

WEDNESDAY

JULY 05, 2023

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

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

ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Aleta Eastes	Finance Department
	Nate Humble	Police Chief
	Regina Goff	City Attorney
	Russell Rambat	Public Works Director
	Jamie Huber	Director of Electric Utilities
	Larry Eisenhower	Recreation Director

CALL TO ORDER:

The recessed 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 in the invocation and the Pledge of Allegiance.

MINUTES:

Commissioner Farmer made a motion to approve the minutes of the June 19, 2023 regular Commission meeting and the June 30, 2023 recessed Commission meeting. Commissioner Siemens seconded the motion and it passed unanimously.

BUSINESS:

PRESENTATION OF CID (COMMUNITY IMPROVEMENT DISTRICT) AT SANDY CREEK AND APPROVAL OF NOTICE OF HEARING:

Mr. Kevin Cowan reminded the Commission that they had established a Community Improvement District (CID) for the Sandy Creek Addition last year where the City had installed infrastructure. Mr. Cowan stated that they had talked about being reimbursed for that infrastructure through specials over time as the lots sold. Mr. Cowan commented that they had established Sandy Creek lots 1- 7 Block 4 and lots 39-48 Block 4, which would each be assessed at \$10,000 per lot. Mr. Cowan added that City Attorney Goff had told him that two of those lots had sold, so we would treat them as not being part of this and not part of the assessments. Mr. Cowan stated that we had a hearing at that time to establish the district and these were

the improvements we were talking about. Mr. Cowan stated that we needed to assess those lots prior to this budget season or before August 25th. Mr. Cowan explained that he would need action on the assessment role tonight and any property owner could prepay part or all of this at the County before it gets assessed. Mr. Cowan explained that tonight was the beginning of the assessment process and the hearing would be at the next meeting and then the assessment Ordinance would need to be approved. Mr. Cowan commented that this would need to be certified to the County that these lots could be assessed over time.

Mayor Deeds asked how many unique property owners we had. Ms. Goff stated that we had Klausmeyer Construction and three others. Mr. Cowan commented that the home builder would not want to prepay; however, the other three might have some interest. Mr. Cowan stated that, if it was just the developer, he might waive the hearing, but we should have the hearing with three others involved so that they had a chance to ask questions. Mr. Cowan explained that it should not be a controversial hearing because they were recorded and on record and steps had been followed, such as publishing things, so everything had been done. Mr. Cowan stated that there was a State law that it had to be stated in the contract about the specials and that had happened. With no further discussion, Commissioner Farmer made a motion to approve the hearing concerning the Sandy Creek Addition, the proposed assessment rule and notice given to the property owners. The motion was seconded by Commissioner Meyer and it passed unanimously.

PRESENTATION BY BRENDA JOHNSTON, MIDWEST BENEFIT RESOURCES AND MIKE MINTON, GALLAGHER BENEFIT:

Mr. Mike Minton with Gallagher Benefit Resources and Ms. Brenda Johnston from Midwest Benefit Resources stated that they were at the meeting to answer questions about working with the City on their benefits. Mr. Minton commented that the City had decided not to go this direction last year, but had more interest this year and they had provided the Commission with their consultant agreements to look over. Mr. Minton commented that City Attorney Goff had sent him a couple of changes on the Gallagher Agreement that would have to go to his legal team, but he did not see any issues with them. Mr. Minton stated that they were here to answer any questions, but he did want to point out the \$25,000 consulting fee on page 9 of 9 under the guarantee. Mr. Minton explained that, if they had not provided that amount of savings, the firm would pay that back to the City. Mr. Minton stated that they would look for plans that were beneficial for the City and the employees.

Ms. Johnston stated that she had already sent the changes to her legal team. Ms. Goff stated that she had given the Commissioners those changes in case they would want to take action. Commissioner Meyer asked what they could provide the employees that they were not getting right now. Ms. Johnston stated that she was local and was available to the City and employees now. Ms. Johnston commented that a lot of employees did not understand the plan and how to use it that was best for them and how to make decisions. Ms. Johnston explained that she would help with enrollment, claims issues and be a go between for the employee. Mr. Minton stated that Gallagher was a national firm and could work with all carriers from Blue Cross and many others. Mr. Minton commented that they would basically shop and negotiate and work with the City's leadership team on plan designs. Mr. Minton stated that they would love to show the City how they negotiate with the carriers.

Ms. Goff stated that Mr. Minton changed the agreement so that we would not get charged anything if we did not save anything. Ms. Goff explained that one thing that had been discussed was that Mr. Brent Carver would be taking over the insurance, but now he was gone. Ms. Goff stated that no one was really researching the plans available. Ms. Goff explained that most of the ones on our insurance were younger that did not make a lot of money and there was no provision for eye care. Ms. Goff talked about the co-insurance going up the last few years and that it would be good to have someone look at different plans. Mayor Deeds commented that this was a big investment to the City.

Commissioner Farmer asked where the \$25,000 would come from. City Manager Pinkall stated that it would come from the savings that they get us. Ms. Goff added that there was money there with the high level of open positions. Commissioner Schmidt stated that he had asked several times what we spend annually on the health insurance and could never get an answer. Mr. Minton stated that he would try to work with the group to put together a package that makes sense. Mr. Minton commented that the Commission would decide the input that you could do for the employees and we would educate them. Ms. Goff stated that no one here has the time to do the research and that was what they do. Mayor Deeds asked if there would be any changes in coverage like deductible. Mr. Minton stated that they did not make those changes. Mr. Pinkall stated that that would be what Ms. Johnston would help us with. Mayor Deeds stated that we had to have an expectation of what we had and a consultant would bridge that gap. Commissioner Meyer commented that insurance was the most important benefit for the employee. Commissioner Meyer stated that you could generate a lot of reports and they were good reports, but we did not have an HR person and no one was skilled in insurance evaluation and the employees deserve that type of service.

Ms. Goff stated that there would be no automatic renewals. Ms. Johnston stated again that she would educate employees on preventive and diagnostic exams. Ms. Johnston commented that she would go through benefits during enrollment and get to know the employees. Mayor Deeds asked how soon they needed this done. Mr. Minton stated as soon as possible. Mayor Deeds stated that there were no down sides. Commissioner Farmer asked if we needed a special call to discuss this more. Mayor Deeds asked if the next meeting was soon enough. Mr. Minton commented that they would do what they could. After a little more discussion, it was decided that they would recess this meeting until Monday the 10th.

CONSIDERATION AND APPROVAL OF CONTRACT WITH EBH ENGINEERING FOR PRELIMINARY ENGINEERING SERVICES FOR WATER SYSTEM IMPROVEMENTS – PHASE 1:

Public Works Director Rambat stated that this was a contract agreement with EBH for the application engineering for the PFAS funding for Well #15. Mr. Rambat commented that it was a standard agreement and it looked promising that we were at the top of the list for the \$3 million in funding to address the PFAS issue at Well #15. Mr. Rambat explained that we would be constructing a new well #17 out by the solar farm and EBH Engineer Mike Younger estimated the cost to be around \$3 million. Mr. Rambat stated that the cost of the contract tonight would be covered if we got the funding. Commissioner Farmer asked where the \$15,000 was coming out of now. Mr. Rambat stated that it would come out of professional services in the water department.

Mayor Deeds commented that we were halfway down this path already and quite invested. Mr. Rambat stated that we were not moving the water rights to #17. Mr. Rambat explained that the invested rights and appropriated rights from old well #8 were already in place to move them to #17 and it had been approved by DWR. Mr. Rambat stated that the rights from #15 would be moved to #10 and then the rights from #10 might be moved to #18. Mr. Rambat commented that we were moving the point of diversion in the system and not the actual water rights. Commissioner Farmer asked what the nitrate levels were in the construction area of Well #17. Mr. Rambat stated that the area under the water tower range from four to six and some of the test holes were around eight to eight and a half, but this was not addressing nitrates and was strictly PFAS. Commissioner Meyer stated that there was a lot to read, but he asked if there would be a little bit to build a plant. Mr. Rambat stated that they would install some of the piping to the new well back west to the water tower and, if we go ahead with the treatment plant, we would not have to pay for piping. Commissioner Siemens asked if the funding would be hinged upon approval of this contract agreement. Mr. Rambat stated that it would not and this was to get the application completed, so we would just be out the \$15,000. With no further discussion, Commissioner Farmer made a motion to approve the contract with EBH for the preliminary engineering services for the water system improvements phase 1. The motion was seconded by Commissioner Siemens. The motion and second passed unanimously.

OPEN AGENDA:

No one in the audience wished to address the Commission.

REPORTS:

City Manager:

- **Interviews:**

City Manager Pinkall stated that they had three interviews for the City Clerk position and one no show. Mr. Pinkall commented that they had two good options and would do follow-ups with them.

- **Pool Grand Opening:**

Mr. Pinkall stated that he had thoughts on the grand opening for the pool although the date had not been set yet. Mr. Pinkall commented that they should know more in a couple of weeks. The schedule for now was that it would be on a Saturday around 1:00 p.m. with the Mayor doing the welcome, followed by an introduction of the Commissioners, staff, and the pool committee, then Ms. Goff would do a dedication and introduction of the donors and reveal the name of the pool and do a ribbon cutting. Commissioner Farmer asked if the rain had pushed us back. Mr. Rambat stated that it had, but they were still moving. Mr. Pinkall commented that they were filling it. Mr. Rambat added that it was a slow fill and they would start with the chemicals tonight. Ms. Goff stated that the first day would be a free day.

Public Works:

- **Bacteria:**

Public Works Director Rambat stated that bacteria samples on #7 came back good and it went back on-line Friday.

- **#12:**

Mr. Rambat commented that there would be a drilling company here to pull #12 next week and should have a report next week. Mr. Rambat stated that it would exceed the City Manager's \$10,000 limit.

- **#15:**

Mr. Rambat stated that #15 was now on a new quarterly schedule for sampling nitrates and Superintendent Clay had already gotten the first sample bottles. Mr. Rambat explained that we would have to go through the notification process again in the next couple weeks because it was part of our system even though we were not running it. Mr. Rambat commented that he was also working another angle and that was putting a well on emergency standby and that would take it off the sampling rotation. Mr. Rambat stated that, if you had some huge downtown fire, you could operate it. Mr. Rambat commented that he was trying to get ahead of the right people.

- **Employees:**

5 – July 05, 2023 (Recessed Commission meeting)

Mr. Rambat stated that he had another employee turn in his notice in the wastewater department. Mr. Rambat commented that there was nothing in the pile and it was hard on the guys that do show up and it was not due to wages. Mr. Rambat stated that we were trying to plug the holes.

Recreation Department:

- **Morning activities:**

Recreation Director Eisenhower stated that they had about two hundred youth signed up for morning activities and about ninety to one hundred showing up right now. Mr. Eisenhower commented that they had a fifth helper for the mornings. Mr. Eisenhower explained that the numbers were down this week due to summer school and vacation bible schools.

- **State baseball:**

Mr. Eisenhower informed the Commission that there should be about forty teams in town next weekend for State baseball, but there were twenty-six signed up currently.

RECESS:

Commissioner Farmer made a motion to recess until Monday, July 10, 2023 at 11:00 at City Hall. The motion was seconded by Commissioner Siemens and it passed unanimously.

ZACH DEEDS, Mayor

(SEAL)

ATTEST:

LUANN KRAMER, City Clerk