

MONDAY

AUGUST 17, 2020

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

PRESENT:	Gary Schmidt	Mayor
	Doug Meyer	Commissioner
	Don Peters	Commissioner
	Jason Leslie	Commissioner
	Zach Deeds	Commissioner

ALSO PRESENT:	Bruce Pinkall	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 Schmidt. The Mayor instructed the City Clerk to note that all Commissioners were present.

Mayor Schmidt reminded the audience that this meeting may be taped and/or recorded.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

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

**MINUTES:**

- August 03, 2020 Regular Commission Meeting

Commissioner Leslie made a motion to approve the minutes of the August 03, 2020 regular Commission meeting. The motion was seconded by Commissioner Peters and carried unanimously.

**BUSINESS:**

**2021 PROPOSED CITY OF PRATT BUDGET HEARING:**

- **OPEN PUBLIC HEARING:**

Mayor Schmidt made a motion to open the public hearing for the 2021 proposed City of Pratt budget. The motion was seconded by Commissioner Leslie and carried unanimously.

- **DISCUSSION:**

Finance Director Garten summarized that the total budget was \$24,134,783 which would levy the tax at 52.166 mills and was .11 mill higher than last year. Ms. Garten stated that we were assessing \$2,235,859 in taxes out of \$24 million and that was an increase of \$22,000 over last year and that was because the valuation went up. Ms. Garten commented that each mill was \$211 more than last year; therefore, one mill was worth \$38,473. Ms. Garten explained that the .11 mill increase on a \$100,000 home would be about \$1.25 for the year. Ms. Garten stated that they worked hard to do that with the drop in revenue due to the COVID situation and we did not want to assess our citizens with higher taxes. Ms. Garten stated that we could have added \$271,000 with the tax lid computation, but we only added \$22,000, which meant that the departments did not add much and there were no raises for the employees. Ms. Garten added that health insurance went up 15%, which was huge for us and added up to about \$200,000.

Commissioner Leslie thanked Ms. Garten and City Manager Pinkall for keeping everyone within budget during the crisis and working on the 2021 budget. Ms. Garten stated that the credit really goes to the department heads. City Manager Pinkall agreed that it had been a team effort and the department heads had done an outstanding job on their budgets for their department and for the citizens. Commissioner Deeds commented that he appreciated the approach taken on the health insurance costs, because we had been looking at 24% in the beginning, which was well over \$300,000. Commissioner Deeds stated that he did not feel that we had to compromise very much and that was a tribute to you guys going out and looking at other options.

- **CLOSE PUBLIC HEARING:**

With no further discussion, Mayor Schmidt made a motion to close the public hearing. Commissioner Meyer seconded the motion. The motion and second passed unanimously.

**CONSIDERATION AND APPROVAL OF 2021 CITY OF PRATT BUDGET:**

Commissioner Meyer made a motion to approve the 2021 City of Pratt budget as published and presented. The motion was seconded by Commissioner Leslie and carried unanimously.

**CONSIDERATION AND APPROVAL OF THE ELECTRIC UTILITY EXTENSION POLICY WITHIN THE CITY OF PRATT'S ELECTRIC TERRITORY:**

Director of Electric Utilities Huber stated that this policy had been in place since 2012, but had never been officially approved by the Commission. Mr. Huber commented that he had made some minor changes and had gotten with Building Inspector Blankenship to see if we were missing anything. Mr. Huber explained that this had been written so that anyone could read it and understand what we were looking for. Mr. Huber stated that he had started working for the City a long time ago and back then we built the line to a new home for free. Mr. Huber commented that, about twenty years ago, we felt that we needed to recoup some of our money back, so Mr. Kelly Hemphill and Mr. Dave Howard put this policy together and began implementing it. Mr. Huber stated that we did add that we were going to be billing for CT metering for larger loads, which were around \$800; however, we will continue maintaining it.

Mayor Schmidt questioned what the required amp service was for residential. Mr. Huber stated that it was a minimum 100 amps, but most were going to 200 and businesses were 400 or bigger. Mr. Huber added that we charge them tap fees. Mr. Huber stated that we wanted it in writing that that was a separate fee. Mr. Blankenship commented that the code book had a minimum of 100 amp. Mayor Schmidt asked if a home had to be upgraded if it was sold. Mr. Blankenship stated that it was

up to the lender or the insurer. Commissioner Deeds asked how they determined the Pratt electric area territory. Mr. Huber stated that he was not sure how they did that, but Mr. Loren Barker had said that his dad had something to do with some of that territory. Commissioner Deeds questioned if there was a mechanism in place if we expand. Mr. Huber stated that the little chunk of solar farm land was Ninnescah and KCC watched how REA's and the City worked it out and it went well. Mr. Huber commented that they did not want to give up territory just like we do not. Mr. Huber stated that Ninnescah did not want to give up a little sliver where Americare went and we would not have wanted to do that either. Commissioner Deeds asked if that situation was unique to Pratt. Mr. Huber stated that any little Cities our size, a lot goes to City limits. Mr. Huber explained that KMU fights those battles for us in legislation and they were hoping more happened when we did the solar farm.

With no more discussion, Commissioner Leslie made a motion to adopt and approve the Electric Utility Extension Policy within the City of Pratt's Electric Territory. The motion was seconded by Commissioner Deeds and carried unanimously.

**CONSIDERATION AND POSSIBLE PURCHASE OF A USED MOTOR GRADER FOR THE STREET DEPARTMENT:**

Public Works Director Rambat stated that this had been talked about during budget and they discussed how the department heads try to look ahead at larger pieces of equipment they might need in the future. Mr. Rambat commented that Street Superintendent Sinclair had recently come upon a good buy on a motor grader. Mr. Rambat explained that their smallest motor grader was a 1978 Cat 120 that had been purchased new and we had made all the repairs and it was still a tight machine. Mr. Rambat reminded the Commission that the City chose to buy a motor grader from the County that was a 1996 CAT, which was a machine that had a lot of hours on it and was pretty loose. Mr. Rambat commented that, at that time we had had a large storm and felt the need for the purchase; however, it was too large for what we do day in and day out.

Mr. Rambat stated that we have the opportunity to purchase a 2007 CAT 12, which is one size larger than the one we currently have now and was in a lot better shape than what we have now. Mr. Rambat explained that it comes with a 14' blade and we need a 12' blade. Mr. Rambat commented that they have offered us \$40,000 trade-in for the one that we had bought from the County. Mr. Rambat stated that we would have to have an outfit from Great Bend build a 12' blade for \$5,750, which would make the total expenditures of \$37,750. Mr. Rambat commented that it was just not realistic for us to buy new, so we keep our eyes open to a machine with less hours and trading off a piece of equipment that we were not utilizing.

Mr. Rambat stated that they were always putting money back for other things and priorities change. Mr. Rambat explained that he needed to let them know that the recreation department had borrowed a small tractor from the street department and it blew two rods and it was gone. Mr. Rambat explained that this was a 1979; however, it was a very important piece of equipment and they were still hunting for a legitimate replacement for that. Mr. Rambat stated that he had talked to Finance Director Garten and City Manager Pinkall and Mr. Sinclair did have some money in reserves. Mr. Rambat explained that Mr. Sinclair would probably have to push through the purchase of a couple of pieces of equipment and hold off on the purchase of a flat bed pick-up for a couple of years. Mr. Rambat stated that other departments use this tractor and a new one runs around \$79,000. Mr. Rambat added that that includes a cab, bucket, power take off and a 3-point mower. Mr. Rambat stated that they want to spend the least but get the most out of it. Mr. Sinclair stated that the cab would allow them to use the tractor year round. Mr. Rambat stated that Finance Director Garten could make the purchase necessary by moving a couple of things down the list. Mr. Sinclair

explained that the cost of the truck they were saving for would almost cover the cost of this tractor.

Commissioner Peters asked if the 14' blade was included with the \$70,000 machine and the trade-in of \$40,000. Mr. Rambat stated that it did. Mr. Sinclair stated that it would be and he was going to cut it down to a 8' dozer blade. Commissioner Meyer made a motion to approve the expenses of \$35,750 for the purchase of a 2007 CAT 12 and upgrading the blade to a 12' blade contingent upon the department approval. The motion was seconded by Commissioner Peters and carried unanimously.

#### **OPEN AGENDA:**

No one in the audience wished to address the Commission.

#### **REPORTS:**

##### **City Manager:**

- **Plans for security:**

City Manager Pinkall stated that City Hall would be planning for some security that would include some entrance notifications and cameras. Mr. Pinkall commented that there were some concerns when things were noticed to be missing in the office and Chief Humble, Detective Ward and Officer Slief determined that the office had been broken into. Mr. Pinkall stated that it was a humbling experience and he thanked Chief Humble's staff that lead City Hall staff down a different path than we could have imagined. Mr. Pinkall stated that Officer Slief did a great job showing us things that we would not have known to look for.

- **CARES money:**

Mr. Pinkall stated that we were looking at networking facilities and he had been looking at Ideatec. Mr. Pinkall commented that they were going to supply fiber to the college and he would be looking into how to do that with the City facilities. Mr. Pinkall added that he felt that we might be able to use that through the parameters of the first phase of the CARES funds.

- **Lightning Strike:**

Mr. Pinkall stated that the track soccer facility took a lightning strike and had some electrical damage on the heating unit and other things in the buildings. Mr. Pinkall commented that they were getting the numbers around and the college would be taking responsibility for that. Mr. Pinkall stated that they did say that they had a score board and the line guys would getting the electric to that when the time comes.

- **New Complex:**

Mayor Schmidt asked if the new complex was being used a lot. Mr. Pinkall stated that the students came back yesterday, so it should pick up and the fall soccer season would also be starting up soon.

- **Pool Closed:**

Commissioner Meyer asked if the pool was closed. Mr. Pinkall stated that is was not yet, but school

would be starting on August 26<sup>th</sup>. Commissioner Meyer commented that he asked because it was closed today.

**City Attorney:**

- **Things same as usual:**

City Attorney Probst stated that things were moving along and she continued to work on the Comprehensive Fee Schedule and helping the department heads when they needed her. Commissioner Meyer questioned if she had noticed that Municipal Court revenue was down. Ms. Probst stated that she had not, but she assumed it was due to COVID-19. Finance Director Garten stated that it had shown on the financial statements that it was down. Ms. Probst asked that she be given a copy of that so she would know how that was going. Ms. Probst added that the public defender was struggling with defendants staying in contact with her since the pandemic.

**Public Works:**

- **Lemon Park:**

Public Works Director Rambat stated that the grass and matting were down at Lemon Park and the rails would be completed in the next couple of weeks at the new bathroom. Mr. Rambat added that he had gotten a contractor for the parking area also and that should be done by the end of the fall.

- **Airport Waterline:**

Mr. Rambat stated that they continue to erect the inside of the new pump station by Kincheloe's. Mr. Rambat commented that they were waiting on the new pumps to arrive and setting them in place. Mr. Rambat stated that, in the next month or so, they would be getting all the communication hardware and software installed to monitor the pump station, the towers and getting it hooked up to the monitoring system at the water department. Mr. Rambat commented that that should be about the end of it. Mr. Rambat stated that it would be nice to get everyone good drinking water out there. Mayor Schmidt asked if there was more than one pump. Mr. Rambat stated that there were actually three pumps. Mr. Rambat explained that most of the time one would be enough; however, if there was a fire, the second one would come on and then the third one was for back up redundancy.

- **KDOT funds:**

Mr. Rambat stated that there were some extra funds from KDOT so he had a couple of small projects that he was looking at doing. Mr. Rambat explained that he was going to add some off-street parking on Seventh Street to give more parking around the corner from City Hall and help the business to the south of us. Mr. Rambat added that he would like to also add a valley gutter on the northwest corner of Third Street and Ninnescah Street.

**Inspection Department:**

- **Weed letters:**

Building Inspector Blankenship stated that they continue to send out weed letters with all the rain that we have been getting. Mr. Blankenship commented that City Attorney Probst was also taking care of some of them.

- **Pilot Club Train:**

Mr. Blankenship stated that he had received a letter from the Kansas Department of Labor concerning the inspection of the Pilot Club Train and he had been pleased with what the Pilot Club had done.

- **Parkwood Project:**

Mr. Blankenship stated that Parkwood Village was getting ready to start their new dining room project.

**Electric Department:**

- **Running the steam unit:**

Director of Electric Utilities Huber stated that they had successfully run the steam unit for two weeks and they would be coming off line at midnight tonight. Mr. Huber commented that they had run an extra day at the request of SPP due to demand. Mr. Huber stated that Sunflower had also contacted him while we were running because they needed to shut down from Great Bend to Medicine Lodge and they got to get their work done.

- **School Zone signs:**

Mr. Huber stated that school would be starting on the 26<sup>th</sup> of August, so they would be turning on the school zone signs on the 24<sup>th</sup>.

**Police Department:**

- **Burglaries:**

Police Chief Humble stated that there had been a string of business burglaries and most all of the businesses did not have any security precautions. Chief Humble commented that the last one had securities and the person heard the alarm go off. Chief Humble stated that they needed the help of the public.

- **Prisoners:**

Commissioner Peters asked how many of the inmates that were in the jail were City prisoners. City Attorney Probst stated that none of them probably were the City's.

**ADJOURN:**

Commissioner Leslie made a motion to adjourn. The motion was seconded by Commissioner Deeds and carried unanimously.

APPROVED BY THE MAYOR:

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7 – August 17, 2020 (Regular Commission meeting)

GARY A. SCHMIDT, Mayor



ATTEST:

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LUANN KRAMER, City Clerk