

MONDAY

JUNE 03, 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
	Jamie Huber	Dir. 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 Leslie led the staff and audience in the invocation and Mayor Meyer led the Pledge of Allegiance.

CONSENT AGENDA:

- May 20, 2019 Regular Commission Meeting

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

BUSINESS:

CONSIDERATION AND APPROVAL OF THE USE OF MAY DENNIS PARK FOR THE 2019 HOT AND COLD CLASSIC DISC GOLF TOURNAMENT ON JUNE 22, 2019:

Mr. Jason Winkel addressed the Commission about using May Dennis Park from June 21st to June 24th for the 2019 Hot and Cold Classic Disc Golf Tournament. Mr. Winkel stated that they would use the first day to set up and the 22nd for the actual tournament, Sunday the 23rd for a challenge and the 24th for clean-up. Mr. Winkel commented that he thought they could bring in thirty or forty more people on Sunday for the challenge, which was when three new discs were brought in that were not out for sale yet and those

were what they had to play with. Mr. Winkel stated that they would need extra trash carts and picnic tables and they would like to have the area mowed a day or two before, if weather permitted. Mr. Winkel commented that they had been down and cleaned the park last weekend.

Mayor Meyer commended Mr. Winkel for being the only one that did the impact summary for them to see and it was very well done. Mr. Winkel stated that you do it online and they put it together. Public Works Director Rambat stated that they would try to get to the mowing by the end of that week. Mr. Winkel stated that the ground was pretty soft. Mayor Meyer asked if they would be spraying for mosquitoes. Mr. Rambat stated that they would be doing that this Thursday night at midnight and again on Friday night. Mr. Winkel informed Police Chief Humble that there had been quite a bit of vandalism down there with signs getting twisted around, flags taken off of the baskets and a basket stolen. Mr. Rambat commented that that was a pretty attentive neighborhood down there too.

Mr. Winkel stated that they had twenty-five people signed up for the Saturday tournament already. With no further discussion, Commissioner Peters made a motion to approve the use of May Dennis Park for the 2019 Hot and Cold Classic Disc Golf Tournament from June 21st to June 24th. The motion was seconded by Commissioner Deeds and the motion carried unanimously. Commissioner Peters stated that he appreciated Mr. Winkel doing this and bringing these people into Pratt.

CONSIDERATION AND APPROVAL OF MISS KANSAS PARADE ROUTE:

Public Works Director Rambat stated that this was for informational purposes only and that the route had not changed from last year. Mr. Rambat explained that the route would start on Second Street at the Fire Station and exit on Sixth Street. Mr. Rambat commented that the detour would be set up about thirty minutes before the parade start time of 10:00 a.m. and he had all his guys on board. Mr. Rambat informed the Commission that the trailer for the announcer would be from the water department and it would be on Third Street and Main Street. Commissioner Leslie made a motion to approve the Miss Kansas Parade Route as presented by Mr. Rambat. Commissioner Peters seconded the motion and it carried unanimously.

CONSIDERATION AND APPROVAL TO GO OUT FOR BIDS FOR A NEW PICK-UP FOR THE PUBLIC WORKS DIRECTOR:

Public Works Director Rambat stated that this was addressing an issue in an enterprise department that had been budgeting for several years; however, did not have the funds to purchase a newer vehicle. Mr. Rambat explained that the wastewater department has been driving a 2000 Dodge for several years that had come from the meter readers who had gotten it from the electric department. Mr. Rambat stated that it was not worth putting any more money into it.

Mr. Rambat stated that it was not his intention to get himself a new vehicle; however, the money was available if it was pulled from various departments and their equipment reserves. Mr. Rambat assured the Commission that there were no immediate needs for those funds and the best solution was to move his truck to wastewater and purchase a 2018 with less than 12,000 miles on it. Mr. Rambat explained that purchasing one that was not new would eliminate the eight month waiting period for it to be delivered. Mr. Rambat commented that he would leave the snow plow on the other truck and have the new one fitted for one; therefore, the wastewater department would have a $\frac{3}{4}$ ton when dealing with sewer issues or snow.

Mr. Rambat stated that he would like to give the dealerships a not-to-exceed amount of \$32,000, knowing that it was hard to find a white fleet $\frac{3}{4}$ ton pick-up. Mr. Rambat explained that he would like to know something this evening since waiting until the next meeting could mean that anything the dealer would

find would be gone. Mr. Rambat stated that he had found a couple with the specs he wanted for \$20,000; however, they had 100,000 miles on them and he felt the additional \$10,000 was worth a one-year warranty. Commissioner Leslie stated that he would like to see him wait until the new budget. Mr. Rambat stated that that was eight months out. Mayor Meyer commented that both dealers could go online and look for 2018's sitting around.

Finance Director Garten stated that she was agreeable to allocating the money from other public works funds and that was what she had visited with Mr. Rambat about earlier. Ms. Garten commented that the Commission could see the bids once Mr. Rambat spec'd them out if they wanted to see the results or give their approval. Mayor Meyer questioned if \$32,000 was enough. Mr. Rambat stated that he thought it should be for a popular vehicle. Mayor Meyer stated that they could approve a max of \$32,000 and he would have to wait if it was more than that. Mr. Rambat commented that he would hope that he could lock it in for four or five days. Commissioner Schmidt asked if \$32,000 plus 15% would help. Mr. Rambat stated that that should do it. Ms. Garten stated that he just needed an approval with the amount that he could spend. Mr. Rambat added that it was hard since he did not know the total. With no more discussion, Commissioner Schmidt made a motion to approve \$32,000 plus or minus 15% for a new/used pick-up as presented by Mr. Rambat. The motion was seconded by Commissioner Leslie and carried unanimously.

CONSIDERATION AND APPROVAL OF BID FOR THE TRANSFORMER FOR THE MUNICIPAL BUILDING PROJECT:

Director of Electric Utilities Huber stated that this transformer was needed for all the work being done at the Municipal Building. Mr. Huber informed the Commission that he had sent out bids to Border States and Stanion Wholesale Electric Company and Stanion Wholesale Electric was the only one that sent one back. Mr. Huber stated that his recommendation for the purchase of the transformer was from Stanion Wholesale Electric for their bid price of \$20,601 with tax and a lead time of ten to twelve weeks. Mayor Meyer asked if they would be replacing the tower. Mr. Huber stated that it would be gone and they would put an A structure up, go underground to the transformer and shove the transformer up on the corner of the building. Mr. Huber added that they had put rebuilding some of this stuff off for years. Mayor Meyer questioned if they would bore that. Mr. Huber stated that they would not and that they would cut the concrete. Commissioner Leslie made a motion to approve the bid from Stanion Wholesale Electric in the amount of \$20,601 as presented by Mr. Huber. The motion was seconded by Commissioner Peters and carried unanimously.

OPEN AGENDA:

- **Decision on Ditch:**

Ms. Karen Detwiler stated that she had not heard any decision concerning the bridge on her property, so she had come back to a meeting. Mayor Meyer asked if she had not talked to the City Manager. Ms. Detwiler stated that she had, but it was not about a decision. Mayor Meyer stated that they were waiting to get an opinion from our attorney on whether we should or should not work on the bridge. Ms. Detwiler asked if there was such a thing as precedence or that the City had done something for a number of years and assumes the responsibility. City Attorney Probst stated that she understood what Ms. Detwiler was saying; however, any actions that her family would have taken in the last couple of years would have undone that. Ms. Probst added that they would have detrimentally relied on an assumption that the City was going to cover those costs or the fact that they had made repairs and purchased planks meaning that they did not detrimentally rely on the City to do those repairs. Ms. Detwiler commented that they had done that only after the City had refused. Ms. Probst stated that one of her suggestions to the Commissioners was to be very very careful before they chose to make repairs on private property that was

not used for any public purposes. Ms. Probst continued stating that the statutory guidelines stated that, if these gentlemen chose to expend City funds, it had to be for a public purpose. Ms. Probst clarified that they could not expend City funds for a private purpose, because that would be illegal.

Ms. Detwiler stated that she would offer an alternative. Ms. Detwiler stated that the City made a right angle cut along Haskell Street many years ago when the sewer plant was built and she explained that the park department used to be a sewer plant. Ms. Detwiler commented that the drainage ditch went straight back and under a railroad bridge and the City chose to make a right angle turn and build a bridge, which directed that water across her father-in-law's property. Ms. Detwiler continued explaining that it eroded at the end severely and the City employees came back and built the concrete turn to keep the water from further eroding that area. Ms. Detwiler added that the water did not go back there until the City built that ditch. Ms. Detwiler stated that that left them and her father-in-law in a position as to how they were going to get to the rest of their property. Ms. Detwiler asked Ms. Probst what she would suggest. Ms. Probst commented that she could not tell her without visually seeing it and she was just hearing her perspective, meaning no disrespect to Ms. Detwiler. Ms. Probst stated that she would have given the Commission the same advice and she did not know that it was fair to put her on the spot without her seeing it to see what was being talked about. Ms. Detwiler asked if she would mind going out to see what she was talking about. Ms. Probst stated that she would do what her bosses told her to do.

Ms. Detwiler stated that, when all this happened, plastic and styrofoam had not been invented yet. Ms. Detwiler continued to explain that all the drainage throughout the City picked up that plastic and styrofoam that people threw out of their car windows or dropped at the curb and it went into those ditches and right into Mr. Dave Johnston's property and theirs. Ms. Detwiler stated that they had picked up the City's trash for a lot of years and it amounted to two thirty-three gallon trash bags full when they go back there and it was picked up twice a year. Ms. Probst stated that she was not unsympathetic, but the City was not responsible for all the houses that deal with trash being tossed out along Highway 54. Ms. Probst added that there were detriments and benefits, which were part of living in a community.

Ms. Detwiler stated that her alternative would be to take out the concrete wall that was put in and close up the bridge at Haskell Street so that the water could not flow under it anymore and direct the water back to where it used to go. Mayor Meyer questioned how long ago that was. Ms. Detwiler stated that she could not tell him, but her husband's brother was ninety years old and he could remember when it was built. Ms. Detwiler commented that the brothers remembered walking across the railroad bridge and across the drainage ditch. Mayor Meyer stated that there would be no decision tonight, but that City Manager Eckert and Ms. Probst would be out to look at it. Ms. Detwiler stated that she would be glad to show them.

REPORTS:

City Manager:

- **Flooding issues:**

City Manager Eckert stated that the flooding issues kept going and it was just unbelievable. Mr. Eckert commented that our park department and all the departments had been fantastic.

- **Airport Waterline:**

Mr. Eckert stated that they were a little ahead of schedule on the waterline to the airport. Mr. Eckert commented that KDHE was pleased with what we were doing and we had good reviews from the State. Mr. Eckert explained that we were close to getting to the main entrance and then we would turn that over

to the contractor to go under the highway. Commissioner Peters asked what was to be done by the completion date of July 1st. Mr. Eckert stated that we should be pretty close to being done with our portion and then the contractor would do the bore under the highway. Commissioner Peters questioned if the other side of the road would be done by City staff. Mr. Eckert explained that it was a combination and that we were out of it once the boring was done. Public Works Director Rambat clarified that the contractors would take it from where we stop going north up to the airport and tie to the existing City water tower. Mayor Meyer asked about the building bids. Mr. Rambat stated that EBH was working on those and the piping. Mr. Rambat commented that we had already purchased all the pipe and we needed to get a contractor on board. Mr. Rambat explained that they would probably jump in on the piping and save the building until fall. Mayor Meyer stated that the building was mechanically intricate. Mr. Rambat agreed and explained that there were atmospheric valves, check valves, three booster pumps and variable pump drives. Mayor Meyer commented that he had not realized that the bay was big enough to put a truck in. Mr. Rambat stated that you had to be ready to go in there and change out big stuff.

- **Website:**

Mr. Eckert stated that we were still tweaking the website and should be done in another month. Commissioner Peters asked if the company was done with their part. Mr. Rambat stated that we could call them if we need support, but they had met their obligations.

- **Water Rights:**

Mr. Eckert stated that the State was very pleased with what they had seen from us concerning the water rights and he had been told that we were ahead of the game. Mr. Eckert added that we had eight years to perfect our water and that was good news. Commissioner Peters asked if we still needed to use more water. Mr. Eckert stated that we did. Commissioner Peters questioned how many gallons of water that was. Mr. Rambat stated that we had at least a third of an acre foot or more to use up. Commissioner Peters asked if KDWPT was still a go. Mr. Rambat stated that they were.

City Attorney:

- **Municipal Court cases:**

City Attorney Probst stated that she had been working with Municipal Court on possession and paraphernalia cases that come to court. Ms. Probst explained that County Attorney Beverlin had a policy to focus her attention on violent crimes and on big drug issues. Police Chief Humble stated that there had to be quantity to go through with it. Ms. Probst explained that typical first offenders got a diversion. Commissioner Peters asked what the cost of a diversion was. Ms. Probst stated that it was court cost, fines and attorney fees plus \$100 diversion fee. Mayor Meyer asked if the drug dog made a difference. Chief Humble stated that it was more the officer making the initial contact and getting probable cause. Chief Humble elaborated stating that marijuana was unique for that drug category in that the officer can attest to probable cause with a K-9.

- **Fees Schedule:**

Ms. Probst stated that she had skimmed the fee schedules for other cities and ours was all over the codes. Ms. Probst pointed out that Ark City had a great one and had it in one place, which would take a lot of work to amend our current ordinances. Ms. Probst commented that the utility fees would also be a part of the fees that would be reviewed and updated yearly. Ms. Probst stated that she would be working on this with City Clerk Kramer and Court Clerk Jamie Walker.

- **False Alarms:**

Commissioner Peters questioned if Ms. Probst had any more information on false alarms. Ms. Probst stated that she had not gotten with Chief Humble. Mayor Meyer stated that he noticed those popping up frequently on the police reports.

- **Comprehensive Plan:**

Mayor Meyer asked about the Planning and Zoning Comprehensive Plan. Ms. Probst stated that that was an expensive expenditure and they would be talking about it. Finance Director Garten stated that it was advised to do them every twenty years and 2020 was that year. Ms. Garten added that the cost would be around \$20,000. Mayor Meyer commented that there was a lot that had been done in the old plan. Mayor Meyer stated that he thought that it was wise to hire it out. Mr. Rambat commented that we did not have the resources internally. Ms. Garten added that community involvement was critical.

- **Legislative updates:**

Ms. Probst stated that she had reached out to the League about the Legislative updates. Ms. Probst commented that the supplement pages were running into the hundreds of pages, so she would be joining in on their webinar on Wednesday and she would know more after that.

Public Works:

- **Frog:**

Public Works Director Rambat stated that the frog was back in the pool. Mr. Rambat thanked Mr. Addam Deda for fixing it up and the line guys for helping get it back in the water.

- **Clean-up week:**

Mr. Rambat stated that clean-up week went well and the cost was a little higher this year. Mr. Rambat commented that he was thinking of putting a limit on the number of tires next year, because they had taken hundreds of tires this year. Mr. Rambat stated that he would put the spreadsheets on the next agenda on the information side.

- **Miss Kansas:**

Mr. Rambat stated that they were ready for Miss Kansas festivities later this week.

- **Spray for Mosquitoes:**

Mr. Rambat stated that they would be spraying for mosquitoes Thursday night and Friday night at midnight. Mr. Rambat reminded everyone that we only spray within the City limits and were not allowed to go outside the City limits.

- **Flooding and Drinking Water:**

Commissioner Schmidt commented that other communities that were flooding were having trouble with their drinking water and he questioned if we had any chance of that. Mr. Rambat stated that we did not

have a well that was threatened. Mr. Rambat explained that #15 would be the closest, which was at Sixth Street and Howard Street and water might have come close to the bottom of the hill. Mr. Rambat stated that nitrates go up with a lot of rain and that was more of an issue. Commissioner Leslie asked if we had to apply for flood assistance again. Mr. Rambat stated that we were going to have to bring in more top soil in the park and maybe bring in Simpson Concrete to help with clean up. Commissioner Leslie commented that this was the second year that it had gotten bad and asked if there was any way to divert the water. Mr. Rambat stated that water was a powerful thing and it was difficult to change the course of the river. Mr. Rambat commented that it finds its way back in and the road had been built up above where it floods. Commissioner Leslie commented that he thought an engineer could think of ideas to reroute the water. Mr. Rambat stated that you could do anything if you had the money and it could be frustrating.

- **Restrooms:**

Mayor Meyer asked about the restrooms in Lemon Park. Mr. Rambat stated that the base was set and drying out. Mr. Rambat commented that they would be roughing in the drain lines and electrical and water lines because the company wanted to deliver the bathroom either the first of July or the end of July. Mr. Rambat stated that they would be getting in another 8” of rock packed on the top. Commissioner Peters asked if they had ever gotten the plans. Mr. Rambat stated that they had.

Electric Department:

- **Transformer:**

Director of Electric Utilities Huber stated that he would add to what Mr. Rambat had mentioned about the restrooms and explained that they would start on the transformer base tomorrow by digging on top of the mound. Mr. Huber commented that they wanted to be done before the building got here. Mr. Huber commented that it would look like a disaster for a while and it would take a year to get rid of the overhead and get the ball diamond lights going.

- **Projects:**

Mr. Huber stated that they had a lot of stuff getting done, such as the line crew working at the track and soccer field. Mr. Huber commented that the annual run on the 14 mega watt generator was postponed for another month due to low temperatures.

Recreation Department:

- **Management meeting:**

Recreation Director Pinkall stated that the Management Committee meeting for tomorrow had been moved to Wednesday. Mr. Pinkall added that they would give them a detailed update then; however, they were on schedule for what they had planned.

- **Track and Soccer field:**

Mr. Pinkall stated that the line crew had most of the underground conduit in and there should be lights standing up sometime next week. Mr. Pinkall added that there should be some building construction next week with sidewalks around the maintenance facility and then the restrooms. Mr. Pinkall explained that the parking lot was about done. Commissioner Peters asked if the drainage ditch was going to be put out

for bids. Mr. Rambat stated that they were waiting for Mies Construction to come back. Mr. Pinkall stated that there were a couple guys that were coming back to finish some work. Mr. Rambat commented that they had a price on pipe and would like to get it installed. Mr. Pinkall added that the waterline was across the road and the sewer line was as far west as it would go. Mr. Pinkall stated that the college wanted to put up a sign for the project.

- **Municipal Building:**

Mr. Pinkall stated that demo had started on the Municipal Building Project and they had gotten quite a bit done. Mr. Pinkall commented that once things got installed, Mr. Huber and his crew would get the transformer set and they should have air conditioning in the gym by early July.

- **Outdoor Rec:**

Mr. Pinkall stated that outdoor recreation activities started last week. Mr. Pinkall stated that kids could enjoy the activities and ride to and from them on the bus and then be dropped off at the school for free lunches.

- **2 1-A Softball:**

Mr. Pinkall stated that Pratt was host for the 2 1-A State softball tournament and we were the only State softball that concluded the games on time. Mr. Pinkall commented that we survived the rain and the State was pleased. Mayor Meyer complimented Mr. Pinkall on how well run the tournaments were here and that they do a first-class job. Mr. Pinkall stated that we did have more expenditures than others, but were also have a positive economic impact with tournaments.

- **Weekend tournament:**

Mr. Pinkall stated that there was a thirty-six team tournament this Saturday and Sunday and they would be playing at the Sports Complex, Lemon Park and one diamond in Sixth Street Park.

Police Department:

- **Architect for LEC:**

Police Chief Humble stated that he would be meeting with Sheriff White and an architect to look over the LEC building issues. Chief Humble commented that there were rooms on our end and in the basement that the City had been shut off from before that would be utilized now. Chief Humble stated that Sheriff White was very willing to work with the City and communications between the two departments was working well. Chief Humble explained that this would be a three-phase project and they were looking at those options.

- **Click It or Ticket:**

Chief Humble stated that they had participated in the Click It or Ticket program and it resulted in one felony drug arrest and a total of 81 tickets were issued. Chief Humble explained that the State would be reimbursing the City for the officer's overtime and they would receive a \$4,000 bonus to be used for safety traffic equipment.

- **Thefts:**

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Chief Humble stated that there had been a few thefts and 90% were where the vehicles were unlocked and valuables were left in plain sight. Chief Humble added that a little awareness would go a long way. Commissioner Leslie asked if it was happening in certain areas. Chief Humble stated that it was all over.

- **K-9:**

Chief Humble stated that the K-9 was training well and had not been called out. Commissioner Peters questioned if they forget if they were not used a lot. Chief Humble stated that they continually receive training.

- **Replacing Detective Bennett:**

Commissioner Peters asked if he had replaced Detective Bennett yet. Chief Humble stated that Sgt. Ohler was the new investigator and he was working out well. Chief Humble added that he now needed to replace Sgt. Ohler.

Finance Department:

- **Sales Tax:**

Finance Director Garten stated that sales tax was up about 6% over last year and it was looking better for over the summer.

- **Audit report:**

Ms. Garten stated that she had gotten the audit report draft today and it should be in the agenda packet for the next meeting.

- **Budget numbers:**

Ms. Garten stated that she was putting the budget numbers together and the Commissioners were scheduled to meet with department heads on Wednesday, June 26th and Thursday, June 27th.

City Clerk/Utility Billing Department:

- **Joe Wynn Volunteer Award:**

City Clerk Kramer stated that the plaque was on the pedestal at the entrance of Lemon Park for Mary Harms who was the recipient of the 2018 Joe Wynn Volunteer Award.

- **City Commission Seats:**

Ms. Kramer commented that today at noon was the deadline to file for open seats for City Commission.

Mayor and Commission:

- **Severe Weather Plan:**

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Mayor Meyer asked if there was a severe weather plan for all departments or whether employees knew what to do if a large tornado came through. Mr. Rambat stated that they really did not have a plan, but seldom were employees at their home base.

- **Two Properties:**

Commissioner Leslie asked where we were on the two properties on South Oak Street and Pearl Street. Ms. Probst stated that the one on Oak Street got an extension and the Pearl Street one was Mr. Donny Hollister's and she had not heard anything on that one. Commissioner Leslie questioned if there was an ordinance for fences. Mayor Meyer stated that he thought that Building Inspector Blankenship had stated that it was not up to code. Mr. Rambat stated that he thought there was a height restriction. Commissioner Schmidt stated that he had visited with Mr. Blankenship last week and progress was being made, but weather was an issue. Ms. Probst stated that this was a home that had issue for years and years and Mr. Blankenship had worked with the owners. Ms. Probst commented that she had the owners in court twice and they had a long standing history.

RECESS:

Mayor Meyer made a motion to recess until Monday, June 10, 2019 at 10:00 a.m. to meet with the County at City Hall. The motion was seconded by Commissioner Leslie and carried unanimously.

DOUG MEYER, Mayor



ATTEST:

LUANN KRAMER, City Clerk