

MONDAY

FEBRUARY 07, 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

ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Regina Goff	City Attorney
	Brent Carver	Finance Director
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	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 with the exception of Commissioner Farmer.

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

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

MINUTES:

- January 17, 2022 Regular City Commission Meeting
- January 26, 2022 Special Call Commission Meeting

Commissioner Schmidt stated that he was concerned with the minutes of January 17, 2022 where it talked about the Airport Authority minutes and the amount of money on the 100 years lease and the \$400 per acre on four sections; however, the minutes had it stated that it was \$400 per section, which was about \$76,000. Commissioner Schmidt asked that the Clerk listen to the tape to clarify what was said before the minutes were approved at the next meeting. City Attorney Goff stated that there could be a footnote put at the bottom of the minutes stating that there was a conflict of information at what was said at the meeting.

Ms. Goff stated that, due to the confusion of who owned that land, she had contacted Airport Authority Attorney Mike Johnston to discuss the carbon tech project. Ms. Goff commented they had discussed that any contracts that were for ninety-nine years or more had to be approved by the Army Corp of Engineers. Ms. Goff explained that the carbon tech project was now dead; however, there could be private land owners that could be willing to negotiate. With no more discussion, the January 17, 2022 Regular City

2 – February 07, 2022 (Regular Commission meeting)

Commission meeting minutes were tabled until the next meeting so that the Clerk could listen to the tape for the correct information.

Commissioner Peters made a motion to approve the minutes of the January 26, 2022 Special Call City Commission meeting. The motion was seconded by Commissioner Siemens and carried unanimously.

BUSINESS:

PRESENTATION OF NEW SIGNAGE AT PRMC:

Pratt Health Foundation Executive Director DeWayne Bryan informed the Commission that Pratt Regional Medical Center would be getting new signage through some grant funds they had received on how to get to the emergency room from Highway 54. Mr. Bryan explained that they would be getting two new signs and replacing two signs. Mr. Bryan commented that they would work with the City on easements.

PRATT RAILS TO TRAILS PROJECT:

Mr. Bryan stated that they had an opportunity to have a conversation with Watco and they were no longer going to use the rail line from Main Street to Country Club Road and that would connect the major recreational attractions. Mr. Bryan commented that we would need to get an assessment of the property from a rail line specialist and he had contacted a group out of north Michigan who was willing to do that for \$5,000. Mr. Bryan explained that there were other organizations that wanted to do this over south-central Kansas. Mr. Bryan stated that this would have an economic benefit if we could get this to go to the Pratt County Lake, which would also keep people off of Lake Road.

Mr. Bryan commented that he would like to see if the City would partner with them to help pay for the assessment. Commissioner Peters asked if he wanted the City to pay half of the \$5,000 for the evaluation of the property, since we had no idea what they were going to ask for that property. Mr. Bryan stated that that would be helpful and added that there were several grants out there that would help with this project, but we had to have the assessment done first and then we would do a letter of intent to negotiate on a cost. Commissioner Siemens questioned what the next step would be. Mr. Bryan stated that we would get a hold of the railroad and make them an offer, but we could not do that without an idea of what it was worth.

Mr. Pinkall explained that there was a sidewalk trail that goes from Sixth Street south to the railroad track, so once we get from Main Street over, we would have a trail to turn north to the Sports Complex all the way to Wal-Mart. Mr. Pinkall added that there were some landowners to the east that were not much in favor of this being next to their property; however, he had talked to Ms. Linda Lanterman and she thought there could be some fencing put up so that no one would encroach upon their property. Mr. Pinkall commented that the archery club was also worried about safety issues, which were legitimate thoughts. Mayor Deeds asked if the \$2,500 would come out of Travel and Tourism funds. Mr. Pinkall stated that he had that in his budget and they would work on any other funding later. Commissioner Schmidt asked if we would own the rails and ties and if there would be a market for that. Mr. Bryan stated that there was not much salvage for that, but the trail would be transferred to the City at some point. Mayor Deeds stated that he thought this was a fantastic project and he wanted the dialogue to be kept up. With no more discussion, there was a consensus of the Commission to fund \$2,500 for the rail line assessment.

CONSIDERATION AND APPROVAL OF 2022 PRATT DISC GOLF CLUB FOOD DRIVE IN LEMON PARK ON FEBRUARY 26, 2022:

Mr. Jason Winkel asked for the Commission's permission to use Graves Park, Sixth Street Park and Lemon Park from February 24th to February 27th for their annual Food Drive. Mr. Winkel commented that all they would need were some extra trash cans. Mr. Winkel stated that this was a great thing for the community. Commissioner Siemens made a motion to approve the use of Lemon Park, Graves Park and Sixth Street Park and Lemon Park from February 24th to February 27th for the Disc Golf Club Food Drive. The motion was seconded by Commissioner Schmidt and carried unanimously.

CONSIDERATION AND APPROVAL OF BID FOR HUSTLER MOWER FOR RECREATION DEPARTMENT:

Recreation Director Eisenhauer stated that they were in search of a mower and two of theirs had a lot of hours on them. Mr. Eisenhauer commented that they were going to replace the 2014 that had 2,200 hours on it. Mr. Eisenhauer stated that they had gotten a bid from Kincheloe's for \$12,291 for a Hustler Super Z 72" rear discharge and BTI for \$13,375 for a similar model, but without the rear discharge. Mr. Eisenhauer recommended the bid from Kincheloe's for \$12,291. Commissioner Schmidt made a motion to approve the bid from Kincheloe's for the Hustler Super Z 72" with rear discharge in the amount of \$12,291. The motion was seconded by Commissioner Siemens and carried unanimously.

CONSIDERATION AND APPROVAL OF BID FOR ENERGY AND FUEL MANAGEMENT:

Director of Electric Utilities Huber stated that we were coming up on the end of a three-year contract with Rainbow and it could be extended yearly; however, they had decided to send out requests for proposals to other companies. Mr. Huber commented that the City was using KEMA for six megawatt for GRDA and that contract would go until the end of 2025. Mr. Huber explained that they sent out four requests and got back three, with KEMA not returning a bid. Mr. Huber stated that Tyr Energy and Rainbow Energy were kind of the same and they operate about the same and some of Rainbow's employees now work for Tyr. Mr. Huber explained that Sunflower Electric wanted an average of \$240 a day, which was double what the others quoted. Mr. Huber stated that there were things that had happened in the past and last February that concerned him; therefore, he would recommend Tyr Energy for the energy at \$4,500 and the gas side at \$500 for a total of \$5,000 a month for energy management for the next three years.

Mr. Huber stated that he trusted Tyr and he had worked with them. Mr. Huber explained that he did not have a contract yet, but they would get him one that City Attorney Goff could look over if they were approved. Mr. Huber commented that he was jumping on this, because the contract ends in March. Mayor Deeds asked if we approve the bid now and the contract would come later. Ms. Goff stated that was correct. Mayor Deeds made a motion to approve the bid presented by Tyr Energy as presented with the intention of moving forward with a contract. The motion was seconded by Commissioner Schmidt and carried unanimously.

CONSIDERATION AND APPROVAL OF ORD. 2207 APPROVING THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES - 2021 EDITION WITH CERTAIN OMISSIONS, CHANGES, AND ADDITIONS:

Ms. Goff stated that the Standard Traffic Ordinance was updated by the League every year and they were changes made by the Legislature. Ms. Goff commented that they were traffic laws required by Statute and used by Kansas Cities universally. Ms. Goff stated that this was the Standard Traffic Ordinance and the next agenda item would be the Uniform Public Offense Code. Ms. Goff explained that we do amendments when we want modifications. Commissioner Peters questioned the yellow blinking light on Fifth Street by Southwest School that was 20 mph when it was blinking, but the Ordinance says that it was 20 mph from 7:30 a.m. to 4:30 p.m. Ms. Goff stated that that had been the law since she had been

City Attorney. Ms. Goff stated that it would be best to have a law enforcement officer here before these two ordinances were approved; therefore, this agenda item was tabled until the next meeting.

CONSIDERATION AND APPROVAL OF ORD. 2208 APPROVING THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES - 2021 EDITION WITH CERTAIN OMISSIONS:

This item was tabled until the next meeting.

CONSIDERATION AND APPROVAL OF THE APPOINTMENT OF JAMIE HUBER, DIR. OF ELECTRIC UTILITIES AS DIR. #2 OF KMEA BOARD OF DIRECTORS FOR A TWO-YEAR TERM:

Director of Electric Utilities Huber stated that his position as Director #2 on the KMEA Board of Directors was up for renewal and he was willing to serve another two-year term. Commissioner Siemens made a motion to approve the re-appointment of Director of Electric Utilities Huber as Director #2 on the KMEA Board of Directors for a two-year term. The motion was seconded by Commissioner Schmidt and carried unanimously.

OPEN AGENDA:

No one in the audience wished to address the Commission.

REPORTS:

City Manager:

- **Projects:**

- **Dog Park:**

City Manager Pinkall stated that Ms. Holly Rooks was initiating a fund-raising campaign for the dog park and they would be using the initial design. Mr. Pinkall commented that they would be marking it off so they would visually see the design. Mr. Pinkall added that the fund raising would be for benches, tables, toys and fencing, which we thought we had at one point. Mr. Pinkall stated that the Recreation Advisory Board had looked at this a long time ago. Mr. Pinkall commented that the restroom facilities would probably have to be looked at to make them more appealing. Mr. Pinkall stated that parking, water and shade were already there. Commissioner Peters asked if the restrooms needed looked at no matter what. Mr. Pinkall stated that they probably did.

- **Pool Committee:**

Mr. Pinkall stated that the pool committee would be getting together this Thursday and they would be looking at the design. Mr. Pinkall commented that Mr. Kyle McCawley had looked at the footprint as a priority and they would be talking about it again to make sure that the committee was comfortable with the design and they needed to reevaluate the costs. Mr. Pinkall stated that the next step would be three community meetings and they were looking forward to their input. Mr. Pinkall explained that they would get some costs and then look at financing options. Mr. Pinkall commented that he had reached out to Mr. Kevin Cowan on potential bonds for the financing. Commissioner Peters asked if the main questions were going to be about the cost. Mr. Pinkall stated that they would be. Commissioner Peters questioned if they had talked about setting a top tier limit. Mr. Pinkall commented that they had a general concept on what they wanted and that would give them an estimated cost so that they would know if they needed to

go smaller. Mr. Pinkall explained that it would have zero entry for handicap accessibility, a family slide, a slide to the deep end, two diving boards, a shaded area for parents, a bath house on the south end and a family restroom.

- **Stronger Economy:**

Mr. Pinkall stated that there had been a meeting with EBH and the Governor released a grant program called 'Building a Stronger Economy'. Mr. Pinkall explained that, when we first got the SPARK funds a couple of years ago, we looked at well #17 and this would be a good fit. Mr. Pinkall commented that we would be moving forward with this concept and it would be a quick turnaround to get our application in. Mr. Pinkall stated that Water Superintendent Clay had already done the test well; therefore, we had some things accomplished. EBH Engineer Jerry Starkey commented that there were \$100 million in grant funds and the deadline was February 28th. Mr. Starkey stated that EBH would be drawing up some engineering quickly, so the application could go out correctly. Mr. Starkey explained that this involves infrastructure, railroad spurs, wastewater, water, stormwater and other utilities, but we propose well #17 because it had been started and fits very well. Mr. Starkey stated that this is a 75% funded and 25% matching funds and the City would be able to use the ARPA funds. Mr. Pinkall commented that this could be 100% funded. Mr. Pinkall added that the City had the \$980,000 that we had not spent much of.

City Attorney Goff stated that there had to be some tie to economic development. Mr. Starkey commented that they were going to pull in local businesses into getting letters that say that, due to their water usage, it would help to fund this project. Public Works Director Rambat stated that the path they would like to get letters of support from would be the Business Park, Withers Industrial Park, the County's new building, the Ethanol Plant along with the new business at the airport. Mr. Rambat explained that it was hard for a Municipality to get businesses going or to start something, but we could get them to say they want volumes and good quality water in the future. Mr. Rambat added that we could not grow without water quality.

Mr. Rambat stated that EBH quoted 500' of watermain from that location and go west and tie in between the motels, go south along the County road and tie it in and complete it by the new County building on the east side of town. Mr. Rambat explained that that would help our chlorination issues on the east side of town. Mr. Pinkall stated that it would all be worth it. Mr. Starkey stated that you had to start six months from the time you get it and have it completed in two years.

- **Sandy Creek lot:**

Mr. Pinkall stated that the sale of Sandy Creek lot #42 would be completed once we receive the payment and we would then put up the sold sign.

- **Meeting with Ethanol Plant:**

Mr. Pinkall commented that Mr. Ryan Lunt was going to set up a meeting with some people from the Ethanol Plant about the Co2 sequestrant in the ground water and, if there is, how it happened. Mr. Pinkall commented that Commissioner Schmidt had some questions that he could not answer. Ms. Goff stated that that project with the Airport Authority was done. Mr. Pinkall stated that he realized that; however, if they were going to inject Co2 into the ground, Commissioner Schmidt was concerned about it migrating into the ground water causing us issues. Commissioner Schmidt stated that there was experience east of here and he wanted people making these decisions to be aware of what could happen when you were on a fault line like we are. Commissioner Schmidt added that they needed to know who would be liable for the cost of those repairs. Mr. Pinkall stated that he had talked to insurance people about earthquake

insurance and infrastructure was not covered; however, structures and buildings were. Mr. Pinkall added that he was not sure about water towers, but anything underground was not covered.

- **REAP meeting:**

Mr. Pinkall stated that the next REAP meeting would be Thursday, February 17th at 11:30 a.m.

Public Works:

- **C CLIP Project:**

Public Works Director Rambat stated that he was going to take another run at the C Clip project on South Main Street from Eighth Street to Tenth Street. Mr. Rambat commented that he had gotten an estimate from EBH on the 90/10 funding and the engineering portion would be around \$42,000. Mr. Rambat explained that the preliminary engineering costs would be paid by the City. Mr. Rambat stated that the total project would be approximately \$654,000; therefore, the City's 10% would be \$61,000. Mr. Rambat added that this was a 2023/2024 application.

Building Inspections:

- **Subdivision Replat:**

Building Inspector Blankenship stated that the Planning and Zoning Commission met last month and they had approved a subdivision replat part of the Valley View (?), which was off of Holly in the section south of the cemetery on the east side next to Sandy Creek. Mr. Blankenship explained that it had never been developed; however, it was a plated piece of land that was registered through the County. Mr. Blankenship commented that he would have brought the milar, but it had Commissioner Schmidt as Mayor and that had to be corrected. Mr. Blankenship added that it would be called the Galle Addition once it was passed.

Recreation Department:

- **Tennis Courts:**

Recreation Director Eisenhauer stated that the northwest tennis court had been completely excavated and they would be doing some packing on it. Mr. Eisenhauer commented that they would be looking at pouring concrete at the end of the week. Mr. Eisenhauer explained that the snow slowed them down since the ground was too wet, so they were going to get the other four courts prepped. Mr. Eisenhauer stated that, when we had a couple of 50° days, they would be able to put the product down and should be able to be done in a couple of weeks. Mr. Eisenhauer commented that they would also be working with the electric department to move the poles to the outside of the fences.

- **Track meets:**

Mr. Eisenhauer stated that they were one month from their first track meet. Mr. Pinkall asked how many track meets they had scheduled. Mr. Eisenhauer commented that he thought it was six or seven. Commissioner Peters asked if Skyline was one of those meets. Mr. Eisenhauer stated that they were and they had full rights there. Commissioner Peters asked if they also use Green Sports Complex. Mr. Eisenhauer stated that they would be moving to the Complex this year.

Finance Department:

- **911 Funds:**

Finance Director Carver stated that he would be submitting a report from the 911 Fund with Chief Humble at the next Commission meeting.

Mayor and Commission:

Mayor Deeds expressed how significant the BASE program was and he appreciated that we were on top of that and had a game plan. Mr. Pinkall stated that he was excited that we could do more with the SPARKS and recovery funds and that was what we wanted to do from the beginning,

ADJOURN:

Mayor Deeds stated that the next meeting would be Tuesday, February 22nd due to President's Day. Commissioner Siemens made a motion to adjourn. Commissioner Peters seconded the motion and it passed unanimously.

APPROVED BY THE MAYOR:

ZACH DEEDS, Mayor



ATTEST:

LUANN KRAMER, City Clerk