

MONDAY

JUNE 20, 2022

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

PRESENT:	Zach Deeds	Mayor
	Don Peters	Commissioner
	Gary Schmidt	Commissioner
	Jeanette Siemens	Commissioner
	Kyle Farmer	Commissioner
ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Regina Goff	City Attorney
	Brent Carver	Finance Director
	Russell Rambat	Public Works Director
	Jamie Huber	Director of Electric Utilities
	Larry Eisenhower	Recreation Director
	Nate Humble	Chief of Police

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 June 06, 2022 regular City Commission meeting and the June 09, 2022 recessed meeting. Commissioner Siemens seconded the motion and it passed unanimously.

BUSINESS:

UPDATE ON CIRCLES PROGRAM:

Kate and Michael Cummins addressed the Commission on their success with the Circles program. Mr. Cummins stated that they were the co-coordinators for Pratt County and they were under the umbrella of the Hope Center. Mr. Cummins shared a testimonial written by one of the graduates that had left a marriage with nothing. Mr. Cummins commented that she had started the program after her son had passed away and getting custody of her granddaughter. Mr. Cummins explained that she now works in a pharmacy, bought her own home and car. Mr. Cummins stated that leaders were driven; however, they had to correct their behavior.

Ms. Cummins stated that they currently had eleven Circle leaders and they would be starting a new class in July. Ms. Cummins commented that they work well with the Hope Center to get more information from someone who could benefit from Circles and it could take anywhere from eighteen months to five years to go through the program. Ms. Cummins added that they had added some fun things such as going to the Historical Museum and the Art Museum, which was something that they had never experienced before. Ms. Cummins stated that they had other resources other than financial, such as trauma and mental health. Ms. Cummins commented that some people were afraid of taking an increase in pay because it could back them into a bigger hole than before the raise. Ms. Cummins stated that they might also be afraid of better jobs, because they were afraid of losing things.

Mr. Cummins stated that the program includes the community as much as possible. Commissioner Peters asked if the referrals mainly come from the Hope Center. Mr. Cummins stated that they did; however, they also come from Circle leaders that know of someone that struggles. Ms. Cummins commented that they also go out and talk at different places or organizations. Ms. Cummins stated that change was hard and some just need to hear that we were here to help them. Mr. Cummins stated that Commissioner Siemens had taught them that people could be good at surviving, but not at thriving. Mr. Cummins added that Commissioner Siemens showed them that they could thrive and make something better. Commissioner Siemens stated that she was very proud of the Cummins' and that they could now lead the program. Commissioner Siemens explained that they had come in the first night so hopeless and were now leading the charge.

PRESENTATION OF DIVIDEND CHECK:

Mr. Rich Sanders from Strong's Insurance introduced Mr. Scott Strong, who would take over after his retirement in August. Mr. Sanders reminded the Commission that EMC Insurance had over 450 cities in Kansas and did not insure the bigger cities. Mr. Sanders explained that this was a group program that was a dividend program based on the entire group's activity. Mr. Sanders stated that the City was receiving a check for \$80,716.12, which was 18% of last year's premium.

Mr. Sanders informed the Commission that he would be retiring at the end of August; however, Mr. Scott Strong and his staff would be handling things. Mr. Sanders thanked the Commission for letting him be their agent for many years. Mr. Strong commented that he was looking forward to working with the City. Mr. Strong explained that Strong's Insurance was a small agency, but part of a larger group. Mr. Strong stated that he was not going to change how the City had been treated.

Commissioner Schmidt asked Mr. Sanders to explain the earthquake insurance that City Manager Pinkall had asked him about. Mr. Sanders stated that he had been given the green light by Mr. Pinkall, so he had already issued that. Mr. Sanders added that the City should be getting their bound policy soon.

CONSIDERATION AND APPROVAL OF VARIANCE ON CITY RIGHT-OF-WAY FOR PRMC SIGNAGE:

Pratt Health Foundation Executive Director DeWayne Bryan addressed the Commission about ER signage for the hospital. Mr. Bryan stated that he had gotten a COVID grant that would help fund the signage updates. Mr. Bryan commented that two of the signs were not going to require a variance, but the one on Stout Street and Highway 54 presented some challenges because it would need electricity brought to that site. Mr. Bryan commented that the City owned that corner of the property and it had been discussed that the City might be willing to dedicate that corner to the hospital.

Public Works Director Rambat stated that there was a little play on words and this was not a variance. Mr. Rambat commented; however, that he was asking the Commission's permission to dedicate that

corner property to the hospital. Mr. Rambat explained that the sign would be on public property and we did not want to set a precedence. Mr. Rambat stated that he had met with department heads and they were all okay with it even though there were utilities there. Mr. Rambat stated that the City would maintain the easements and the rights-of-way. Mr. Rambat commented that the hospital would need to get the property surveyed and get a legal description and then we would move forward with the dedication of that property with the City maintaining the easement and rights-of-way.

Mayor Deeds asked if this was where the Nativity scene was located. Mr. Bryan stated that it was. Mayor Deeds commented that he was not familiar with how a variance worked. City Attorney Goff stated that the City would be deeding this section over to the hospital. Ms. Goff commented that she had visited with Public Works Director Rambat and City Clerk Kramer and this could not be a variance since it had not come before the Planning & Zoning Commission first. Mr. Rambat commented that dedicating it would not take anything away from the City. Commissioner Peters asked if there were any down sides. Mr. Rambat stated that there were not and added that the hospital maintains it by mowing and they also maintain the pine trees that are there.

Commissioner Siemens asked if there would be any problems with the Nativity scene. Mr. Bryan stated that he did not see a problem. Ms. Goff stated that the Commission would need to direct her to move forward with drawing up the documents to deed the property to the hospital. With little more discussion, Mayor Deeds asked for a consensus of the Commission on dedicating the property discussed to the hospital. All Commissioners were in agreement to dedicate the property to the hospital. Mr. Bryan thanked the Commission and informed them that the sign company would be here Wednesday at 10:00 a.m. Mr. Rambat suggested that they hold off on that sign until there was a legal description.

CONSIDERATION AND APPROVAL OF AGREEMENT BETWEEN CITY AND MICHELLE LANGSTON ON LOT IN SANDY CREEK:

City Attorney Goff stated that City Manager Pinkall had come to her and explained that he had formed an agreement with a private citizen to sell her a lot in Sandy Creek and there needed to be a draft contract to that effect. Ms. Goff explained that this was the second go around since she had already done one for the Galle's, so this contract was similar to the one she had drawn up for that. Mr. Pinkall stated that this was for Lot 1 in Block 4 in the Sandy Creek Addition. Commissioner Peters questioned if she was going to build immediately. Mr. Pinkall stated that she had implied that and she had also talked to Building Inspector Blankenship about her plans.

Mayor Deeds questioned if we needed to discuss Land Banks if we were talking about specials. Ms. Goff stated that no special assessments were required if owned by a Land Bank, so the City would be paying the specials. Mayor Deeds clarified that Land Banks were for lots not sold. Ms. Goff stated that that was correct. Finance Director Carver stated that the City did not have to pay specials on the two lots. Ms. Goff stated that was right and we would have to approve a Community District and specials would be part of that. Ms. Goff added that the Galle's and this one had agreed to pay specials.

With no more discussion, Commissioner Farmer made a motion to approve the sale of Lot One in Block 4 in the Sandy Creek Addition as presented. The motion was seconded by Commissioner Peters and carried unanimously.

CONSIDERATION AND APPROVAL OF WARRANTY DEED TO SANDY CREEK LOT SOLD TO MICHELLE LANGSTON:

City Attorney Goff stated that this was the Warranty Deed and it would be the legal document filed with the Register of Deeds once the funds were received. Mayor Deeds made a motion to approve the

warranty Deed as presented in the packet for Lot One in the Sandy Creek Addition and sold to Ms. Michelle Langston. The motion was seconded by Commissioner Farmer and carried unanimously.

CONSIDERATION AND APPROVAL OF RE-APPOINTMENTS TO THE RECREATION BOARD:

Recreation Director Eisenhauer stated that all five members of the Recreation Board were up for re-appointment and some were late due to COVID. Mr. Eisenhauer commented that they were all willing to serve another four-year term and they were good at showing up at their monthly meetings. Mr. Eisenhauer added that they had been given updates on the pool and the dog park. City Attorney Goff stated that the terms that had ended in 2020 would now end in 2024 since these were four-year terms and the 2022 appointments would end in 2026. Mayor Deeds asked if this was to keep them staggered. Mr. Eisenhauer stated that it was. Mayor Deeds stated that we did not want them to all drop off at once. With no more discussion, Commissioner Siemens made a motion to approve the re-appointments to the Recreation Board as presented. The motion was seconded by Commissioner Farmer and carried unanimously.

OPEN AGENDA:

- **9TH & Hamilton:**

Mr. Tom Frazier took a moment to thank the City for the improvements done on the building at 9th Street and Hamilton Street. Mr. Frazier commented that there were big improvements and they were truly appreciated.

REPORTS:

City Manager:

- **Budgets with department superintendents:**

City Manager Pinkall stated that Finance Director Carver and he had met with department superintendents today to discuss their budgets and would be most of the week. Mr. Pinkall commented that they would put it together in the next couple of weeks and then they would get a budget workshop scheduled.

- **Pool discussion:**

Mr. Pinkall commented he had visited with Mr. Kyle McCawley via phone about the pool. Mr. Pinkall commented that the pool committee had gone through all the details that needed attention and they had been addressed. Mr. Pinkall explained that the design for our pool was about the same as Newton's and Mr. McCawley was going to hook us up with someone in Newton so we could go see it. Mr. Pinkall stated that it was a competitive process to put out specs, but the pool committee would reconvene to make sure it was what they wanted and work through the dynamics. Mr. Pinkall stated that they would be ready to show the public the design and be open with them about the amenities and what the thought process was. Mr. Pinkall commented that we would put this all out on our website, Facebook, and the Tribune.

- **Blue Cross Blue Shield:**

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Mr. Pinkall stated that he had met with Blue Cross Blue Shield and he was looking at going forward due to getting a 4.1% decrease in our premium. Mr. Pinkall informed Commissioner Peters that he had tried three times to get in touch with Ms. Brenda Johnston, but it had not worked out yet.

- **New Chamber Director:**

Mr. Pinkall stated that the Chamber had let everyone know via Facebook that Ms. Ashley (Fitzsimmons) Smith was the new Chamber Director and would be starting in a couple of weeks. Mr. Pinkall commented that there had been two dynamic interviews and it had been a positive process.

- **Bond calendar:**

Mayor Deeds stated that he really liked the bond calendar that was included in the packet. Mayor Deeds commented that it described dates and who was involved and put together so that there were not many questions about the process. Mayor Deeds added that he would like to see something like this for the pool construction. Commissioner Siemens agreed and stated that people were most certainly interested.

Public Works:

- **Budgets:**

Public Works Director Rambat stated that he was busy working with the departments and reviewing their budgets with City Manager Pinkall and Finance Director Carver. Mr. Rambat commented that he was also doing inspections while Building Inspector Blankenship was absent.

- **Water study:**

Commissioner Farmer asked Mr. Rambat how the water study was going. EBH Engineer Matt Cramer stated that Mr. Alan Luttrell was working on it. Mr. Rambat added that City Clerk Kramer and Finance Director Carver had gotten a lot of information around for Mr. Luttrell over the last several weeks. Mr. Rambat stated that Water Superintendent Clay had gone to Garden City last Thursday to look at their plant and to get a visual of what we might be facing in the future.

- **Highway 61:**

Commissioner Farmer asked how long the turn off of Highway 61 was going to be closed. Mr. Rambat stated that that was a KDOT deal and he thought that they had put a new drainage pipe in there. Mr. Rambat commented that they would let it cure out and then add asphalt, so it should be open in a week or so.

Electric Departments:

- **9th & Hamilton:**

Director of Electric Utilities Huber stated that he had the guys working on the roof the 9th Street and Hamilton Street structure and that was where they stored the Christmas lights.

- **Bids:**

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Mr. Huber stated that he had put out bids for a transmission pole and those specs were in the miscellaneous information in the packet. Mr. Huber commented that the poles were costing about \$50,000 each last year.

- **Tyr Energy:**

Mr. Huber stated that Tyr Energy had been working with him on monthly runs and peak of day. Mr. Huber commented that it was going to be tough to save money. Mr. Huber explained that they would be running the steam engines in July and August until coordinated with Tyr. Mayor Deeds made a comment that the ECA would be going up. Mr. Huber stated that it would; however, he would not let Pratt have a rolling black out. Mayor Deeds asked about how to explain that. Mr. Huber stated that it was out of our hands and that the cost of natural gas was the cause.

Recreation Department:

- **Calls about the pool:**

Recreation Director Eisenhower stated that they were taking about two hundred calls a day about the pool project.

Police Department:

- **Facebook:**

Police Chief Humble stated that new posts about the department go out weekly on Facebook. Chief Humble commented that he was on vacation for a week and came back to no surprises.

Finance Department:

- **Bond preparation:**

Finance Director Carver stated that he had worked with Stifel preparing a lot of information that they would be turning around and using to sell the bonds. Mr. Carver commented that the bids would be going out on July 9th; therefore, he had until July 7th to finalize everything. Mr. Carver stated that we would be able to review it before it got circulated. Mr. Carver explained that we would be able to review the documents and see if there were additional edits and comments and then give it our stamp of approval. City Attorney Goff stated that some things had been sent to Mr. Kevin Cowan, Gilmore and Bell, however, we had not heard back yet.

- **City valuation:**

Mr. Carver stated that the assessed valuations should be out between June 10th and June 15th and they were up \$2 million from last year.

Mayor and Commission:

- **Happy 4th of July:**

Commissioner Farmer wished everyone a safe and happy safe 4th of July.

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- **Executive Session:**

Mayor Deeds made a motion to enter into executive session at 6:25 p.m. to last thirty minutes for non-elected personnel. The motion was seconded by Commissioner Farmer and carried unanimously.

Mayor Deeds made a motion to return from executive session at 6:55 p.m. with nothing to report. The motion was seconded by Commissioner Siemens and carried unanimously.

ADJOURN:

Commissioner Farmer made a motion to adjourn that was seconded by Commissioner Schmidt. The motion and second passed unanimously.

APPROVED BY THE MAYOR:

GARY A. SCHMIDT, Vice-Mayor



ATTEST:

LUANN KRAMER, City Clerk