

MONDAY

MARCH 21, 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
	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.

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

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

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

**MINUTES:**

- March 07, 2022 Regular City Commission Meeting (Amended)

Commissioner Farmer made a motion to approve the minutes of the March 07, 2022 regular City Commission meeting minutes. The motion was seconded by Commissioner Peters and carried unanimously.

**BUSINESS:**

**CONSIDERATION AND APPROVAL OF THE RE-APPOINTMENTS OF SKYE BARE AND MARK MCMANAMAN TO THREE-YEAR TERMS ON THE AIRPORT AUTHORITY BOARD:**

City Manager Pinkall stated that he had not attended the Airport Authority Board meetings regularly due to their numerous executive sessions; however, the letter he had received stated that Ms. Skye Bare and Mr. Mark McManaman were willing to serve an additional three-year term on that Board. City Attorney Goff pointed out that the letter had stated that this would be Ms. Bare's third term and they were only allowed to serve a total of eight years. Mr. Pinkall commented that he would make them aware of that.

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Ms. Goff also explained that some boards were to be appointed by the Mayor; however, all five Commissioners could appoint this one. With little more discussion, Commissioner Siemens made a motion to approve the appointment of Ms. Skye Bare to two additional years on the Airport Authority Board and Mr. Mark McManaman for an additional three-year term. The motion was seconded by Commissioner Schmidt and carried unanimously.

#### **CONSIDERATION AND APPROVAL OF REPLACING UV DISINFECTION SYSTEM AT WASTEWATER WITH ARPA FUNDS:**

Public Works Director Rambat stated that the UV disinfection system was the last process that happens before fecal coliform bacteria goes into the river. Mr. Rambat commented that there was a permit limit the wastewater treatment plant had to reach each month. Mr. Rambat stated that they had done their last upgrade in 1998 and were using chlorine gas to kill the bacteria and then sulfur dioxide gas to kill the chlorine before going into the river. Mr. Rambat stated that the UV lighting was submerged under water in channels and, if one of the banks failed, they had to get parts from the other bank. Mr. Rambat added that everything at the wastewater plant was set up with normal wastewater flows and high flows during storms and you had to have both.

Mr. Rambat stated that they had checked with Ray Lindsey Company and they had submitted a quote of \$92,348 for a rebuild and a new system with new lighting and controls at \$164,541. Mr. Rambat commented that he felt that the current system was past the age of repair and they would get the warranties and new technology with the new system. Mr. Rambat added that this would keep the State from getting involved also.

Mr. Rambat commented that it had been brought up in budget and, with a \$4 or \$5 million plant, it was unpredictable when things were going to fail. Mr. Rambat stated that things that had come up since 2016 were the \$160,000 solids washer and press, last year was the \$40,000 generator and the pick-up that they needed for \$45,000. Mr. Rambat explained that he had visited with City Manager Pinkall about the ARPA funds and the wastewater type treatment was an acceptable expense. Mr. Rambat stated that using ARPA funds would help the wastewater budget and he felt that there would be plenty left of the ARPA funds for the other projects they had talked about. Mr. Rambat stated that the new system would be his recommendation. Mr. Rambat stated that he had visited with Finance Director Carver about their reserve accounts and they did not have the funds to pull this off. Mr. Rambat commented that the auditors had talked about building reserves and he thought going this route would help them do that.

Commissioner Peters asked what the lead time was on this. Wastewater Superintendent Jeff Shanline stated that it would be twelve weeks at the soonest. Mr. Rambat reminded the Commission that the prices were going to go up on April 1<sup>st</sup>. Mr. Rambat stated that this would get us on their books and this type of update should not happen but every ten to twelve years. Mr. Rambat explained that the last upgrade was \$1.6 or \$1.8 million. Commissioner Schmidt asked if we alternate banks. Mr. Rambat stated that he thought that that was part of the thinking so they could do maintenance.

Mayor Deeds asked how much of the ARPA funds we had designated to other things. City Manager Pinkall stated that this was the second piece and the first was the Water System Engineering Report for \$47,000. Mr. Pinkall commented that those total about \$200,000 of the \$495,000 we were getting. Mr. Rambat added that the Water Study was being dispersed monthly. Mr. Pinkall stated that well #17 was a potential project that had been earmarked; however, we had not committed to it 100%. Mr. Pinkall commented that, with all the potential projects so far, it would be about \$648,000, so that would leave us about \$336,000 not looked at. Mr. Pinkall added that that figure also depended on whether we got the Base Grant. Mr. Carver commented that they said on the webinar that we had to report by the end of

April whether we use it as revenue loss standard allowance and we also had to report it whether we had used it or not.

Commissioner Schmidt asked if we were stuck with it if we place an order and then did not get approved. Mr. Rambat stated that he assumed, so unless the motion included contingent upon approval of the funds. Mr. Rambat added that they hoped to know so it would save them some money by ordering it before April 1<sup>st</sup>. City Attorney Goff commented that she would be surprised if this was not approved under the guidelines, because there were certain infrastructure issues that were addressed in the ARPA funding. Mayor Deeds asked if they should make the motion contingent upon funding. Ms. Goff stated that they could if that was what they choose to do, but she felt that Mr. Carver may be able to contact the League about the situation and get the funds expedited.

With little more discussion, Commissioner Farmer made a motion to approve the purchase of the Trojan System UV300 B from Ray Lindsay Company for \$164,541 for the wastewater treatment plant. The motion was seconded by Mayor Deeds and carried unanimously.

#### **CONSIDERATION AND APPROVAL OF THE PURCHASE OF TRANSFORMERS FOR STOCK:**

Director of Electric Utilities Huber informed the Commission that it was getting difficult to get transformers to keep in stock. Mr. Huber commented that he had sent out four quotes to purchase new and/or rebuilt transformers to Stanion Wholesale Electric, Jerry's Electric, Solomon Transformer and Border States, but Mr. Huber explained that they had asked them to quote on twenty-one pole mount transformers and 5 pad mount transformers. Mr. Huber stated that Border States did not bid on the pole mount transformers, but Stanion's bid \$88,515 with a lead time of fifty-two weeks, Solomon bid \$77,975 with a lead time of twelve to fourteen weeks and Jerry's bid \$23,370 with a lead time of fifty to fifty-two weeks. Mr. Huber commented that they had gotten a little out of hand at 150% over last year's cost. Mr. Huber explained that Jerry's did not bid on the five pad mount transformers, but Stanion's bid \$52,875 with a lead time of fifty-two weeks, Solomon bid \$26,000 with a lead time of thirty-five to seventy weeks and Border States bid \$18,603 with a lead time of fifty-two weeks. Mr. Huber stated that he would need two approvals and his recommendation was to approve the bid from Jerry's for \$24,370 without tax for the twenty-one pole mount transformers and Border States for the five pad mount transformers in the amount of \$18,603 without tax.

Commissioner Farmer asked why there was such a wide range in prices. Mr. Huber explained that Stanion's and Solomon's bid new and they were running into material cost issues, which drives the cost up. Commissioner Schmidt asked if there were a stock pile of ones that needed to be rebuilt. Mr. Huber stated that Solomon did do rebuilds and they had sent them fifteen. Mr. Huber added that they would evaluate them and rebuild the ones that were creditable. Commissioner Peters questioned if there were different brands. Mr. Huber stated that there were different companies, but he was not sure one was better than the other. Mr. Huber commented that, when they did a transformer for Prairie Foods, Stanion's would not bid. Mr. Huber explained that they have an allotment to buy transformers and they had already met that.

Mr. Huber stated that this would come out of the distribution's material line item and the money would be encumbered if they come in in 2023. Mr. Huber commented that they have some in stock and he hopes that this would get them by until they get these in. With no more discussion, Commissioner Farmer made a motion to approve the purchase of twenty-one pole mount transformers from Jerry's for the cost of \$24,370 not including tax. The motion was seconded by Commissioner Peters and carried unanimously. Commissioner Farmer then made a motion to approve the purchase of five pad mount transformers from

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Border States in the amount of \$18,603 not including tax. The motion was seconded by Commissioner Siemens and carried unanimously.

**OPEN AGENDA:**

No one in the audience wished to address the Commission.

**REPORTS:**

**City Manager:**

- **Dog Park:**

City Manager Pinkall stated that the dog park fundraising was going well and they had collected over \$4,000. Mr. Pinkall commented that they had had quite a few inquiries. Commissioner Peters asked how much they were hoping to raise. Mr. Pinkall stated that he thought it was around \$40,000.

- **Pool meeting:**

Mr. Pinkall commented that the pool meetings were moving forward and they were still looking at the funding piece. Mr. Pinkall stated that they hoped to get it to the public shortly. Mr. Pinkall commented that he was still in contact with Stifel Nicholas and Mr. Kevin Cowan with Gilmore and Bell. Mr. Pinkall added that he would talk to them more when we had a number to work with.

- **Roof challenges:**

Mr. Pinkall stated that City Hall was having some roofing challenges and they would be doing some repairs. Mr. Pinkall commented that it would be on an agenda soon.

- **Insurance:**

Mr. Pinkall stated that he had been looking at adding to the City's cyber insurance so that we could protect ourselves in some form. Commissioner Schmidt asked if the earthquake insurance was in place. Mr. Pinkall commented that anything underground and the water towers were not covered.

- **Ideatek:**

Mr. Pinkall commented that Ideatek had their ribbon cutting ceremony and it was a good event. Mr. Pinkall stated that there was a video on Facebook.

- **Security:**

Mr. Pinkall stated that he was working on improving the security to cover the front entry way during Commission meetings.

**City Attorney:**

- **Power Agreement:**

City Attorney Goff stated that she had been reviewing the Purchased Power Agreement from Tyr Energy with Director of Electric Utilities Huber.

- **Ride along:**

Ms. Goff informed the Commission that she had a ride along with one of the officers. Ms. Goff commented that he was one of the younger ones, so there were a lot of questions.

- **Comprehensive Plan:**

Ms. Goff stated that she had attended the Town Hall meeting about the Comprehensive Plan last Thursday.

- **House demos:**

Ms. Goff commented that the budget for demolishing structures was going to have to be bigger next budget year. Ms. Goff stated that there were four or five structures that could be taken down now and not enough money to do it. Building Inspector Blankenship stated that that money did not build up from year to year and tearing down a place was not a \$5,000 job, but \$10,000 now. Ms. Goff added that there was also the cost of asbestos removal. Ms. Goff commented that, after a conversation with Mr. Blankenship, a nuisance case was best handled in Municipal Court. Mr. Pinkall stated that that was where a Land Bank option would come in and we could move on a plan for the future for hard to deal with properties. Commissioner Peters asked if there was a plan. Mr. Pinkall stated that we would have to establish one.

Ms. Goff stated that there were different options, but she would get in contact with Mr. Kevin Cowan at Gilmore and Bell. Ms. Goff added that there were people in town that would like to see Land Banks. Commissioner Peters questioned if any of those houses would be taken down in 2022. Mr. Blankenship stated that there would be and one was the burned-out trailer. Mr. Blankenship explained to the Commission that we would 'eat' this one since they had no insurance, but it had to be cleaned up.

**Public Works:**

- **Cemetery Board:**

Public Works Director Rambat stated that Ms. Susan Parsons had expressed interest to Cemetery Board Member Lori Jones about being on the Cemetery Board. Mr. Rambat commented that she would be filling the seat left open by the passing of Ms. Rita Hitt. Building Inspector Blankenship stated that Ms. Parsons was on his Planning Commission and the only conflict would be the timing of the meetings. City Attorney Goff stated that she did not think there would be any other conflicts with her being on both boards. Mr. Rambat commented that it should be on the agenda as soon as he contacts Ms. Jones.

- **Free to Landfill:**

Mr. Rambat stated that he had visited with Pratt County Landfill Supervisor Jason Winkel about the Free to Landfill week. Mr. Rambat commented that that week would be from May 9<sup>th</sup> to May 14<sup>th</sup>.

- **Compost:**

City Clerk Kramer stated that compost pick-up would begin Friday, April 1<sup>st</sup>. Mr. Rambat stated that he could sure use some help in sanitation because Sanitation Superintendent Dave Dyche would be retiring at the end of May and he was already one short.

### **Inspections:**

- **Comprehensive Plan:**

Building Inspector Blankenship stated that there were about eleven people at the Town Hall meeting on Thursday to discuss the Comprehensive Plan. Mr. Blankenship commented that EBH Engineers Alan Luttrell and Jerry Starkey were also there and they would be putting things together since this would be the last public meeting.

### **Recreation Department:**

- **Signage at Complex:**

Recreation Director Larry Eisenhower stated that they would be hanging some signage and handing out flyers at the Sports Complex this season to promote the downtown businesses.

- **Tennis Courts:**

Mr. Eisenhower stated that he had had conversations with the tennis court contractors and they had things laid out and were ready to pour, but there had to be no rain in the forecast for two days.

### **Finance Department:**

- **ARPA Funds:**

Finance Director Carver stated that, during the ARPA Webinar, he learned that he had to have a copy of the Awards Terms and Conditional Agreement, a copy of the signed Assurance of Compliance Civil Act of 1964 and a copy of the actual budget turned in by the end of April. Mr. Carver commented that it was open to what the budget could be used for. Mr. Carver stated that we were considered a tier 5 NEU (Non-Entitled Unit).

- **End of year:**

Mr. Carver commented that INCODE gives you until March 31<sup>st</sup> to close out 2021 and open 2022 and he had accomplished that. Mr. Carver stated that that had allowed him to send out new monthly budget sheets for the departments.

### **Mayor and Commission:**

- **Insurance:**

Mayor Deeds thanked Mr. Pinkall for looking into the insurance and he felt we needed the assurance by looking into the possibilities whether it was health or property and sharpen up the pencil.

- **Chamber Director:**

Commissioner Farmer asked if the Chamber was any closer to finding a full-time Director. Mr. Pinkall commented that he was not aware if they were and that Ms. Tammy Wellbrock was still there. Mr. Pinkall added that Ms. Wellbrock did have a deadline.

- **Wrestling:**

Commissioner Farmer stated that he wanted to congratulate the girls high school wrestling team for winning the Regional Championship and for winning the State Title for 4 through 1A. Commissioner Farmer commented that Ms. Libby Swift was the first three-time State Champ in her division. Commissioner Farmer stated that we had three of eight girls in the State meet and had a combined winning percentage of 92.69%. Commissioner Farmer added that Ms. Swift had won 112 matches and lost ten, Jadden Thompson had 103 wins and twelve loses and Ava Thompson had 102 wins with three loses. Commissioner Farmer stated that they were also the first team in KSHAA history to score over 100 points in 1A through 4 and they had a total of 111.

- **Foster Care:**

Commissioner Peters commented that Detective Ward was their speaker at Rotary and he discussed children who needed foster care here in Pratt. Commissioner Peters stated that they learned that it was a big problem finding anyone local that was willing to take a child for even seventy-two hours. Commissioner Peters commented that he was shocked that we had that problem. Commissioner Peters urged anyone that might know someone willing to do this, please contact Detective Ward. Commissioner Farmer stated that he sees this problem all the time being an educator.

**ADJOURN:**

Mayor Deeds 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