

MONDAY

FEBRUARY 06, 2023

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

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| PRESENT: | Zach Deeds | Mayor |
| | Gary Schmidt | Commissioner |
| | Jeanette Siemens | Commissioner |
| | Kyle Farmer | Commissioner |
| | Doug Meyer | Commissioner |

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| ALSO PRESENT: | Bruce Pinkall | City Manager |
| | Regina Goff | City Attorney |
| | Nate Humble | Chief of Police |
| | Russell Rambat | Public Works Director |
| | Jamie Huber | Director of Electric Utilities |
| | Larry Eisenhower | Recreation Director |

CALL TO ORDER:

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

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Deeds led the audience and staff in the invocation and the Pledge of Allegiance.

MINUTES:

Commissioner Farmer made a motion to approve the minutes of the January 16, 2023 regular Commission meeting and the January 18, 2023 recessed Joint City/County Commission meeting. Commissioner Siemens seconded the motion and it passed unanimously.

BUSINESS:

DISCUSSION ON HOLIDAYS THAT LIQUOR STORES CAN BE OPEN:

Ms. Lori Rohling stated that she would like to see the ordinance amended for the liquor stores to be able to be open on Labor Day, Memorial Day and July 4th. Ms. Rohling commented that missing those days of business was a large revenue loss for their store. Commissioner Farmer stated that they had had this discussion a year ago and there appeared to have been a miscommunication in that meeting. Ms. Rohling stated that they bought Quint Liquor four years ago, and historically they were open those days, but they were not supposed to per the current ordinance. Ms. Rohling suggested that the reason they were possibly open was a mistake, blind eye turned, or misunderstanding. Ms. Rohling commented that she had asked JD's and Whiskey River and Whiskey River liked to have their employees have off on those days; however, she would still like the opportunity to be open those days. Ms. Rohling asked why the

ordinance was originally approved the way it was in the past. Ms. Rohling added that she understood that, at the time of the ordinance, it was more about the Sunday hours. Mayor Deeds stated that the Commissioners approve of the concept of capitalism, but there was a consensus amongst other businesses at the time not to keep it open those days. City Attorney Goff explained the Cereal Malt Beverage rules through the State. Commissioner Meyer and Commissioner Farmer felt like, if Ms. Rohling wanted to be open those days, they should be able to. Ms. Goff stated that there was a process in place with a timeline to get that approved; which included timelines of publishing with a sixty-day requirement. Ms. Goff added that the main concern of the Commissioners was to ensure there was enough time before the 4th of July holiday and there were no additional issues from Commissioner Siemens or Schmidt. Mayor Deeds asked for a consensus of all the Commissioners and it was met; therefore, this option would be available for future request for Ms. Rohling.

CONSIDERATION AND APPROVAL OF USE OF LEMON PARK ON FEBRUARY 25TH FOR DISC GOLF FOOD DRIVE:

Mr. Jason Winkel stated that they would be having another disc golf food drive at Lemon Park and Graves Park on February 25th and they had brought in around \$2,400 in donations and 700 cans of food, which was the most they had ever done. Mr. Winkel commented that they would like to break that record this year. Mr. Winkel stated that they were trying to get the community to either come to the event or drop off donations of food. Mr. Winkel requested that they have a few extra trash cans even though they adhere to a pack in pack out method of trash.

Mr. Winkel commented that they would be putting up signs that the event was going on for extra precaution. Mr. Winkel stated that the event was from 8:00 a.m. to 6:00 p.m. on February 25th and there were two rounds with a couple of different pay in options and a couple of opportunities to donate money. Mr. Winkel commented that they were requesting the ability to use the park, but not to close it down; for the event. Public Works Director Rambat suggested that he get with Park Superintendent Quint to deal with the planning of the event. Mr. Winkel stated that the poly cart usage was simple and they knew what to do with them. Mayor Deeds stated that their efforts were appreciated. Mr. Winkel stated that the advertising for this event was on a couple different sites online and it could be put on the city website and published in the newspaper. Commissioner Farmer made a motion to approve the use of Lemon Park and Graves Park for the Disc Golf Food Drive on February 25th from 8:00 a.m. to 6:00 p.m. The motion was seconded by Commissioner Siemens and passed unanimously.

UPDATE ON CHAMBER:

Chamber Director Smith stated that she felt it was important to have open communication between the Chamber and City. Ms. Smith commented that the work the Chamber did had many connections with the City, such as PAEDC, among other things. Ms. Smith stated that The Chamber Gala was last week and it was the first one since 2019 and City Manager Pinkall and City Attorney Goff were there. Ms. Smith added that it was a very successful event and it was the biggest fundraiser for the year since Chamber was a nonprofit.

Ms. Smith stated that one of the goals of the spring was to get the membership back in order. Ms. Smith informed the Commission that, historically, the rate was a flat rate; however, it was not sustainable, so the goal was to go back to a level membership, base level and on up depending on the need. Ms. Smith added that there would be different costs for these levels. Ms. Smith stated that there would be a membership drive in June and hopefully get this process down for future events so that new membership levels would be activated in July.

Ms. Smith stated that they were using a CRM platform called Growth Zone, which was a membership portal and used for things like hot details, job advertising, etc. Ms. Smith commented that they had started Chamber Coffee Chats last September and they were on the first Thursday of the month at 9:00 a.m. and it was open to the public. Ms. Smith commented that it was used for explaining the history of the businesses. Ms. Smith stated that the City was on the docket to do this in June and to prepare for Miss Kansas. Ms. Smith stated that the Chamber hours were 10:00 a.m. to 2:00 p.m. Monday through Friday and that Ms. Susan Pixler was her part time employee. Commissioner Siemens stated that the annual dinner was very well done.

Ms. Smith explained her duties as Chamber Director and job responsibilities for PAEDC as per her agreement. Ms. Smith commented that the current funding sources were the façade program and mini-grant funding requests, which she had a large hand in. Ms. Smith added that she was also a part of the Child Care Task force which was in the infancy stages for PAEDC, but they were working on getting their 501c3 so they could move forward with the project. Ms. Smith stated that they had some options for a place to meet and/or use for the Child Care project and there were a lot of great people on this task force. Ms. Smith stated that she had developed a great partnership with the JAG program (Jobs After Graduation), with USD 382. Ms. Smith commented that this program gave locals the opportunity to work in this area and develop their career. Ms. Smith added that she was working to develop a career fair relating to the JAG program and to make sure that students have a future plan or an idea on their future education and career.

Ms. Smith stated that another big thing the Chamber was constantly working on was new businesses that call in to Pratt to find business needs and real estate to find a fit for their business. Ms. Smith commented that she gets a lot of calls for that and it was beneficial for all of the Chamber members to have that knowledge. Ms. Smith stated that she was working on the 2023 Travel and Tourism budget with the three big advertisers - KSN, KWCH, Eagle Communications and her goal was to plan the future budget. Ms. Smith explained that she was attending different classes to better use local advertising for the Convention and Tourism budget and last year they had tried to get a travel brochure going, but it was put on hold until the board was finalized and reinstated. Ms. Smith stated that there were no spring or fall banners for Main Street and they did not have new Miss Kansas banners; however, we were going to use some 2022 leftover budget funds to pay for those with the approval of Finance Director Carver.

Ms. Smith stated that she had been getting complements from visitors about our City and our downtown and it related to our hard work in keeping a good downtown.

CONSIDERATION AND APPROVAL OF MUNICIPAL COURT JUDGE AGREEMENT:

City Attorney Goff commented that this agreement goes from January 01, 2023 to July 15, 2023 so that there could be budget discussions for this position for the upcoming fiscal year. Ms. Goff commented that there were no other changes to the agreement. Commissioner Farmer made a motion to approve the Municipal Court Judge Agreement. Commissioner Schmidt seconded the motion and it passed unanimously.

CONSIDERATION AND APPROVAL OF BID FOR A 3 PHASE PAD MOUNT 500 KVA TRANSFORMER:

Director of Electric Utilities Huber stated that, with the pool being under construction, we had a transformer in stock that we were going to use for something else; however, we needed to use that one for the pool. Mr. Huber commented that the costs were higher and they were harder to get. Mr. Huber stated that he sent out four quotes and got three back. Mr. Huber explained that the prices varied with Stanion Wholesale Electric bidding \$67,144 and a lead time of 52 weeks on a new transformer, Sunbelt Solomon

bid \$39,234.55 with a lead time of 30 to 35 weeks for a rebuilt transformer and Jerry's Electric bid \$21,609.25 with a lead time of 48 to 52 weeks for a rebuilt one. Mr. Huber added that all the bids included sales tax. Mr. Huber commented that they had ordered from Jerry's Electric a year ago and had good luck with them; therefore, he recommended their bid of \$21,609.25. Commissioner Siemens made a motion to approve the bid from Jerry's Electric for a 3 phase pad mount 500 KVA transformer in the amount of \$21,609.25. The motion was seconded by Commissioner Farmer and carried unanimously. Mr. Huber stated that he would get that ordered tomorrow.

CONSIDERATION AND APPROVAL FOR CONTRACT FOR PRELIMINARY ENGINEERING SERVICES FOR CCLIP PROJECT:

Public Works Director Rambat stated that he had shared with the Commission last fall about the CCLIP application he had submitted. Mr. Rambat commented that we had been previously awarded this in the past and we pay 10% and they cover 90%. Mr. Rambat reminded the Commission that this project would be the center 24' of brick to concrete paving from 8th Street to 10th Street on South Main Street. Mr. Rambat stated that our cost for the preliminary engineering would be around \$40,000 and that would be included in that 10% of our portion. Mr. Rambat commented that the total project cost would be around \$750,000.

Mr. Rambat recommended the approval of the contract with EBH for preliminary engineering at a cost of \$40,000. Mr. Rambat added that he was going to submit the other 25' to 26' for the other two blocks of the project when we get closer to the project, because there was some work to do because of the traffic and that would have to be figured out when we get there. Mr. Rambat stated that, for now, we would move forward with the preliminary engineering and the center 24', which would not be curb to curb. Mr. Rambat explained that it was complicated to do curb to curb due to the water main locations, which was also quite costly. Mr. Rambat added that it also gave us accessibility to make repairs on the main when we needed to. Mr. Rambat commented that we might be able to piggy back and do all four blocks at once late summer of 2024/2025, but we just needed to move forward for now and get done what we can. Commissioner Farmer made a motion to approve the Contract for Engineering Services for the KDOT CCLIP Pavement Restoration Project with EBH in the amount of \$40,000 to come out of special street funds, which was the ¼ cent sales tax, Commissioner Meyer second the motion and it carried unanimously.

CONSIDERATION AND APPROVAL TO ADD THREE MEMBERS TO THE RECREATION ADVISORY BOARD:

Recreation Director Eisenhauer stated that the Board was not really seeking to add three members, but asking to get to a total of seven members. Mr. Eisenhauer commented that they have enough interest that they could go to nine, but that did not interest them. Mr. Eisenhauer stated that they have three quality applicants that were willing to fill out an application and their next meeting was on February 20th. Mr. Eisenhauer stated that they would like to amend the ordinance which currently states that there were only five members. City Attorney Goff stated that it would need to be amended and published to increase members from five to seven.

Ms. Goff asked if the three that were expiring in June wanted to stay on. Ms. Goff explained that Mr. Eisenhauer was not a voting member on this board per the ordinance and the way members get appointed was to be appointed by the Commission. Ms. Goff stated that it would take some time to change the ordinance and get it approved. Ms. Goff commented that they could still attend the meetings before the ordinance was formally approved and amended. The Commission was in consensus for Ms. Goff to amend the agenda to increase the Recreation Advisory Board members to seven.

CONSIDERATION AND APPROVAL OF RESOLUTION 020623 AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION FOR THE KANSAS HOUSING INVESTOR TAX CREDIT PROGRAM:

City Attorney Goff stated that the properties at Sandy Creek that were sold to Klausmeyer Construction LLC were closed on today and the City had received a check. Ms. Goff explained that they wanted to submit an application to the Kansas Housing Resources Corporation for the Kansas Housing Investor Tax Credit Program, so Klausmeyer Construction had asked for a resolution to be passed stating that we approved of this affordable housing. Ms. Goff added that this was a time sensitive thing.

With no discussion, the following Resolution 020623 was presented to the Commission for their approval: **A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE KANSAS HOUSING INVESTOR TAX CREDIT (HITC) PROGRAM.** Commissioner Meyer made a motion to approve Resolution 020623 as presented. The motion was seconded by Commissioner Siemens and carried unanimously.

CONSIDERATION AND APPROVAL OF TWO APPOINTMENTS TO THE ECONOMIC DEVELOPMENT BOARD:

City Manager Pinkall stated that we had reviewed multiple applicants and the application process was assisting us in creating interest in different positions, which created more dedicated participants. Mr. Pinkall stated that we were seeing a lot of positivity about this. Commissioner Farmer made a motion to approve Mr. Casey Garten and Mr. Bruce Givens to the Economic Development Board. Commissioner Siemens seconded the motion and it carried unanimously. Mayor Deeds stated that the Commission needed to have a little more dialogue with the representatives of this board to open the lines of communication. Mr. Pinkall commented that he would notify the applicants by mail that they were not selected.

OPEN AGENDA:

No one wished to address the Commission.

REPORTS:

City Manager:

- **GRIP Grant:**

City Manager Pinkall stated that they had heard back on the GRIP grant regarding the substation and we were not selected for that piece. Mr. Pinkall commented that we might revise that process and see if we can resubmit it, because that money was still available.

- **Track/Soccer Meeting:**

Mr. Pinkall stated that there was a track/soccer committee meeting today and we had made some good strides on what we needed to do. Mr. Pinkall commented that the relationship with the college, athletes and workers was improving. Mr. Pinkall added that it was a good meeting.

- **Chamber Gala:**

Mr. Pinkall stated that the Chamber Gala was a very nice event.

- **Convention and Tourism:**

Mr. Pinkall informed the Commission that Mr. Ken Brown was recognized for serving thirty-five years on the Convention and Tourism Committee.

City Attorney:

- **Pool:**

City Attorney Goff stated that concrete was being poured today at the pool.

- **Sandy Creek:**

Ms. Goff stated that she had been working on the closing for Sandy Creek.

- **Chamber Gala:**

Ms. Goff stated that the Chamber Gala was very well attended and beautiful.

- **Miscellaneous:**

Ms. Goff commented that she had been busy with Court recently. Ms. Goff stated that there were some future City lawyer trainings coming up regarding infrastructure bills. Commissioner Meyer asked if there were any comments on State legislation. Ms. Goff stated that there was a lot, but it was preliminary; however, she was listening but did not have a formal position yet. Ms. Goff added that the League's Home Rule gave us the say over our own City. Ms. Goff stated that the topic of discussion lately had been the 3-mile limit, which the League was opposed to.

Public Works:

- **Pool:**

Public Works Director Rambat stated that they poured several panels at the pool and the subcontractor that did the concrete had been working with Building Inspector Blankenship and him about those details and anything that needed tweaking on the broom style for the different needs of the pool. Mr. Rambat commented that it went very well today and we expect them to pour more and more panels in the next coming few days.

Mr. Rambat stated that the pool construction was on track and we asked about that at a previous pool meeting with Dondlinger and they said they expected to be completed on time, which was July 1st. Mayor Deeds stated that he would like someone to give an update to citizens that things were on time and on schedule. City Manager Pinkall stated that we would like to give those updates regularly to increase our communication and we would start tomorrow and hopefully get something out by the end of the day.

- **Street Department:**

Mr. Rambat stated that Street Superintendent Sinclair had put together a quick summary of what was going on in that department. Mr. Rambat commented that they did some crack sealing on streets near Parke Street and a few others. Mr. Rambat stated that they work with the water department to do street work where they had been working. Mr. Rambat reminded the Commission that we had a wet snow on January 21st, so they plowed the highway and downtown and did a great job without using sand. Mr. Rambat commented that on, the past cold spell, they had to use sand. Mr. Rambat stated that they were also trying to update their street barn lighting.

Electric Department:

- **Pool related work:**

Director of Electric Utilities Huber stated that they were going to get a vendor to bore under the road for our pool related electric work.

- **Legislation Bills:**

Mr. Huber stated that there were a couple of legislation bills coming up, such as net metering and third power purchase agreements that had him concerned. Mr. Huber commented that he was not sure if they had any ground or if either of those would play out.

Recreation Department:

- **Envy of small communities:**

Recreation Director Eisenhower stated that we were the envy of small communities because of the things we had and some of those things were unheard of for a community our size. Mr. Eisenhower commented that he had received many complements on Pratt and our resources. Mr. Eisenhower added that the conference that he attended helped solidify that.

Police Department:

- **Opioid Settlement:**

Police Chief Humble stated that they had received some of the funds for the opioid settlement. Chief Humble informed the Commission that he would be attending an event in Atlanta relating to this topic April 10th through the 14th. Chief Humble explained how much of a pandemic the opioid issue was.

- **New Officer:**

Chief Humble stated that he had a new officer graduate and Officer Ryan Nix had started back with the City today. Chief Humble stated that seven of the fifteen officers had their five year vests coming up and the vest's costs were double what they were last year. Chief Humble commented that they only had to replace seven, which was a \$6,000 increase. Chief Humble stated that the officers had been busy and press releases with detectives should be coming out soon.

Finance Department:

- **Report on Escrow Savings:**

8 – February 06, 2023 (Regular Commission meeting)

Finance Director Carver stated that he would work with City Manager Pinkall and the college to see what the saving was on the escrow and report on that at the next Commission meeting. Commissioner Schmidt stated that they should be saving 10% and be able to replace the turf with that savings.

Mayor and Commission:

- **Long term goals:**

Mayor Deeds commented on Toth and Associates working to assess our current state of electric generators cost analysis and our meeting recently about the future of our electric goals. Mayor Deeds commented that this was a good step to figure out long term goals and eventually giving them information and numbers and meeting them again to have them report to us on their findings. Commissioner Meyer stated that he was impressed in that meeting the KW output and the report on our usage and he looks forward to that future.

RECESS:

Commissioner Farmer made a motion to recess until Tuesday, February 21 at 3:00 p.m. for the EBH Water Study Workshop. Commissioner Siemens seconded the motion and it carried unanimously.

ZACH DEEDS, Mayor

(SEAL)

ATTEST:

LUANN KRAMER, City Clerk

(Minutes graciously submitted by Finance Director Brent Carver)