

MONDAY

AUGUST 01, 2022

The Governing Body of the City of Pratt met in Recessed 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 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:

Commissioner Schmidt 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 18, 2022 regular City Commission meeting. Commissioner Peters seconded the motion and it passed unanimously.

BUSINESS:

CONSIDERATION AND APPROVAL OF QUITCLAIM DEED FOR PORTIONS OF LOTS 1, 9, 10, 11 & 12 IN BLOCK 6, FRISCO ADDITION TO PRATT CITY, PRATT, PRATT COUNTY, KANSAS:

City Attorney Goff stated that this deed was requested by Pratt Regional Medical Center for signage on part of lots 1, 9, 10, 11, and 12. Ms. Goff commented that she had sent it to County Counselor Eisenhower, since the hospital was owned by the County, and he had approved it. Commissioner Farmer asked when the sign would be put into place. Mr. Bryan stated that it would be in four to six weeks. With no more discussion, Commissioner Siemens made a motion to approve the Quitclaim Deed for parts

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of Lots 1, 9, 10, 11 and 12 in Block 6, Frisco Addition to Pratt City, Pratt, Pratt County, Kansas. The motion was seconded by Commissioner Schmidt and carried unanimously.

CONSIDERATION AND APPROVAL OF BID FOR THE 2022 SIDEWALK, CURB AND ADA RAMP PROJECT:

Public Works Director Rambat stated that he had sent out five bids and got two back. Mr. Rambat commented that Arensdorf Construction and Smiley Concrete had both done excellent work for the City. Mr. Rambat explained that there was a huge difference in the bids with Arensdorf coming in at \$64,058.30 and Smiley Concrete bidding \$166,355.80. Mr. Rambat made the recommendation to accept the bid from Arensdorf Construction of \$64,058.30 and added that there was the stipulation that the project had to be completed by November 1st. Commissioner Farmer asked how this was being funded. Mr. Rambat commented that it was part of the ¼ cent sales tax. With no more questions, Commissioner Farmer made a motion to approve the bid for the 2022 sidewalk, curb and ADA ramp project from Arensdorf Construction in the amount of \$64,058.30. The motion was seconded by Commissioner Peters and carried unanimously.

CONSIDERATION AND APPROVAL OF BID FOR TRANSMISSION POLE:

Director of Electric Utilities Huber stated that this was a transmission pole for south of town and it was not one that you could just grab out of the yard. Mr. Huber explained that they had to get permission from the property owner because this was going on the easement and the engineer had finally finished their part of the project. Mr. Huber commented that they were at the point that they could purchase the pole; however, it would probably be 32 to 34 weeks before they get it. Mr. Huber added that this was above what we could do.

Mr. Huber stated that they had sent out two bids and got two back. Mr. Huber explained that both Stanion Wholesale Electric and Border States had bid the same pole from the same vendor. Mr. Huber stated that Stanion's bid was \$54,792.12 with sales tax and Border States was \$67,370.74 with tax. Mr. Huber recommended the low bid from Stanion Wholesale in the amount that included sales tax of \$54,792.12. Commissioner Peters made a motion to approve the bid from Stanion Wholesale Electric in the amount of \$54,792.12 for the transmission pole. The motion was seconded by Commissioner Farmer and it carried unanimously.

CONSIDERATION AND APPROVAL OF ORDINANCE 2209 CONCERNING PAYMENT OF INSURANCE PROCEEDS AND REPEALING ORDINANCE 9206:

City Attorney Goff stated that this ordinance pertains to insurance payments and in code 3.24 it talks about a lien on fire proceeds. Ms. Goff commented that the new ordinance would allow insurance liens for tornadoes or other disasters that destroy 75% of the face value of the structure. Ms. Goff explained that the City would keep 15% in order to clean it up if the owner did not. Building Inspector Blankenship stated that this only happens one or two times a year.

After little more discussion, the following Ordinance 2209 was presented to the Commission for their approval: **AN ORDINANCE CONCERNING PAYMENT OF INSURANCE PROCEEDS AND REPEALING ORDINANCE NO. 9206.** Commissioner Siemens made a motion to approve Ordinance 2209 concerning payment of insurance proceeds and repealing ordinance number 9206. The motion was seconded by Commissioner Schmidt and carried unanimously.

CONSIDERATION AND APPROVAL OF ORDINANCE 2210 REZONING PROPERTY:

City Attorney Goff stated that the ready-mix facility needed to be rezoned to heavy industrial and, as discussed at the last Commission meeting, the Zoning Commission had already approved this. Ms. Goff commented that the golden questions had been asked. Building Inspector Blankenship stated that the conditions had been met and everybody within 1,000 feet was notified and they had taken into consideration what KDOT would consider as entrances, which they only had one on the north side of the property.

With little more discussion, the following Ordinance 2210 was presented to the Commission for their approval: **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED LOT CONSISTING OF 5.02 ACRES OF LAND, LOCATED ON NE SR 61, SOUTHWEST OF THE PRATT WELL PROPERTY, PRATT COUNTY, KANSAS UNDER THE AUTHORITY GRANTED IN THE ZONING AND SUBDIVISION REGULATIONS OF THE CITY OF PRATT, KANSAS, AS INCORPORATED IN THE CODE OF THE CITY OF PRATT, KANSAS.** Commissioner Schmidt made a motion to approve Ordinance 2210 amending the zoning classification as presented. The motion was seconded by Commissioner Farmer and it carried unanimously.

CONSIDERATION AND APPROVAL OF ORDINANCE 2211 EXEMPTING CERTAIN STREETS AND CERTAIN PROPERTY OWNED BY THE CITY FROM THE STATUTORY PROHIBITIONS ON THE DRINKING OR CONSUMPTION OF ALCOHOLIC LIQUOR (PERTAINS TO OKTOBERFEST):

City Attorney Goff explained that this was consistent with Kansas law and this Governing Body had approved a similar ordinance for Green Sports Complex. Ms. Goff commented that this was the first step in this process and there would be other procedures that would follow as well. Mayor Deeds asked where this would be in Lemon Park. Mr. Dakota Holtgrieve stated that they were hoping to close the entire park and they were planning to put red fencing around the center of the park. Mr. Holtgrieve commented that they would be working with the police department and have wrist bands. City Manager Pinkall stated that the llama area would be for parking, along with the open draw on the north side of the park. Mayor Deeds stated that the llama land was more off the beaten path and could be more isolated. Ms. Goff stated that this ordinance would allow a future activity the opportunity to sale alcoholic beverages; however, there were two more issues and one was the resolution and they needed a Cereal Malt Beverage license. Police Chief Humble stated that he would like to know the exact location of the area where the alcohol was going to be consumed. Mr. Pinkall commented that he would get a detailed google map for Mr. Holtgrieve.

With no more discussion, the following Ordinance 2211 was presented to the Commission for their approval: **AN ORDINANCE EXEMPTING CERTAIN STREETS AND CERTAIN PROPERTY OWNED BY THE CITY OF PRATT, KANSAS FROM THE STATUTORY PROHIBITIONS ON THE DRINKING OR CONSUMPTION OF ALCOHOLIC LIQUOR ON STREETS AND PUBLIC PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF PRATT, KANSAS.** Commissioner Farmer made a motion to approve Ordinance 2211 exempting certain streets and certain property owned by the City of Pratt, Kansas from the statutory prohibitions on the drinking or consumption of alcoholic liquor on streets and public property within the corporate limits of the City of Pratt, Kansas. Commissioner Peters seconded the motion and it carried unanimously.

OPEN AGENDA:

- **Sales Tax comment:**

Ms. Julie Irvin stated that she did not want the sales tax to pass and added that she lived in the County. Ms. Irvin asked if this would include the County if it did not pass and goes on property tax. City Attorney Goff stated that it was just within the City limits.

- **Comments on pool:**

Mr. Billy Stockton stated that the community wanted to see options of indoors vs outdoors. Mr. Stockton commented that he was not at the meeting on Saturday, but he would like to see numbers at future meetings. City Attorney Goff stated that there was a survey sent out numerous ways and the sales tax issue was approaching. Mr. Stockton stated that he just wanted options of indoors or outdoors and he knew it would bring the costs up. Ms. Goff explained that it would bring the cost up by 5 times as much and the current pool manager was having a difficult time finding employees now. Ms. Goff commented that it was not feasible to talk annual operating costs

Ms. Goff stated that the pool committee engaged the public and there were costs to having engineers, drawing cost estimates, outdoor drawings costs, costs for drawings of indoor pools and that was not all feasible for our City and a waste of our funds. Mr. Stockton asked where she was getting those numbers. Mayor Deeds stated that they had looked at the numbers at Blythe Family Fitness extensively and combining the Parrish and the Municipal Building and having an indoor pool would be mean on-going expenses, such as keeping the pool heated and keeping it staffed. Mayor Deeds commented that they had visited other Cities that had indoor pools and they regretted it or YMCA's in Wichita and they went backwards. Mayor Deeds added that we were a community of 6,500 so it was not even worth looking at. Mr. Stockton stated that the City should publish those numbers just to show the difference between an indoor and an outdoor pool. Mayor Deeds stated that, at some point we had to make a reasonable assumption, because the feds were going to raise the interest rates even if we delayed it a month. Mayor Deeds added that that could cost us dearly.

Ms. Goff stated that, if we could not get a pool by next season, this pool was a vacuum of money. Commissioner Siemens stated that was the dangerous part and we could not wait. Mayor Deeds added that kids' feet were getting cut. Mr. Stockton repeated again that he wanted actual numbers to justify opening an indoor to get everybody on board. Public Works Director Rambat stated that he could get with Mr. Kyle McCawley and the potential contractor and get some raw numbers. Ms. Goff stated that they understood that not everyone was going to be on board; however, everybody that was involved in groups supported it.

- **Pool comments continued:**

Mr. Kyle Irvin stated that he lived on West River Road and he was one of the administrators on Neighbors Helping Neighbors. Mr. Irvin commented that he did a search and it popped up that Commissioner Schmidt was the Mayor and he did try to shut down the comments and that was not what the page started out being. Mr. Irvin stated that he and one of the other administrators had deleted over 250 comments. Mr. Irvin explained that he had participated in the survey, but never saw any of the results. Mr. Irvin commented that he was here to buff the barrier. City Attorney Goff stated that she had learned a lot from this and she was thankful for the deleting of the comments and we did not appreciate the bashing of the employees. Mr. Irvin stated that they were doing what they could on their end. Mr. Irvin stated that someone was going door to door in the County saying not to vote for the sales tax so our property taxes would not go up and asked how that was fair to the City. Ms. Goff stated that the County voters would not be voting on this issue because it was a City issue.

REPORTS:

Building Inspections:

- **Burnt out houses:**

Building Inspector Blankenship stated that he had said that he had one or two burnt out houses every year; however, he had had three this year. Mr. Blankenship explained that two had been insured and one was not. Mr. Blankenship commented that Mr. Randy Huitt cleaned his out cleanly and most of the time they were insured.

Electric Department:

- **Annual Capacity Test:**

Director of Electric Utilities Huber stated that he was proud of his crews and Power Plant Superintendent Evans had been short staffed; however, the annual capacity test on the steam unit went very well. Mr. Huber commented that there were a lot of new guys, but they did a great job and made it work.

Recreation Department:

- **Summer activities:**

Recreation Director Eisenhower stated that they were finishing up the summer and rolling right into fall activities.

- **Dick Anderson memorial:**

Mr. Eisenhower stated that they had a nice memorial for Dick Anderson at Green Sports Complex this past weekend.

Police Department:

- **Drug Interdiction:**

Police Chief Humble stated that he had an officer participate in the Drug Interdiction on I-70 representing the City of Pratt and was mentioned in the briefing in the news. Chief Humble commented that they got substantial amounts of methamphetamines and we would be getting partial proceeds from that which would put us well ahead of the grant that we were looking to get for Drug Interdiction and that would get them some much needed tools.

Mayor and Commission:

- **Website:**

Commissioner Peters asked if there was someone to fix the website on the Mayor situation. Public Works Director Rambat stated that we all had a lot to work on and we do try to keep it updated. Mr. Rambat commented that he thought it was right on our website.

- **Traffic lights:**

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Commissioner Peters asked about the traffic lights on Main Street not being in sync. Director of Electric Utilities Huber stated that they had bought new controllers about three weeks ago but that did not work, so they ordered a couple extra parts that should be here in a few weeks.

- **Conference:**

Commissioner Siemens stated that there was a conference coming up and the Chamber would be making up about 100 bags for the participants.

- **REAP:**

Commissioner Schmidt stated that he had gotten an email from Ms. Laura Rainwater that invited the Commission to a REAP meeting.

RECESS:

Commissioner Siemens made a motion to recess until Tuesday, August 02, 2022 at 9:00 a.m. The motion was seconded by Commissioner Schmidt and carried unanimously.

APPROVED BY THE MAYOR:

ZACH DEEDS, Mayor



ATTEST:

LUANN KRAMER, City Clerk