDER THE AUTHORITY GRANTED IN THE ZONING AND SUBDIVISION REGULATIONS OF THE CITY OF PRATT, KANSAS, AS**

**INCORPORATED IN THE CODE OF THE CITY OF PRATT, KANSAS.** Commissioner Peters made a motion to approve Ordinance 2114 rezoning 319 Simpson to I-2 Heavy Industrial. The motion was seconded by Commissioner Farmer and carried unanimously.

**OPEN AGENDA:**

- **Miss Southwest:**

Miss Southwest for 2020, Sierra Marie Bonn, commented that she wanted to thank the City of Pratt for being the host town for the Miss Kansas pageant. Miss Bonn stated that she had earned \$10,000 in scholarship money over the last few years and had graduated from WSU and was from El Dorado. Ms. Bonn informed the Commission that El Dorado would be celebrating their 150<sup>th</sup> anniversary this year and Miss America would be celebrating its 100<sup>th</sup> anniversary. Ms. Bonn added that the first very first Miss Kansas who won Miss America was from El Dorado and she was Miss Pauline Sayre in 1933 and she would be honored at the Pratt Historical Society in an exhibit.

- **Comprehensive Plan:**

EBH Engineer Alan Lutrell stated that he had had a meeting with Building Inspector Blankenship concerning the agreement for the Comprehensive Plan. Mr. Lutrell commented that they were trying to get it kicked off and they had given the Commission a copy of a calendar of events in their agenda packet. Mr. Lutrell stated that there was one mistake and that was that the public input meeting was August 19<sup>th</sup> and that was actually the kick off meeting. Mr. Lutrell stated that they would do this in two parts and the first part was where we would take a look at the demographics, economic profile, land use and infrastructure and where we were now and how we got there and a look at what our future needs were and what we want to accomplish in the next ten years. Mr. Luttrell commented that the second part was how we would implement that by looking at land use elements, housing, transportation, community buildings, and implementation of the land. Mr. Lutrell clarified that the two-part process was where we wanted to go and how we were going to get there.

Mr. Lutrell stated that there was a Planning and Zoning meeting on August 19<sup>th</sup> and they would be looking at how to get public input, which would be a two-part process. Mr. Lutrell commented that they would start by using survey monkey and take that data until October 21<sup>st</sup> to see what we got before we start having public meetings. Mr. Luttrell stated that, between now and August 19<sup>th</sup>, we would work with the State Certified Planner to put together about twenty questions on the survey. Mr. Luttrell commented that there would also be letters sent out to the schools, college, Chamber, hospital and other organizations to let them know what we were up to and get their input also. Mr. Luttrell stated that we would start having public meetings the first part of October and work through where we were going to go in the next ten to twenty years.

Mr. Luttrell stated that the last one was done in 2000 and we had accomplished a lot since the last one was done. Mr. Luttrell commented that one of the things that needed to be looked at was the infrastructure that the City needs and it was pushing the nitrates on the wells. Mr. Luttrell added that there needed to be a long-term plan for that and that would be a big expense. Mr. Luttrell stated that he would be working closely with Mr. Blankenship and the staff and get a great plan. Mr. Blankenship stated that this was required by the State of Kansas.

**REPORTS:**

**City Manager:**

- **2022 Budget:**

City Manager Pinkall stated that the 2022 budget sheets went out to the departments and things were getting organized and should be completed by Thursday. Mr. Pinkall commented that they would not be meeting with the superintendents individually, but they would be looking at the big picture. Mr. Pinkall explained that there was a new situation, called revenue neutral rate, that deals with the budget and had to be to the County by July 20<sup>th</sup>. Mr. Pinkall stated that, after that deadline was met, they would meet with the departments concerning their expenditures, then pass the budget on to the Commission and the hearing would come after that.

Mayor Schmidt asked when we would know about the valuation from the County. Finance Director Carver stated that he knew what the revenue neutral rate was and we had already gotten the estimated assessed value from the County and it was \$43,093,000 and that was just a little bit more than last year. Mr. Carver explained that we had to use that associated rate compared to last year and, if we want to increase that, we would have to have a separate public hearing. Mayor Schmidt asked if we would make the recommendations for the increases by one amount or by department. Mr. Carver stated that he was not sure, but he thought it would be as a whole. Mr. Carver commented that we would take action at the next Commission meeting on the 19<sup>th</sup> and report to the State the next day if we want to exceed the revenue neutral rate.

Mayor Schmidt stated that he would assume that the recovery act money that had been allocated would not be a part of the revenue neutral rate. Mr. Carver stated that it was not. Commissioner Deeds questioned if this was part of the property tax transparency act that had just been passed. Mr. Carver stated that he thought it was related and we could increase our revenue neutral rate as long as we had a public hearing. Mr. Carver explained that the State recommended that we do exceed it beyond the revenue neutral rate for various reasons. Commissioner Deeds asked if there was a percentage that was acceptable. Mr. Carver stated that our rate was a little over the revenue neutral rate. Mr. Pinkall added that we had a lot to work out. Mayor Schmidt asked how the expenditures of the \$980,000 by 2024, but not spent until 2026, would affect budgeting. Mr. Pinkall stated that that was not included in the formula of the revenue neutral rate.

- **Sandy Creek:**

Mr. Pinkall stated that he had had some inquiries about Sandy Creek and had former Finance Director Diana Garten's worksheet to go on, but he would have some follow-up information at the next meeting on the lots. Commissioner Peters asked how many lots there were. Mr. Pinkall commented that he thought there were sixteen that were developed and more platted. Mayor Schmidt commented that he thought there were seventy-two. Mr. Pinkall explained that there were sixteen currently and you could see by the detailed notes from Ms. Garten how they were separated out by square foot and the cost. Mr. Pinkall stated that he could see the positive opportunity in getting this developed and move forward realistically with cost in retrospect to what we spent. Mayor Schmidt stated that we might want to develop a long-range plan, because it could not be done all at one time due to the cost. Building Inspector Blankenship commented that it was originally discussed that it would be done in three phases and the first sixteen were phase one.

- **Great Plains Development:**

Mr. Pinkall stated that he had been in contact with Great Plains Development and he was to meet with Mr. Paul Olsen later this week to see where things were at. Mr. Pinkall commented that they would be looking at pool plans and how to finance it. Mr. Pinkall commented that the pool committee would be meeting next week and getting a timeline put together with Mr. Kyle McCawley.

- **Dog Park:**

Mr. Pinkall stated that he had a meeting tomorrow about the dog park. Mr. Pinkall commented that he would get back in contact with the company that had the fencing to see if they still had it.

- **Scout Cabin:**

Commissioner Farmer asked about the boy scout cabin. Mr. Pinkall stated that there had been some discussion and the family had some name opportunities and had some funding they would assist with.

**City Attorney:**

- **Side by Side:**

City Attorney Goff commented that she had a draft ordinance on the side-by-side issue. Ms. Goff commented that she had not been in contact with Chief Humble, but they were working on it. Ms. Goff explained that they were trying to get it out, but they did not want to rush it and have to fix it.

**Recreation Department:**

- **12 & Under State Tournament:**

Recreation Director Eisenhower stated that there was the 12 and under State Tournament this weekend with twenty-seven teams participating, so it would be busy in town with Miss Kansas going on also.

**Public Works:**

- **Well situation:**

Public Works Director Rambat stated that the well that we had the high mcl on a few weeks ago had dropped back to 9, but was still a delicate situation. Mr. Rambat commented that he would be meeting with Mr. Luttrell and staff at EBH a week from tomorrow to deal with this issue and our future water needs.

- **Miss Kansas week:**

Mr. Rambat stated that the guys were busy cleaning up the town for Miss Kansas week and they would be setting up the detour on Saturday morning for the parade.

- **West 54 project:**

Mr. Rambat commented that he had talked to Mr. Scott Mullen with KDOT about the West 54 project and the contractor had asked for a later start date due to a delay in getting materials, so they probably would not get started until well into the fall.

- **Citizen thank you:**

Mayor Schmidt stated that he had received a thank you call from Mr. Pat Gordon about the guys that worked on a water main break on Illinois Street on two of the hottest days we had had and he said that

they stayed at it for those two days even skipping lunch to get it fixed. Mayor Schmidt commented that he was very complimentary and wanted them to have some recognition. Mr. Rambat stated that he would let them know.

- **Sidewalk on Tenth Street:**

Commissioner Peters commented that he had gotten a call about a sidewalk on Tenth Street and their concern was due to a mother pushing a stroller down the street and about their safety. Commissioner Peters stated that he had driven from Main Street to Taylor Street and asked if there were any plans for a sidewalk on Tenth Street. Mr. Rambat stated that Tenth Street would probably be a good one to do and they had looked at it in the past. Mr. Rambat commented that there was the power plant and concrete vaults and power poles and there would be a lot of jogging, which would be pretty costly. Mr. Rambat stated that we could probably do a block here and there, but there were a lot of complicated areas. Mr. Rambat explained that there were City rights-of-way so you would want to check with residents so that they would be agreeable. Mayor Schmidt commented that there were so many semis and large pieces of equipment, that babies and mothers had to be considered. Mr. Ramat stated that the north side was the piece of least resistance the last time he looked at it. Mayor Schmidt mentioned the trail projects we had done with Mr. Dewayne Bryan and how well they were done and used. Mayor Schmidt commented that people that did not live in those areas did not know about them even being there.

**Police Department:**

- **Full Department:**

Police Chief Humble stated that he had two new officers that had started and were doing field training and this made him fully staffed. Chief Humble commented that he would be looking at hiring for dispatch now.

**Finance Director:**

- **Revenue Neutral Rate:**

Finance Director Carver explained that the revenue neutral rate estimate for this year was 51.89 and that was between six different departments. Mr. Carver added that the general fund was the largest one. Mr. Carver stated that this would all be explained more at the next meeting.

**Mayor and Commission:**

- **Chamber and Advertising:**

Commissioner Peters asked about the Chamber advertising and promotions. Mr. Pinkall stated that they were going to continue on with the contract that they had signed. Mr. Pinkall commented that KSN was here and had filmed our TV spots focusing on Miss Kansas and shopping downtown. Mr. Pinkall stated that one of the shoots was the car show, Miss Kansas and the ball tournament, which had already been on. Commissioner Peters asked if it was going to be broadcast during the news. Mr. Pinkall stated that he was not sure. Mr. Pinkall stated that 93.1 was at the pool regularly giving away prizes and the City and hospital were sponsors of that along with a couple of others where there were live segments.

**ADJOURN:**

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

APPROVED BY THE MAYOR:

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GARY A. SCHMIDT, Mayor



ATTEST:

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LUANN KRAMER, City Clerk