

MONDAY

JULY 01, 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	Dir. of Electric Utilities

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

CONSENT AGENDA:

- June 17, 2019 Regular Commission Meeting
- June 20, 2019 Special Call Meeting
- June 24, 2019 Recessed Commission Meeting
- June 26, 2019 Recessed Budget Work Session-Day 1
- June 27, 2019 Recessed Budget Work Session-Day 2

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 IOWA STREET TRAIL CONSTRUCTION PROJECT:

Pratt Health Foundation Executive Director DeWayne Bryan addressed the Commission about the Iowa Street Trail project. Mr. Bryan stated that his goal had been to fund the entire project; however, he had come out a little short. Mr. Bryan explained that this project would be done in two phases and it was close to the school, which would encourage kids to get out and walk. Mr. Bryan commented that phase one was from Iowa Street to Ninth Street and they had the \$5,000 grant funds in the bank. Mr. Bryan added that they had pending grant funds of \$3,500 for each phase, but the total project cost was around \$28,000. Mr. Bryan stated that Pratt Health Foundation had \$2,700 to put towards the project also. Mr. Bryan stated that they would have half the cost at worst, but they would need the City's help with the balance for phase one, which was about \$6,000.

Mr. Bryan stated that there was a Federal grant through KDWPT for phase two; however, the City's portion of that project would be 20%. Mayor Meyer asked if we could come up with that. Finance Director Garten stated that there would be room for it in the Parks Trust Fund. Mayor Meyer asked Mr. Bryan what the time line was on this. Mr. Bryan stated that the grant wanted the work to be completed by October or November and the other grant was at the end of the month. Public Works Director Rambat stated that this should not be a big deal and he could base the costs off of the Jack Ewing Park project and get bid requests out. Mr. Rambat commented that the contractors could be too busy and that would present a problem to get done by the end of this month. Mr. Rambat added that this was off the City's right-of-way; therefore, we would need to check with property owners to make sure they were okay with it being a public walkway even though it was on private property. Mr. Bryan stated that he already had the okay from the school.

Commissioner Peters questioned how certain Mr. Bryan was that he would get the KDWPT grant. Mr. Bryan stated that he was pretty confident since they had helped many times before and it added up to about \$60,000. Commissioner Peters asked if he had a plan B. Mr. Bryan stated that he did not have one yet, but they were always looking at additional grant opportunities. Commissioner Deeds asked if USD 382 had any input on what the sidewalk would look like. Mr. Bryan stated that they did not, but they were open about doing what we wanted. Commissioner Peters questioned how wide the sidewalk would be. Mr. Bryan stated that it would be 5' wide.

With no more discussion, Commissioner Peters made a motion to approve the Iowa Street Trail Construction project presented by Mr. Bryan and for the City's portion of phase one not to exceed \$6,000. The motion was seconded by Commissioner Leslie and carried unanimously.

CONSIDERATION AND APPROVAL OF THE 2020 LIBRARY BUDGET REQUEST FOR 4 MIL:

Library Director Eric Killough stated that he was not asking for any more money; however, he had been concerned with the employees' pay scale and gave raises when he took over. Mr. Killough commented that they were ramping things up by reaching out to seniors, college kids and others. Mr. Killough explained that college kids have a hard time getting to town, so they had started taking some programs out to them and they were also going to retirement centers. Mr. Killough stated that he had a nutritious program for the kids and he was paying for that out of his pocket. Mr. Killough commented that they had fantastic programs and were seeing about thirty more people coming through the door every day. Mr. Killough stated that he was doing good with the budget and making people happy and it was nothing more than what you see.

Mayor Meyer stated that his budget was very well done and the Commission had approved the four mil request last week during the budget work session. Commissioner Leslie commented that his kids had been going there for years and there were great things that they were offering. Mr. Killough stated that anyone could reach out to him on ways to improve that would better serve the community.

Commissioner Schmidt asked if any of the Millar money was left from the original grant. Commissioner Schmidt commented that he had served on that board many years ago. Mr. Killough stated that it was about to run out and it could be this year; however, the library would not be what it was without that money. Commissioner Peters added that he had heard great things about the library also.

UPDATE ON THEATRE:

Mr. Bill Keller stated that he was on the Board for the Pratt Community Theatre and they were a 501(c)(3) organization. Mr. Keller commented that this had all started when the Barron Theatre had closed and he informed the Commission that there had been a lot of people work on it and he mentioned that Mr. Curtis Nightingale did a lot of work before he left. Mr. Keller stated that it boiled down to people believing that Pratt should have a full time movie theatre and they wanted to do it as a not-for-profit and be a community project. Mr. Keller explained that they had first thought about redoing the Barron Theatre, but had decided against that after hearing from the movie distributors that you should have four screens.

Mr. Keller stated that they first thought that donors would come flocking in; however, fund raising got harder and mistakes were made by not bringing in someone to help with raising the funds. Mr. Keller commented that they hired Opportunity Funding to help campaign and to help to raise the money. Mr. Keller added that they liked them because they put someone in the community during the campaign. Mr. Keller introduced Mr. Dwight Crosby and informed the Commission that he lives in Pratt and he also had an office downtown.

Mr. Crosby stated that he had been doing fund raising since 2005 and it gave him an opportunity to come into a community to build something. Mr. Crosby stated that the project had increased in costs since it first started and was now up to \$3.9 million. Mr. Crosby commented that they had \$2.2 million of that raised and they had several events along a time line that would bring in about \$800,000 to \$1 million. Mr. Crosby explained that there had been a quiet phase that pulled in 50% to 60% of the objectives and conversations picked up and they reached out to everyone. Mr. Crosby stated that they needed to get out in front of people through their website and Facebook. Mr. Crosby commented that you create these campaigns that start with a list of those that have the capacity to invest. Mr. Crosby stated that they might not have interest, but you visit with them about the donation being tax deductible, an investment into the community and that it would add value to the community. Mr. Crosby explained that you go to the movies and, while there, you eat, shop and get gas, which is revenue for the community.

Mr. Crosby stated that there had be a lot of questions as to why we would need four screens. Mr. Crosby commented that a majority of the theatres being built now were five screens, but you had to at least have four to get the first run movies. Mr. Crosby commented that a percent of the sales goes to the brokers; however, the buzz was out there. Mr. Crosby stated that you rotate movies and pick up profits, which would go to maintaining the theatre and then it would go back into the community. Mr. Crosby added that the profits go back into 501(c)(3) organizations in Pratt. Mr. Crosby explained that he had taken the figures that Mr. Nightingale had projected and tripled them. Mr. Crosby stated that the goal was to have no debt as far as the building was concerned, but you would always have operating costs.

Mr. Crosby commented that the stats show that people twenty-four years old or less go to the movies 6.5 times a year and that made up about 48% of the 5,600 people in Pratt that age or under. Mr. Crosby stated that that could generate about \$320,000 per year and that was without concessions. Mr. Crosby explained that the \$320,000 revenue would still be profitable if the operating costs tripled. Mr. Crosby stated that they were asking people that they meet to support it, invest in it or be an advocate for it. Mr. Crosby added that this would be a good community asset coming into Pratt.

Mr. Crosby stated that not all the information was on the website, but they would be glad to meet with anyone to promote what they were doing. Commissioner Peters asked if the deadline was at the end of this year. Mr. Keller stated that that was a goal the board had set. Mr. Keller explained that their attitude was that if they could not get the money raised by the end of the year, it probably was not going to happen. Commissioner Peters questioned if a three plex was out of the question. Mr. Keller commented that they would look at that if they got to a point; however, they had been told seriously not to do that by the movie brokers. Mr. Keller stated that it was not the cheapest construction plan, but it was a very nice facility that would attract people to Pratt. Mr. Crosby stated that the board was not in competition with the Barron Theatre and they support the mission of Youth Core. Mr. Crosby commented that Youth Core would be one of the 501(c)(3) organizations that would benefit from revenue generated by the four plex. Mr. Crosby stated that there was not a shortage of ideas on what else could go out there. Mr. Keller stated that they did not expect the four plex to be packed seven days a week.

Mr. Keller stated that he had been asked why a non-profit business could not come in and do this. Mr. Keller explained that no fund raisers were used in larger communities, because there was someone out there that would build it. Mr. Keller commented that Kaufman Stadium would not have been built for a smaller community and the Vernon Filley Art Museum could not have been a for-profit business. Mr. Keller stated that it was not going to happen for the theatre if we did not make it happen. Mr. Keller commented that they had about fifty to sixty donors, but they had a lot of businesses and people to talk to yet. Mr. Keller explained that they had pledges anywhere from six figures to \$5 and they were glad to have it all. Mr. Keller stated that, if it did not happen, it would not be because they did not try.

Mr. Crosby stated that Amazon prime streaming and Netflix were growing; however, so was the construction of theatres and the number of screens. Mr. Crosby added that it all continues to grow in projections up to 2024. Mr. Crosby commented that they were making it an experience going to the movies with rocking chair seats and seats that vibrate if there was an earthquake. Mr. Crosby stated that going to the movies was the most economical entertainment against all professional teams combined. Mayor Meyer asked how Concordia did their new theatre. Mr. Keller stated that they did not do it through charitable contributions, so they were paying off a construction loan out of their revenues. Mr. Keller commented that the board did not want to do that and they wanted to be debt free. Commissioner Leslie stated that he was a big supporter of the project and that it would bring a lot to Pratt. Mr. Keller stated that it could be discouraging to a PCC student if the town did not have a movie theatre. Mr. Crosby agreed that it was a recruiting tool and that towns did not just look at the doctor they were recruiting, but they looked at the family. Mr. Crosby stated that there was not a shortage of ideas to enhance this and make it more viable, so they were pushing forward with it. Mr. Crosby commented that the screens were not limited to movies, but could be maximized by using it for seminars or having concerts transmitted in.

Commissioner Leslie clarified that the end of the year was the deadline. Mr. Keller stated that they would not get the enthusiasm if they did not have it by then. Mr. Keller commented that they should have brought Mr. Crosby in earlier and added that they had wasted a lot of time negotiating with Mr. Bill Warren and then that fell through. Mr. Keller stated that he was visiting with someone that had been at the Sports Complex for a sports event about a year ago and they told him that they would have spent a lot of down time at a theatre to get out of the sun. Mr. Crosby commented that it was not only sports events, but truckers that were staying over, students and anyone else staying over that would capitalize on it. Mayor Meyer commended the board for pulling out all the stops. Mayor Meyer commented that people did not take into consideration that the area was prime for future development and would increase our tax base. Mr. Keller stated that they needed everyone that was enthused about this to encourage others and be an advocate. Mr. Crosby commented that it was the right thing to invest in and communities were starting to look at the social return on investments.

CONSIDERATION AND APPROVAL OF THE PURCHASE OF A TRANSFORMER FOR THE PCC TRACK AND SOCCER COMPLEX:

Director of Electric Utilities Huber informed the Commission that he had met with the electrical engineer for the Track and Soccer Complex several months ago and he had ordered the transformer. Mr. Huber commented that he had gone out for quotes and Stanion Wholesale Electric was the cheapest. Mr. Huber added that it was under \$10,000; therefore, the City Manager was able to approve the purchase. Mr. Huber stated that he had found out about a week and a half ago that they changed the voltage and did not tell him. Mr. Huber explained that they wanted power by the end of the week, but the lead time was eight to ten weeks; however, he had gotten hold of Solomon Corporation and they could get him a refurbished one in a week. Mr. Huber commented that this one cost \$11,270, so that was why he was bringing it to the Commission for approval.

Mayor Meyer asked what we were going to do with the other one. Mr. Huber stated that it could just sit there, but time would tell. Mayor Meyer questioned if we were going to have to eat that one. Commissioner Peters stated that it was not our fault, so they should step up to the plate. Mr. Huber stated that it had been discussed that we would bill the Law Company for it. Commissioner Peters stated that we should bill them for both transformers. Commissioner Deeds stated that that was up for discussion at their meeting tomorrow. Building Inspector Blankenship stated that the City had waived the connect fee, so that did not cover any of that. Mayor Meyer questioned if we still would have waived that. Commissioner Deeds explained that we would have been billing ourselves. Mr. Blankenship agreed and added that it was our land. Public Works Director Rambat commented that it would be dedicated back to the City and we would be doing the maintenance.

Commissioner Schmidt asked if they had been billed for this second transformer. Mr. Huber stated that he had not billed them yet and that he wanted to wait until they fired it up. Mr. Huber commented that they were in a rush to get it, but the electricians were pushed back about a week and a half. Mr. Huber stated that they would probably fire it up in another week. Mr. Blankenship stated that they had about \$20,000 in the two transformers. Mr. Huber commented that they did not usually keep very many transformers in stock because of the expense, so this one would be added as a back-up. Mr. Huber added that 3 phase were not used by too many. With no more discussion, Commissioner Leslie made a motion to approve the purchase of the transformer for the PCC Track and Soccer Complex from Solomon Corporation in the amount of \$11,270 as presented by Director of Electric Utilities Huber. The motion was seconded by Commissioner Deeds and carried unanimously.

OPEN AGENDA:

No one wished to address the Commission.

REPORTS:

City Manager:

- **Advertising City property:**

City Manager Eckert stated that Chamber Director DeClue had some photos of property that the City had for sale and it was very first class advertising. Mayor Meyer asked if it was Sandy Creek. Mr. Eckert stated that it was and it was for a good price. Mayor Meyer questioned if it would be on social media. Mr. Eckert commented that it would be on our website, as well as the Chamber's. Mr. Eckert stated that Ms. DeClue had put a lot of time and effort into this and it was very well done. Commissioner Peters

asked about the prices on them. Mr. Eckert stated that Ms. DeClue had put a price on it to get them started.

- **Water meetings:**

Mr. Eckert stated that they would be having more water meetings than normal, because of the climate going up and down. Commissioner Peters asked where the meetings were held. Mr. Eckert explained that this was a big district and they had met twice in Pratt and also in St. John and Hays. Commissioner Peters questioned what issues were discussed. Mr. Eckert stated that they talk about what was happening with the water table and how to keep farmers and ranchers supplied with water. Mr. Eckert stated that they take this very seriously.

Commissioner Peters asked what they had come up with. Mr. Eckert stated that Pratt had been given an extra year on their water rights and they did a lot to see where our water was and monitoring wells to see what everyone's needs were. Mr. Eckert stated that we had good water now and we wanted to keep it that way. Public Works Director Rambat stated that we would have to really buckle down and get creative on how we were going to push water. Mr. Rambat added that it had to be legal and appropriate when it came to water rights. Commissioner Peters asked if it was figured on acre feet. Mr. Rambat stated that it was. Mr. Rambat added that he had a worksheet put together for the State on how many water rights we had available. Mr. Rambat stated that we had another third available that we had the potential of losing if we did not use it, but it had to be legit. Mayor Meyer asked if it could be used for recreational purposes. Mr. Rambat stated that it would have to be metered, but it probably could be used in the parks. Mr. Rambat commented that it was amazing how much water equaled an acre feet. Mr. Rambat stated that EBH would be getting more involved.

- **Succession Planning:**

Mr. Eckert stated that he continued to look at the succession planning, but it was getting hard to find people that wanted to come and get into different categories in Pratt. Mr. Eckert informed the Commission that we would have three retire this year and they had been employees for decades. Mr. Eckert commented that longevity was tremendous and you did not see this anywhere else.

City Attorney:

- **Kansas Government Journal:**

City Attorney Probst stated that this month's Kansas Government Journal had listed all the bills that had passed and did not pass. Ms. Probst added that there was also a neat article about Mr. Blankenship's department and issuing warrants. Commissioner Peters questioned if any of the bills affected Pratt specifically. Ms. Probst stated that the tax lid effected two jurisdictions and Pratt was one of those. Ms. Probst added that a judge now had discretion in Municipal Court on whether to waive the fee to get a driver's license reinstated if that fee was going to be a hardship. Ms. Probst explained that driving while suspended convictions were responsible for more incarcerations than DUI's.

- **North Pearl:**

Commissioner Leslie asked if anything had been done with the fence on North Pearl Street. Mr. Blankenship stated that the fence in front was 4', but the owner had told him that he was going to get it down. Mr. Blankenship commented that he needed to go visit with him again. Ms. Probst stated that this was a battle that they had been fighting for years.

Public Works:

- **Pool:**

Public Works Director Rambat stated that the pool was up and running again.

- **Future Projects:**

Mr. Rambat stated that he needed to get out and determine the areas for a curb and sidewalk project and a street project.

- **Budget Work Sessions:**

Mr. Rambat thanked the Commission for making time to get to know the department heads during the budget work sessions and he added that it made them feel like they were a part of it. Mr. Rambat stated that it was a difficult process to get through a whole year.

Building Inspections:

- **Lemon Park Bathroom:**

Building Inspector Blankenship stated that the bathroom at Lemon Park should be here next week and they were ready for it. Mr. Blankenship thanked Director of Electric Utilities Huber and Park Superintendent Eckhoff for all their help. Mr. Blankenship commented that they would get it in there and then they would start to get the rest of the dirt in and the concrete poured, which would include ADA ramps.

- **South Taylor house:**

Mr. Blankenship stated that he had been working on a house on South Taylor Street for over a year and trying to get someone to clean it up. Mr. Blankenship commented that City Attorney Probst had not had a lot of success finding the owners, so they would be trying a different strategy at the next meeting. Mr. Blankenship explained that there was another load dumped there and no one was taking responsibility. Ms. Probst stated that this was a complicated situation and she explained that there was joint tenancy where the survivor would have complete rights. Ms. Probst stated that there were two people in a second marriage and both had a line of descendants. Ms. Probst explained that the husband had passed away, so the property went to the wife; however, the property had not been probated. Ms. Probst continued to explain that the wife has also passed away, so it now goes to her descendants. Ms. Probst stated that she would have a resolution at the next meeting that would abate the nuisance and put a lien against the property. Mr. Blankenship stated that he had met with a contractor to clean it up and those costs would be assessed to the property. Mr. Blankenship added that there was someone there, but someone else was doing the dumping.

- **South Oak house:**

Mr. Blankenship reminded the Commission that he had come before them in February about the house on South Oak Street. Mr. Blankenship reminded them that the owner had asked for an extension and he had given him until July 1st. Mr. Blankenship stated that he would be contacting him and hopefully he was

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out. Mr. Blankenship commented that, if he was out, he would get it tested for asbestos and get it taken down.

Police Department:

- **Burglaries:**

Police Chief Humble informed the Commission that there had been several car burglaries on June 19th and 20th and all of the vehicles were unlocked. Chief Humble stated that they had put it out on Facebook that it was dedicated to one area and had asked for the public's help. Chief Humble commented that they had a couple of leads and were working on that. Chief Humble added that this happened in the north part of town around Champa Street, Curtis Street and Stout Street. Mayor Meyer stated that their post had a lot of hits. Chief Humble stated that it did, but there had been nothing since.

Mayor and Commission:

- **Fascinated with Pratt:**

Mayor Meyer stated that he had run into someone that he had gone to college with and he was fascinated with Pratt. Mayor Meyer commented that he had lived here for about two years around 1960 and 1961.

- **Executive Session - #1:**

Mayor Meyer made a motion to go into executive session at 6:55 p.m. to last ten minutes to discuss data relating to financial affairs or trade secrets of second parties. The motion was seconded by Commissioner Leslie and carried unanimously.

Mayor Meyer made a motion to continue the executive session at 7:05 pm. for an additional fifteen minutes. The motion was seconded by Commissioner Schmidt and carried unanimously.

Mayor Meyer made a motion to return from executive session at 7:20 p.m. with nothing to report. The motion was seconded by Commissioner Peters and carried unanimously.

- **Executive Session - #2:**

Mayor Meyer made a motion to go into executive session at 7:25 p.m. for one hour to discuss non-elected personnel. The motion was seconded by Commissioner Deeds and carried unanimously.

Mayor Meyer made a motion to return from executive session at 8:20 p.m. with nothing to report. The motion was seconded by Commissioner Schmidt and carried unanimously.

Mayor Meyer made a motion to continue the executive session at 8:20 p.m. for an additional thirty minutes. The motion was seconded by Commissioner Schmidt and carried unanimously.

Mayor Meyer made a motion to return from executive session at 8:50 p.m. with nothing to report. The motion was seconded by Commissioner Peters and carried unanimously.

RECESS:

9 – July 01, 2019 (Regular Commission meeting)

Commissioner Peters made a motion to recess until Monday, July 15th at 1:00 p.m. for the City/County joint meeting at City Hall. The motion was seconded by Commissioner Leslie and carried unanimously.

Doug Meyer, Mayor



ATTEST:

LuAnn Kramer, City Clerk