

MONDAY

JULY 18, 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
	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:**

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

**MINUTES:**

Commissioner Farmer made a motion to approve the minutes of the July 05, 2022 regular City Commission meeting and the July 14, 2022 Special Call meeting and the July 14, 2022 Special Call #2 meeting. Commissioner Siemens seconded the motion and it passed unanimously.

**BUSINESS:**

**POOL DISCUSSION:**

City Manager Pinkall passed out copies of the pool design and named the members of the pool committee. Mr. Pinkall stated that the pool would be in the same spot as it was now and the drawing showed the depths and the zero entry on the south end. Mr. Pinkall commented that there would be a public meeting Wednesday, July 20<sup>th</sup> at the Municipal Building at 6:00 p.m. and another one on Saturday, July 30<sup>th</sup> at City Hall. Mr. Pinkall explained that he would share the story of the pool and where the new one would go at those meetings. Mr. Pinkall stated this was a big project, but they wanted it to be up and ready for the 2023 season.

City Attorney Goff stated that Mr. Pinkall had commented that this meeting was also for the public; therefore, we might ask if there were any questions or comments from the audience. Mr. Eric Killough stated that he had some concerns with the north slide and ending up right on concrete. Mr. Pinkall stated that that was called a dry slide for younger kids and they come in and splash. Mr. Killough asked if they had thought about balloons over it in the winter and out in the summer. Mr. Pinkall commented that they had thought about that, but it did not go any further than that. Mayor Deeds stated that those were good questions and he was interested in that also. Public Works Director Rambat stated that the biggest obstacle with that was staffing, but they would ask again.

Mr. Pinkall stated that they would ask about other things too. Mr. Pinkall commented that fountains had come up and smaller amenities for littler kids and colored lines to show the different depths. Ms. Goff stated that the design was complete, as was the size and bath area. Mr. Pinkall added that it would be moved to the west side of the parking lot so that the sewer line would be easier to repair if need be. Commissioner Schmidt asked if swimmers started races in the water or off the edge. Mr. Pinkall stated that they start from the edge. Commissioner Schmidt commented that he was concerned about them hitting bottom. Mr. Pinkall stated that Ms. Tonia Harrison and Ms. Dee Hill were on the committee and they helped with all of that. Commissioner Farmer asked about getting bleachers there. Mr. Pinkall stated that they had before and Mr. Rambat was looking at terracing. Mayor Deeds thanked the committee members that were in the audience.

#### **PRESENTATION BY EAGLE SCOUT COLBY GORDON:**

Eagle Scout Colby Gordon presented the Commission with an option for Lemon Park and a gaga ball pit where there used to be a volleyball pit. Mr. Gordon stated that he would take out the vegetation that had grown up there and bring in new sand if needed. Mr. Gordon commented that all he needed was permission to build it. Commissioner Peters asked what materials he needed to build it. Mr. Gordon stated that he needed wooden boards that hold it up. Commissioner Peters asked what the dimensions were. Mr. Gordon stated that there were different dimensions. Mr. Gordon added that there were two pits there that were pretty grown up.

Commissioner Peters asked if it took four people to play. Mr. Gordon commented that it took at least four; however, as many as twenty could play at one time. Commissioner Peters questioned if it took a special ball. Mr. Gordon stated that you use a light ball like a volleyball or a kick ball. Public Works Director Rambat stated that he saw no reason not to move forward, but he would like to get input from Park Superintendent Quint. City Manager Pinkall commented that he would like for him to present it to the Recreation Board also. Commissioner Schmidt asked if people bring their own ball. Mr. Gordon stated that you do, but the court just stays there. Commissioner Siemens stated that it sounded like fun. Commissioner Farmer stated that he was very proud of Mr. Gordon to come up and talk about this. Finance Director Carver commented that we could put up a sign showing what game this was.

#### **DISCUSSION ON DEDICATED PROPERTY TO PRMC:**

Pratt Health Foundation Executive Director DeWayne Bryan stated that the survey was finally completed for the hospital property and he had gone to the County. City Attorney Goff informed the Commissioners that it was a surprise that the land the hospital was sitting on was owned by the County; however, County Counselor Eisenhauer was willing to go forward for her to draft a deed if the City Commissioners approved, which would also reserve an easement for all the utilities owned by the City. Ms. Goff added that County Counselor Eisenhauer would like to review it before it was signed. Ms. Goff commented that she thought it would be okay for the City to approve the land transfer at tonight's meeting with the understanding that the Mayor would sign the deed once it was prepared and approved by both attorneys or the City Commissioners could direct her to prepare a deed for the them to approve as well as the County

Counselor and the City Attorney at the next meeting. Mayor Deeds asked if the easements were pretty standard. Public Works Director Rambat stated that a standard easement was 10' in regards to electric, water and sewer. Mr. Rambat commented that he could review that once there was a property description. Mayor Deeds informed Mr. Bryan that he had faith that we could turn this around pretty quickly and the next meeting was in two weeks. Mr. Bryan stated that the sign manufacturer could make that work.

**DISCUSSION CONCERNING PRATT AREA HUMANE SOCIETY:**

Mr. Eric Killough, PAHS Representative, stated that the Pratt Area Humane Society was asking for \$500 a month more this year. Mr. Killough commented that they had not asked for an increase since 2016 and this would be for an increase in salary for one of their employees. Mr. Killough apologized for the short time they had to look over the information. Mayor Deeds clarified that this was not a change in the utilities, but a change in the monthly amount. Mr. Killough stated that that was right. Ms. Goff explained that these funds come out of Chief Humble's budget. Mayor Deeds stated that this was duly noted and they would consider this during their budget workshop. Mayor Deeds added that they appreciate the struggles with salaries because City had their own to deal with.

**CONSIDERATION AND APPROVAL OF FOUR MILLS FOR AIRPORT AUTHORITY:**

Finance Director Carver stated that we do the four mills for the Airport Authority every year. Mr. Carver commented that Ms. Dea Dix-Brown at the Airport did not understand the revenue neutral rate last year and she got less than she could have, so he had helped her this year to exceed their 3.787 revenue neutral rate. Mr. Carver recommended that the Commissioners approve their request for four mills. City Attorney Goff explained that K.S.A. 27-322 requires us by the State that we approve three mills and they do one mill on their own. Public Works Director Rambat stated that the Airport was actually in the City limits, but was non-contiguous. Ms. Goff stated that we deeded that land to the Airport Authority in the 1990's or early 2000's and we actually have the authority to dissolve it too. With no more discussion, Commissioner Peters made a motion to approve the four mills for the Airport Authority. Commissioner Farmer seconded the motion and it carried unanimously.

**CONSIDERATION AND APPROVAL OF NOTICE OF REVENUE NEUTRAL RATE INTENT:**

Finance Director Carver stated that the Notice of Revenue Neutral Rate Intent had to be to the County Clerk before July 20<sup>th</sup>. Mr. Carver explained that our revenue neutral rate this year was 49.63. Mr. Carver commented that the last year's estimated valuation was \$43 million and this year it was \$45 million and the revenue neutral rate was based on last year's numbers. Mr. Carver stated that we had to go through additional steps if you wanted the equivalent of last year's money and we had to put down how many mills we want to levy. Mr. Carver commented that he felt confident in his estimate, without having the budget workshop, of 56.151. Mr. Carver stated that there was one more piece, which was the pool funding.

City Attorney Goff stated that there were three ways to pay for that and it was the City's desire not to raise property tax; however, we were committed to creating the pool, so the three ways to fund it were property tax, sales tax or private donation. Ms. Goff added that we had to approve a higher amount in case the sales tax fails and we would not have any other funding for it. Mr. Carver stated that Stifel proposed 14.81 mills over a ten-year period to fund the pool, so the final proposed mill levy would be 71.151. Ms. Goff commented that there would be a vote on August 2<sup>nd</sup> that would give us an alternative and when we give our numbers to the State, we will know the vote. Commissioner Farmer stated that it was better to be safe than sorry. Mr. Carver proposed that the City exceed the revenue neutral rate by proposing the mill levy of 71.151 and the revenue neutral rate hearing on Tuesday, September 6<sup>th</sup>. Mr.

Carver stated that it was the intent of City Manager Pinkall and himself to keep the mill levy the same or less than last year. Mayor Deeds commented that we were trying to operate on the same amount. Mayor Deeds made a motion that we intend to exceed the revenue neutral rate and the proposed mill levy rate of 71.151. Commissioner Farmer seconded the motion and it carried unanimously.

**CONSIDERATION AND APPROVAL OF APPOINTMENT TO CEMETERY BOARD:**

Public Works Director Rambat stated that Ms. Lori Jones had recruited someone to fill the seat left vacant when Ms. Rita Hitt had passed away. Mr. Rambat commented that Mr. Jason Roberts was willing to finish out that term. Mayor Deeds stated that he would be exceptional and asked for a consensus of the Commissioners and it was given.

**CONSIDERATION AND APPROVAL OF REZONING REQUEST:**

City Attorney Goff stated that there was a ready mix company that would like to have a different location. Ms. Goff explained that concrete was complicated in zoning because there were no zoning districts that just allow for it. Ms. Goff commented that it had to be zoned into heavy industrial and then they had to receive a conditional use permit after that. Ms. Goff stated that the Planning and Zoning Commission went through the steps and voted unanimously to rezone them and asked that this Commission do the same. With no discussion, Commissioner Peters made a motion to approve the zoning request as presented by the Zoning Commission. The motion was seconded by Commissioner Siemens and carried unanimously.

**CONSIDERATION AND APPROVAL OF BID FOR THE MILL AND OVERLAY PROJECT:**

Public Works Director Rambat stated that he had gone out for bids for a mill and overlay project and had picked streets to upgrade that everyone was going to use. Mr. Rambat commented that one street was Pedigo Drive in the Industrial Park and they would mill the edges and overlay the street and the other would be Sixth Street to Fincham Street. Mr. Rambat commented that the street department had poly patched it and the overlay would make it a nice finish. Mr. Rambat stated that the pricing was high, but he had sent out five bids and APAC was the only one that sent one back.

Mr. Rambat stated that APAC likes to work in Pratt and they had been the only bidder for the last three years and they work well with the businesses and residents. Mr. Rambat commented that their bid came back at \$188,509 and half of the money came from the Federal Exchange Program, which stipulated that the project be done by September 15<sup>th</sup> and they had assured him that that would not be a problem. Mr. Rambat added that the rest of the funds would come from the ¼ cent sales tax. Mayor Deeds stated that this was a good representation of how sales tax money was put into action and that would be how sales tax would work for the pool also. Mr. Rambat commented that he was not sure what year that went into effect, but it works the same all the way through; however, with prices going up, we were falling behind the curve and we have 46 miles of paving to work on. With no more discussion, Commissioner Peters made a motion to approve the bid from APAC-Shears of Hutchinson for \$188,509 for the 2022 mill and overlay project. The motion was seconded by Commissioner Schmidt and carried unanimously.

**OPEN AGENDA:**

- **Pool Committee:**

Ms. Willa Beth Mills, pool committee member, stated that there had been a lot of hours put in on this pool project and Mr. Pinkall had been a good leader. Ms. Mills added that COVID slowed them down for

5 – July 18, 2022 (Regular Commission meeting)

some time. Mayor Deeds stated that he appreciated all their hard work and they would be recognized a later date.

## **REPORTS:**

### **City Manager:**

- **Executive Session:**

City Manager Pinkall asked for an executive session at the end of the meeting.

- **Power Plant:**

Commissioner Farmer asked how the power plant was holding up with this extreme weather. Mr. Pinkall stated that KWCH had called today wanting to know the same information and he had let Lineman John Giggy and Power Plant Superintendent Bryan Evans handle that. Mr. Pinkall commented that we had no issues with transformers and everything was in good operating form. Mr. Pinkall stated that Mr. Giggy and Mr. Evans were confident things were going good.

### **Public Works:**

- **Pool:**

Public Works Director Rambat stated that the City Manager and he had talked with Mr. Kyle McCawley about the pool. Mr. Rambat commented that tomorrow at 5:00 p.m. was the deadline for all the qualification for the contractors to get their bids back. Mr. Rambat stated that they would filter through all of that and it might be that they would need to do interviews and they would try to get their guys picked out and get them on board. Mr. Rambat added that they would get costs nailed down and get a good idea of what direction we would be going.

- **Bids for curb, gutter, ADA ramp and sidewalk:**

Mr. Rambat stated that he did go out for bids on his curb, gutter, ADA ramp and sidewalk project. Mr. Rambat commented that the price would be high and the bids were due next week and would come before the Commission at the next meeting.

- **Drought:**

Commissioner Farmer asked about concerns with the drought and our wells. Mr. Rambat stated that our first concern would be our pumping capacity and he felt that Water Superintendent Clay would be barking. Mr. Rambat commented that he had looked at the water reports and there were a lot of brown yards out there. Mr. Rambat stated that drinking water was a lot more important than watering a lawn.

### **Recreation Department:**

- **State tournament:**

Recreation Director Eisenhauer stated that they had the State tournament this past weekend with thirty teams in town. Mr. Eisenhauer commented that they made almost \$21,000 without payment to the

6 – July 18, 2022 (Regular Commission meeting)

umpires, which was around \$7,000. Mr. Eisenhower stated that he would have an economic impact study done later.

**Police Department:**

- **Patrol cars:**

Police Chief Humble stated that they got one patrol car back and they were waiting on one more and these were the ones they ordered last year.

**EXECUTIVE SESSION:**

Mayor Deeds made a motion to go into executive session for consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship to return at 6:20 p.m. Commissioner Farmer seconded the motion and it carried unanimously.

Mayor Deeds made a motion to return from executive session at 6:20 p.m. with nothing to report. The motion was seconded by Commissioner Siemens and carried unanimously.

**ADJOURN:**

Commissioner Schmidt made a motion to adjourn. The motion was seconded by Commissioner Peters and carried unanimously.

APPROVED BY THE MAYOR:

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ZACH DEEDS, Mayor



ATTEST:

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LUANN KRAMER, City Clerk