

MONDAY

JANUARY 17, 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 (Remote)
	Jeanette Siemens	Commissioner
	Kyle Farmer	Commissioner

ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Brent Carver	Finance Director
	Nate Humble	Chief of Police
	Russell Rambat	Public Works Director
	Jamie Huber	Dir. of Electric Utilities
	Larry Eisenhower	Recreation Director

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:

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

MINUTES:

- January 10, 2022 Regular City Commission Meeting

Commissioner Siemens made a motion to approve the minutes of the January 10, 2022 regular City Commission meeting. The motion was seconded by Commissioner Farmer and carried unanimously.

BUSINESS:

CONSIDERATION AND APPROVAL OF REPLACEMENT TRUCK FOR THE WATER DEPARTMENT:

Public Works Director Rambat stated that he had gone out for bids for a new truck for the water department and Pratt City Ford came back with \$49,433.80 on a 2022, which does not include tax and Doug Reh Chevrolet bid a 2023 truck at \$41,370 without sales tax. Mr. Rambat explained that Doug Reh would be taking orders in May and could possibly get the truck in August or September. Mr. Rambat commented that he had taken the 5% allowance for local vendors and Pratt City Ford was still the higher bid on the 2022. Mr. Rambat stated that there was a third option and that was to look out of town to see if there was one that met the bid specs. Mr. Rambat commented that he had found one, but we had missed our chances at getting it.

Mr. Rambat explained that the truck the water department was going to get rid of was burning oil, but they could limp along for a few months. Mr. Rambat recommended the low bid from Doug Reh in the amount of \$41,370 without tax. Mr. Rambat added that we would hope that we would get delivery by the end of the summer or early fall. Mr. Rambat stated that the salesman at Doug Reh had told him that it was difficult to get trucks like this in, but he had a connection with him and he would like to keep it local. Mr. Rambat commented that he had talked to Finance Director Carver and it was in the budget and it could have been bought last year. Mr. Rambat stated that his recommendation would be to purchase the vehicle from Doug Reh.

Commissioner Peters asked if they did other things with these trucks other than use them for transportation. Mr. Rambat stated that this truck would go to Superintendent Clay and it had an extended cab; therefore, it would haul locators, GPS locators and things that you needed to keep out of the elements. Mr. Rambat added that they also use this truck to take to conferences and it would fit several employees. Mr. Rambat commented that the truck he has now would be handed down. Mr. Rambat explained that they would find a way to keep the older vehicle running until the new one comes in. Commissioner Farmer asked if the \$41,370 was with the trade-in. Mr. Rambat stated that that was correct.

Commissioner Siemens asked what happens if they run into a problem. Mr. Rambat stated that they were not able to make any promises and it could be a couple hundred to a thousand more. Mr. Rambat added that we could not tie their hands to one he could not order yet, but he was far below what Pratt City Ford was and they buy big volumes. Commissioner Schmidt questioned if Mr. Clay used his own vehicle when he comes from Goddard every day. Mr. Rambat stated that he did unless he was going to be picking up fittings or something he could not haul with his own vehicle.

Mayor Deeds stated that another scenario could be that we call a special call if we went out shopping and one was found online. Mr. Rambat stated that he could get it with a check in hand; however, he understood that we did not want to circumvent keeping it local. Mr. Rambat commented that we did have to meet our needs and work trucks were becoming hard to come across. Mayor Deeds asked if he was going to commit to this if we authorize this amount. Mr. Rambat stated that he thought we could hold them to this as far as the sale goes; however, we might have to come up with a few hundred dollars. Mayor Deeds questioned if we would get the first call. Mr. Rambat stated that he felt that we would. Mayor Deeds asked why we would tie to something. Mr. Rambat commented that these were different times and we had to stay with what we had done in the past; however, we did have a responsibility on what we spend.

Mr. Rambat stated that we could table it and continue to look and rebid it in May. Mr. Rambat commented that he did not think we were going to lose any time. Commissioner Peters asked if we needed to order it now to be in line. Mr. Rambat commented that we could do that and it could be in our specs. Mr. Rambat explained that he had talked to both dealers and their hands were tied. Mr. Rambat stated that they both told him that, if he found something out there, that he should buy it. Mr. Rambat commented that he could throw these bids out and wait it out and bid it out later if we did not find anything. Commissioner Schmidt stated that he felt that we were headed in the right direction. Mr. Rambat stated the he was fine with that. Mayor Deeds added that they would wait to hear from him.

OPEN AGENDA:

No one in the audience wished to address the Commission.

REPORTS:

City Manager:

- **Workshop:**

City Manager Pinkall stated that he had made an outline from his notes at the workshop about what they had talked about dealing with succession planning, job descriptions and annexations and the time line for those things. Mr. Pinkall commented that this was his ‘work from list’ and he would like to get help filling in the blanks and it would be a good tool to use with processes that we use in the office.

- **Pool Committee:**

Mr. Pinkall stated that he had met with Ms. Liz Kreibeil and they had gone through the design process. Mr. Pinkall commented that they were going to get a meeting set up and project time line for the pool committee and move forward with potential project costs. Commissioner Peters asked how many there were on this committee. Mr. Pinkall stated that there were seven.

- **Dog park:**

Mr. Pinkall stated that Ms. Holly Rooks was working on the funding for the dog park and we were going to try and meet next week. Mr. Pinkall commented that we would be working on a plan to see where it was going to go, work on the location and set a time line. Mr. Pinkall commented that she would also give us a quarterly report from the workshop as requested.

- **ARPA funds:**

Mr. Pinkall commented that he had attended the ARPA webinar on the 12th and they were very eye opening and positive. Mr. Pinkall stated that they saw both the Federal side and the State side. Mr. Pinkall explained that some of the rules had been lessened for those that received less than \$10 million and more projects could be possible. Mr. Pinkall stated that we might be able to use some of that money for the nitrates or the water study or the project loan. Mr. Pinkall commented that there would be a Zoom meeting on the 19th and the 2nd, which would be a gateway to propose your expenditures before spending anything and some of those could be budgeted items as well.

- **Chamber Board:**

Mr. Pinkall commented that he had met with the Chamber Board last week and they were working hard to establish the plan to move forward. Mr. Pinkall stated that there were a lot of discussions and lots of ideas and what type of format it would be. Mr. Pinkall commented that they question if it would be in the same format as it was before and how that would look from the retail side. Mr. Pinkall stated that this would be an ongoing event with a lot of input. Mr. Pinkall informed the Commission that another glitch that occurred was that their computer crashed and they have had little to no luck getting it back.

Commissioner Peters asked if Mr. Pinkall knew what type of plan they have for the search for a new director for Pratt. Mr. Pinkall stated that that was part of the discussion on what this position was going to look like and if the focus was going to be mainly on Chamber. Mr. Pinkall explained that it was previously known as Commission and Visitors Bureau and the majority of it was not that direction, but directed towards Chamber. Mr. Pinkall stated that they did not have a plan yet. Commissioner Peters stated that it seemed that they were wallowing since Ms. Kim DeClue left and he felt there should be some type of plan or direction to get started. Commissioner Peters added that his opinion was that he was

disappointed with the whole situation. Commissioner Siemens stated that they found themselves in a predicament. Commissioner Siemens commented that the way the Chamber was operating was not typical of many Chambers and when this happened it was like starting over and figuring out who we are and what we are doing. Mr. Pinkall stated that that was a fair assessment. Mr. Pinkall added that the interim person was very knowledgeable, but it was not a perfect situation.

- **Economic Development:**

Mr. Pinkall stated that Economic Development had a meeting with some local retail businesses and their goal was to create a program focused on retail. Mr. Pinkall commented that the current matrix for ED was basically on manufacturing or employee driven. Mr. Pinkall explained that we have businesses that want to expand their employment or better their business, so there was some feedback on what they would like to see what they could use. Mr. Pinkall stated that, at the ED meeting later that day, it was discussed that it could be a beautification or infrastructure piece. Mr. Pinkall commented that they would at least know how to reach out to the retail portion of our community to get some assistance in small ways through the mini-grant process.

Commissioner Peters asked how many businesses showed up. Mr. Pinkall stated that about 35 to 40 people showed up. Commissioner Siemens stated that most of Main Street was there. Mr. Pinkall stated that it was an interesting conversation and one talked about public rest rooms and putting up signage for those and how to draw people off the highway and most were about similar topics. Commissioner Peters asked if there would be a follow-up meeting. Mr. Pinkall commented that they did not plan one. Mayor Deeds stated that it was a great meeting and he took away that people use the ED, Chamber, Travel and Tourism, and Commission and Visitors Bureau interchangeably. Mayor Deeds commented that there was a lot of confusion on what they do and who were on the boards and how they were funded. Mayor Deeds stated that ED was there and they were going to continue to focus on bringing businesses to town and focusing on industrial and manufacturing and the retail portion they want to work on. Mayor Deeds commented that owners were making comments and asking questions involving Chamber and Travel and Tourism and using them interchangeably, but he did not think that they meant to do that. Mayor Deeds stated that it was ambiguous and confusing.

Mayor Deeds stated that he agreed with things that Commissioner Peters had stated about the Chamber and it was confusing about what our relationship was with them and what it should be. Mayor Deeds commented that, if it was its own entity, we really did not have a relationship with them other than giving them \$1,500 per month. Mayor Deeds stated that that was really Convention and Visitors Bureau type funding even though that was not what we call it. Mayor Deeds added that, if we did not give the \$1,500, we would have zero relationship with them. Commissioner Siemens stated that she had not been in this position long enough to tell and it had been a long time ago that she had been in that position. Commissioner Siemens commented that all those entities were under the Chamber umbrella. Commissioner Siemens explained that some did not like the downtown promotion being under Convention and Business Bureau, but it also fits under the Chamber; however, those types of things all overlap. Mayor Deeds suggested creating a study on the website that bullet points out what this is, what it is not and what it involves. Mayor Deeds stated that there was a lot of confusion to it. Commissioner Siemens stated that one of the best things was that the retailers know that somebody was there. Mr. Pinkall commented that it was more important on how we communicate and how we say it and where it comes from. Mr. Pinkall added that the ED Board would need to continue to reach out to make this successful.

- **Ideatek:**

Mr. Pinkall stated that we had used some of our rescue funds for our internet through Ideatek. Mr. Pinkall commented that they would be doing some residential fiber coming in on the north side of town soon and they would be having a ribbon cutting on February 3rd at 4:00 pm at the Chamber office to announce when they would start. Mr. Pinkall stated that this would give us some definite benefits coming down cemetery road and attaching to our poles. Mr. Pinkall added that, if things work coming in from the north, they would also hit the Community Center and tie into the Municipal Building and a private fiber line that would circle the community. Mr. Pinkall explained that it would hit Tenth Street, head east to the Parks Department, Wastewater Plant and the Complex and maybe Highway 61. Mr. Pinkall stated that it would be all under one network and all out of this office.

- **Airport Authority Minutes:**

Commissioner Schmidt expressed his concern about the minutes from the Airport Authority when they were talking about the carbon tech project and the mineral rights that they want to obtain for 100 years. Commissioner Schmidt stated that it had been talked about over the years about who actually owned that land and whether it was the City, the Army, or the Airport Authority. Commissioner Schmidt commented that that question should be answered before a lease or anything was signed over to a company for 100 years. Mr. Pinkall stated that he had heard from Pratt Energy or the Ethanol Plant about sequestering CO₂ and they had a plan in place to do that. Mr. Pinkall commented that they had been approaching farmers in the area to do that now. Mr. Pinkall explained that he did get a call from Mr. Ryan Lunt from the Ethanol Plant and they were going to go talk to them about this option and opportunity. Mr. Pinkall stated that this was about all he knew and he had not been involved in any other discussions. Mr. Pinkall added that they were looking at trying to put together a project that would make this possible and looking for carbon credits to utilize in different ways for their corporate projects. Commissioner Schmidt stated that his concerns were if they were going to drill holes or place equipment that could affect our water table, that was already not good, and he did not want something to drift back into City wells. Mr. Pinkall stated that he could not speak in detail, but the depth they had to go was so far below the parabuckle layer and that that was way below any water reserves that were there. Public Works Director Rambat added that they were looking at a Class 6 exposal well level, which falls under California regulations, so they would have to do some exploring. Mr. Rambat stated that they would be well below the water table. Mr. Rambat explained that they had conversations with surrounding farmers on what impact, if any, it would have on them. Commissioner Schmidt stated that they were talking a good sum of money if they were talking \$400 per section, which was about \$76,000 and he questioned who gets that. Commissioner Peters stated that he thought the Army owned that. Commissioner Schmidt commented that there was all probability of that. Commissioner Schmidt asked what happens if we commit, or the Airport Authority does, and the Army wanted it back. Commissioner Peters commented that it puts a question mark over it. Commissioner Schmidt stated that we should at least contact their attorney so that they did not sign anything away before we know that answer to some of those questions. Commissioner Peters commented that they were referring it to Mr. Mike Johnston. Mayor Deeds stated that it was a good idea to find out who had the authority to sign such an agreement.

Public Works:

- **Water Main Break:**

Public Works Director Rambat stated that the water department had a water main break at Lawrence Street and Spruce Street last Friday evening. Mr. Rambat explained that they did a temporary patch and left the hole open. Mr. Rambat added that that was an older section of town and they were rounding up some fitting pipes and valves to get it fixed in the next couple of days.

- **Highway project:**

Mr. Rambat stated that the highway project was near completion and it had opened up and was striped. Mr. Rambat commented that they would be doing some seeding and it did look nice.

- **Alley work:**

Mr. Rambat stated that Arensdorf Construction had started working on the north half of the alley behind Legacy Bank in the 200 Block of North Main Street. Mr. Rambat commented that that was a project that he had bid out last year and, with the busy summer, they found a good window to get it done. Mr. Rambat added that he would be encumbering this project from last year's budget. Mr. Rambat stated that all the businesses had been contacted and the trash guys would have to walk up to get the carts and bring them down. Mr. Rambat explained that he tries to do small sections in case the weather would take a turn, they could put in some temporary material to open it back up.

Mr. Rambat commented that, if the ¼ cent sales tax does as well as it has in the past, he would like to do the 100 block on the east side of Main Street behind Bolen Office Supply. Mr. Rambat stated that those alleys were a problem and, if he did them this year, it would knock out one whole block.

- **Water Main break:**

Commissioner Peters asked if the water was shut off if there was a water main break like on Lawrence Street. Mr. Rambat explained that they usually try to valve it down while they make the repair and to keep positive pressure. Mr. Rambat stated that it might be low at times and it might not be usable at times. Mr. Rambat commented that it depends on the configuration and age of the valves. Commissioner Peters questioned if the water was drinkable. Mr. Rambat stated that it was; however, if they cannot throttle them back, they have to open up a fire hydrant.

- **WWTP:**

Commissioner Farmer asked how the new Wastewater Superintendent was doing. Mr. Rambat stated that Mr. Jeff Shanline was doing fine. Mr. Rambat commented that he was very involved with Mr. Jay Angood and had been involved with budget and maintenance. Commissioner Peters asked if they were short an employee now. Mr. Rambat added that they had put a part-time employee from the electric department on full time this summer to fill that open spot.

Electric Department:

- **Projects and Accomplishments:**

Director of Electric Utilities Huber stated that he had included the electric department's 2021 yearly review.

- **RFP's for Energy Management:**

Mr. Huber commented that he had sent out RFP's for energy management because our contract with Rainbow expires at the end of February. Mr. Huber stated that that was a three-year contract and we had been with KMEA before that. Mr. Huber commented that we had sent out four requests and they would be opened at 10:00 a.m. Wednesday. Commissioner Peters asked if we had been happy with Rainbow overall. Mr. Huber stated that we had except for last February and they dropped the ball. Mr. Huber

added that these were going to be three-year contracts that we would be able to extend yearly after that. Mr. Huber commented that he would get into that more at the next meeting.

- **Meter reading:**

Commissioner Peters asked how meter reading was working. Mr., Huber stated that they working for now. Commissioner Peters stated that that made his hair stand up at the last meeting. Mr. Huber explained that the whole key to this was money. Mr. Huber added that we were not reading them by hand right now and the equipment was working.

Recreation Department:

- **Community Center sign:**

Recreation Department Superintendent Eisenhower stated that the sign at the Community Center was functional and it was being kept busy. Mr. Eisenhower commented that Pratt County Health Director Darcy Vandervyver would be using the Community Center for a month for COVID testing.

- **Workshop:**

Mr. Eisenhower stated that he would be attending a workshop at the end of this week.

Police Department:

- **Calls down:**

Police Chief Humble stated that calls had gone down since the construction was finished and things were relatively calm.

Finance Director:

- **Webinar:**

Finance Director Carver stated that he would also be attending the ARPA webinars later this week to hear about the financial side.

- **Taxes:**

Mr. Carver informed the Commission that he had some information about some of the taxes and they are as follows:

½ cent Special Highway Tax

2018 \$183,000
2019 \$183,000
2020 \$170,000 (COVID)
2021 \$188,000

Local Alcohol Tax

2019 \$54,000
2020 \$43,000 (COVID)
2021 \$55,000 (Anticipating)

Mr. Carver stated that the local alcohol tax was split so that a third goes to the general fund, a third goes to the special parks and recreation fund and another third goes to the special alcohol fund.

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ADJOURN:

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

APPROVED BY THE MAYOR:

ZACH DEEDS, Mayor



ATTEST:

LUANN KRAMER, City Clerk

****FOOTNOTE:** Due to the quality of sound on the zoom meeting, there was a conflict of what was said at the meeting concerning the Airport Authority minutes on Page 5 of the January 17, 2022 Regular City Commission Minutes. The correction should read as follows: 'Commissioner Schmidt stated that they were talking a good sum of money if they were talking \$400 per acre on four sections, which was about \$576,000 and he questioned who gets that.'