

MONDAY

APRIL 11, 2022

The Governing Body of the City of Pratt met in Special Call 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
	Brent Carver	Finance Director
	Regina Goff	City Attorney
	Brad Blankenship	City Inspector

CALL TO ORDER:

The Special Call 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.

BUSINESS:

CONSIDERATION AND APPROVAL OF BID FOR THE REPLACEMENT OF ONE OF THE ROOFS ON THE MUNICIPAL BUILDING:

City Manager Pinkall stated that he had sent the Commissioners pictures of the roof damage at the Municipal Building before the last meeting and this bid would allow us to move forward. Mr. Pinkall commented that the bid was from AR Roofing and they were the only ones in town that were able to replace that roof. Mr. Pinkall stated that the EMC adjuster had already looked at it; however, he had not finalized his report. Mr. Pinkall explained that they needed to move forward to prevent further damage, which could include the gym floor. Mr. Pinkall commented that EMC would evaluate the price and there would be 50% depreciation. Mr. Pinkall stated that our piece would not cover it totally, but we would pay for the roof out of capital project reserves. Mr. Pinkall informed the Commission that the Municipal Building budget did not have enough in there to cover this; therefore, it would come out of other budgets, but would be paid back. Mr. Pinkall commented that some projects may have to be postponed for a little while until the funds could be replaced. Mr. Pinkall added that he did not think it would be that much. Mr. Pinkall recommended that the Commission approve the bid from AR Roofing in the amount of \$27,811.33

Commissioner Siemens asked if she had heard that they were going to start tomorrow. Mr. Pinkall answered that it would be about a week because they had to order the materials. Commissioner Farmer questioned if we would be okay for that week. Building Inspector Blankenship stated that there was another roof under this one. Commissioner Peters clarified that EMC would pay some of the \$27,000 and hopefully half of it. Mr. Pinkall stated that he was hopeful that it would be more than half, but we could not take a chance and have further damage.

Mr. Blankenship stated that we were going to have to look at the other roofs at some point. Mr. Blankenship commented that, the roof that they had stepped out on was buckled and cracked, so we needed to start putting money back for the rest of the roofs at the Municipal Building and the fire department, as well. Mr. Blankenship commented that he did not know what was underneath, but it was not normal. Commissioner Peters asked if it would not be insurance if it was from high heat. Mr. Blankenship stated that you could not turn in a claim and say that it was damaged. Commissioner Peters commented that it was just natural wear and tear. Mr. Blankenship stated that that was correct and added that these roofs were old.

Mr. Blankenship stated that for \$4,000 or \$5,000 more they could have gotten a TPO roof, but that material was not going to be available for about a year. Mayor Deeds stated that he was encouraged by this situation and thought it would be a lot higher after the comprehensive estimates done for the HVAC system and the roof, because that number was much higher than this. Mayor Deeds commented that he had feared pouring a whole lot of money into something that was not a wholistic solution to that building. Mayor Deeds stated that he appreciated Mr. Blankenship bringing up the subject of putting money aside. Mayor Deeds questioned if we should consider any way of taking advantage of this situation to do more since we were spending money. Mr. Blankenship stated that his recommendation to the Commission would be to get on the list for the lower roofs for the TPO. Mr. Blankenship added that AR Roofing employee, Mr. Roger Slief, had sent his drone to look at the other roofs and there was no other wind damage. Mr. Pinkall commented that this would be something he would talk about in budget, which would help protect us.

Finance Director Carver asked if there would be any cost savings to do more than one roof while they were there instead of doing a piece at a time. Mr. Blankenship commented that there would not be that big of a break because they were large roofs. Mr. Blankenship added that we would still get twenty years out of this roof, but a TPO roof might last twenty to thirty years. Mr. Carver asked if it would be if we were doing the TPO roof. Mr. Blankenship stated that it would be beneficial to do more than one roof when we do TPO. Mr. Pinkall commented that the availability for TPO was pretty far down the road.

After a little more discussion, Commissioner Siemens made a motion to approve the bid from AR Commercial Roofing LLC for the repair on the Municipal Building roof in the amount of \$27,811.33. The motion was seconded by Commissioner Peters. Commissioner Schmidt asked if we would pay AR Roofing this amount or if we were going to wait for insurance confirmation. Mr. Pinkall stated that we would wait to hear back from EMC and see what we get reimbursed for. Commissioner Schmidt questioned whether they should put an exact amount in there or a not to exceed amount. Mr. Pinkall stated that he thought that it would be considerably less, but we have no facts on that yet. Commissioner Siemens amended her motion to include not to exceed \$27,811.33. Commissioner Peters seconded the amendment and it carried unanimously. Mr. Blankenship added that Mr. Slief had told him that any damage found underneath would be on the insurance.

ADJOURN:

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

APPROVED BY THE MAYOR:

ZACH DEEDS, Mayor

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ATTEST:

LUANN KRAMER, City Clerk