

MONDAY

MAY 20, 2019

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

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

ALSO PRESENT:	Roy Eckert	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
	Bruce Pinkall	Recreation Director

**CALL TO ORDER:**

The regular meeting was called to order by Mayor Meyer. The Mayor instructed the City Clerk to note that all Commissioners were present.

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

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

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

**CONSENT AGENDA:**

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Commissioner Leslie made a motion to approve the consent agenda. The motion was seconded by Commissioner Peters and carried unanimously.

**BUSINESS:**

**QUARTERLY REPORT ON TRAVEL AND TOURISM:**

Chamber Director Kim DeClue stated that there were several fund requests in the first quarter of 2019 that totaled \$17,200. Ms. DeClue pointed out that the Open Range Gravel Race had been granted \$1,000 and they brought in around three hundred riders, so this was a great investment. Ms. DeClue commented that the City Commission approved \$7,500 for the Miss Kansas Organization and she added that the parade would be on Saturday, June 8<sup>th</sup> at 10:00 a.m. Ms. DeClue stated that the American Legion was

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awarded \$3,000 for their 4<sup>th</sup> of July celebration. Ms. DeClue explained that other happenings were the Fire Departments Car Show on May 24<sup>th</sup> and 25<sup>th</sup>, if weather permits and the Kansas Department of Agriculture would be doing a meeting and talking about industrial hemp and what it is. Ms. DeClue stated that there were eighty people signed up for that and they were coming from all across the State.

Ms. DeClue commented that the committee meets every other month and the members served a three-year term and that there were no term limits for this committee. The Commission thanked Ms. DeClue for coming and updating them.

### **CONSIDERATION AND APPROVAL OF BID TO FINANCE UPGRADES TO THE MUNICIPAL BUILDING:**

Finance Director Garten stated that she had sent out bids for financing the upgrades to the Municipal Building after the last meeting and she had heard back from all three banks. Ms. Garten pointed out that the interest rates ranged from 3.75% to 4.45%. Ms. Garten stated that Peoples Bank came in with the lowest bid and it was for a \$66,347 payment yearly for four years and an upfront fee of \$100. Ms. Garten commented that the others were close; however, it was up to the Commission. Commissioner Peters clarified that we had no problem with financing the upgrades. Ms. Garten stated that we did not as long as we stayed within the four years. Ms. Garten added that the payment would be part of the budget for the next four years. Recreation Director Pinkall stated that they did have some money encumbered, but they did not want to spend it all since you never know what could happen.

Commissioner Peters asked if the bid was still good from Integreen. Mr. Pinkall stated that it was and that half of the materials for the gym were in their warehouse. Commissioner Leslie questioned if we had given First State Bank a shot at anything. Ms. Garten stated that they got the line department's lease/purchase. With no more discussion, Commissioner Leslie made a motion to approve the Peoples Bank for 3.97% for a four-year loan in the amount not to exceed \$66,347.34 a year. Commissioner Peters seconded the motion and it carried unanimously.

Mr. Pinkall informed the Commission that they were taking care of some of the stuff that had been on the second floor for a long time. Mayor Meyer asked if they were going to take out those old radiators. Mr. Pinkall stated that they were, but it was not part of this project. Mr. Pinkall explained that they would tear out the air handlers and cap off the circulation in case they had a problem. Mr. Pinkall added that they would not tear out the boilers until they were sure they were not needed anymore. Commissioner Peters asked about the zoning of the air conditioning. Mr. Pinkall stated that the gym would be one zone and each office would be a zone, which would be more efficient than before.

### **SLIDESHOW OF METAL ARTWORK DONATED BY THE WITTIG FAMILY TO BE DISPLAYED IN LEMON PARK:**

Public Works Director Rambat and Park Superintendent Eckhoff shared a slideshow of photos of the metal artwork donated to the City by the Wittig family to be displayed in Lemon Park. Mr. Eckhoff stated that this had been discussed for about a year and a half and they were working on stabilizing some of the pieces. Mr. Eckhoff commented that they would also be pouring concrete pads for the artwork. Mr. Rambat commented that they wanted to make sure the Commission knew about the artwork and where it would be placed in the park. After viewing the donated artwork, Commissioner Deeds made a motion to approve the metal artwork being placed in Lemon Park as described by Mr. Eckhoff. The motion was seconded by Commissioner Schmidt and carried unanimously.

Mayor Meyer asked if the roots being exposed from flooding had hurt the trees in Lemon Park. Mr. Eckhoff stated that they had filled them twice and, if the water rises again, they could lose some of them;

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however, there was a lot of root that was not exposed. Mr. Eckhoff shared that one of his concerns was the water that was coming up in the ground in the ballfields.

**OPEN AGENDA:**

- **Fireworks:**

Ms. Cynthia Geesling reminded the Commission that she had attended a meeting earlier and had voiced her concern about the fireworks in the City limits. Ms. Geesling stated that she had visited with Police Chief Humble and he had stated that the ordinance would be enforced this year and that there would be zero tolerance. Ms. Geesling explained that she had talked to the Pratt Tribune about a letter to the editor and the City was to put it in the bills since not everyone gets the paper. Mayor Meyer thanked Ms. Geesling for her time.

**REPORTS:**

**City Manager:**

- **Budget:**

City Manager Eckert stated that budgets were getting done and things were being kept close to the prior year, but there were some expenses that would need to be addressed. Finance Director Garten stated that she had met with the City Manager and the department heads to go over the individual budgets with them.

- **Succession Plans:**

Mr. Eckert stated that he was still looking at some of the succession plans with employees. Mr. Eckert commented that there were a couple of employees that would be retiring this year.

- **Water rights:**

Mr. Eckert stated that the City had gotten a good review from the State on our water rights and we had gotten another eight years. Mr. Eckert commented that he had visited with a representative at the KMU meeting and they let him know that they were here to help if they could.

**City Attorney:**

- **Law Enforcement Manual:**

City Attorney Probst stated that she had been working with the police department on revising their personnel manual.

- **False Alarm Requests:**

Ms. Probst stated that she had given the Commission a copy of Salina's False Alarm Ordinance for them to review. Ms. Probst commented that home security system calls were usually false alarms and they take up a lot of an officer's time. Ms. Probst suggested implementing fines for false alarms and she would be working with Chief Humble on what would be a good option for Pratt. Mayor Meyer commented that there were 490 hours for Salina and dealing with false alarms. Chief Humble stated that they were not getting anything from the alarm companies and the officers had to try to figure out whose alarm it was.

Chief Humble commented that something could have triggered the alarm and there were usually multiple officers that respond since they did not know what they would be walking into. Chief Humble stated that this would also pertain to commercial alarms that were triggered by employees. Chief Humble commented that they would meet with the owners and get a plan along with educating employees. Ms. Probst stated that this was a burden on officers.

**Public Works:**

- **Concrete work:**

Public Works Director Rambat stated that he had Arnesdorf Construction do some concrete work on South Main Street around The Chapeau and that area, which was now completed. Mr. Rambat commented that the curb and sidewalk in that area needed some work and it spruced up the business corridor in that area.

- **100 Block of West 10<sup>th</sup>:**

Mr. Rambat stated that he was putting together bid specs to replace the first 100 Block of West 10<sup>th</sup> Street between Main Street and Jackson Street. Mr. Rambat commented that there was a lot of truck traffic on that street. Mr. Rambat explained that bids would go out in the next week or two.

- **2019 Mill and Overlay:**

Mr. Rambat commented that he had been talking with Street Superintendent Sinclair about where to go with the mill and overlay this summer and they had talked about going south on Sixth Street to Pine Street. Mr. Rambat explained that he would be talking to the contractors since their standard procedure was to roll and vibrate it. Mr. Rambat stated that his concern was that there were a lot of old water mains there, so he would check and see if they could static roll it and not have to vibrate it. Mr. Rambat added that he was also looking at Rochester Street from Third Street to Sixth Street.

- **Pool online:**

Mr. Rambat reported to the Commission that the pool was online and that he had worked on it all weekend. Mr. Rambat explained that he had gotten help from wastewater employee Jeff Shanline to rebuild the main pump. Mr. Rambat commented that he had added chemicals, but the weather situation had diluted it down. Mr. Rambat added that the pool would open a week from today.

- **Detwiler bridge:**

Commissioner Leslie asked if he had a price for the materials for Ms. Detwiler's bridge. Mr. Rambat stated that he had not; however, he felt that it would be a good idea to have a third party go look at it. Mayor Meyer stated that City Attorney Probst was going to check into rights-of-way. Ms. Probst stated that she had the impression that any prior easements were done on a handshake and it was her understanding that no City employees use that bridge, which would make it completely a private residence. Ms. Probst stated that she agreed with Mr. Rambat in that the City would be liable if any repair work done by City employees would be faulty. Ms. Probst added that it was the Commission's decision; however, she would have the repair work done by a third party. Mayor Meyer repeated that it was on private property and there was nothing in writing.

Commissioner Schmidt stated that he had gone and looked at the bridge and there was a trail that looked like it had car tracks on it and that was the only access. Mr. Rambat stated that he had never been back there; however, it was best if City employees stayed out of the equation with the history of past administration. Mr. Rambat repeated that his recommendation was to have someone else check into it. Ms. Probst cautioned the Commissioners that this would set a precedence and the drainage ditch did run through the City. Ms. Probst questioned if they wanted to address every property if a private citizen comes to a meeting. Mayor Meyer stated that they would not be making a decision tonight and it was just a consideration. Mayor Meyer thanked Mr. Rambat and Ms. Probst for the good advice.

### **Building Inspections:**

- **Americare:**

Building Inspector Blankenship informed the Commission that Americare had broken ground and were moving forward. Mr. Blankenship stated that his first inspection had been canceled today.

- **607 S. Oak:**

Mr. Blankenship stated that the deadline was up for 607 South Oak Street and the owner had come to his office Thursday to ask for a one-month extension. Mr. Blankenship informed the Commission that he had granted that extension. Mr. Blankenship reminded the Commission that this owner had another house on North Thompson Street that was in even worse condition. Mr. Blankenship commented that the owner was dealing with a very ill mother and he had only the weekends to work on the houses. Mr. Blankenship stated that the neighbors to the south had been notified about the extension. Mayor Meyer stated that that was a good judgement call.

- **Pilot Club train:**

Mr. Blankenship commented that he had found an inspector for the Pilot Club train; however, there was a lot that needed to be done to it. Mr. Blankenship stated that he had an opinion about it and he had also visited with City Attorney Probst and Public Works Director Rambat.

- **Lemon Park bathroom:**

Mr. Blankenship stated that he had heard back from the engineer working with the company doing the bathroom at Lemon Park. Mr. Blankenship commented that they would put stakes out when things dry out and then Director of Electric Utilities Huber could trench across the pad. Mr. Blankenship explained that Mr. Huber's crew would go across the pad, across the driveway to one ballfield and then to the north side to the other ballfield. Mr. Blankenship added that they wanted to deliver the bathroom at the end of May or the beginning of June. Mr. Blankenship commented that they had been waiting for the plans so they would know where to put the cutouts for the electric and plumbing.

- **Dollar Tree:**

Mr. Blankenship stated that Dollar Tree needed to do the driveway finals and grade it, which would make them about done. Mr. Blankenship explained that they had two different work areas where Ridge Investment did the building and then it would be turned over to Dollar Tree after he gave them a partial final. Mr. Blankenship commented that Dollar Tree would hire an electrician who would add a 100-amp service for security. Mr. Blankenship added that they would then come in and put up shelves, do the

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signage and get the cash registers in. Mr. Blankenship stated that they had a June 1<sup>st</sup> deadline; however, the weather days had caused that to be pushed out.

- **Track and Soccer Complex:**

Mr. Blankenship stated that the parking lot at the Track and Soccer Complex was about done. Mr. Blankenship commented that Mies Construction was about done and then they would start building.

**Electric Department:**

- **North Main lighting:**

Director of Electric Utilities Huber informed the Commission that the street lights on North Main Street were working and they had gotten a lot of compliments. Mr. Huber stated that they would probably do the other side at the end of the summer.

- **Unit 6:**

Mr. Huber stated that the exhaust valve in Unit 6 had failed and it had taken about a week and a half to get it back up. Mr. Huber commented that they would be looking at ordering replacement parts since it takes Fairbanks about a year to get the parts in.

- **Line crew busy:**

Mr. Huber commented that the line crew had been busy with the track and field complex and Lemon Park bathroom. Mr. Huber stated that they had set poles and buried the conduit at the Track and Soccer Complex, but there was no wire pulled yet. Mr. Huber commented that it was hit and miss at Lemon Park and the water table was high now. Mr. Huber informed the Commission that they had had several lightning strikes this morning and had replaced around twenty-five to thirty fuses. Mr. Huber added that they would check what lines had been hit later.

- **Municipal Building transformer:**

Mr. Huber stated that the bid request he had sent out for the Municipal Building transformer was in the packet. Mr. Huber commented that he thought it would cost \$14,000 to \$15,000.

- **Staff:**

Mr. Huber informed the Commission that they were fully staffed in the line department and at the power plant. Mr. Huber added that that was the first time in years. Commissioner Peters asked if he had gotten two of them from the college. Mr. Huber stated that he had and they had come to work right out of school. Commissioner Peters questioned if they worked with a mentor to make sure they were doing things right. Mr. Huber explained that they were sent with Line employee John Giggy the first week, but they were never just thrown into the job. Mr. Huber stated that they were also on a six-month probation. Mayor Meyer asked if there were different levels. Mr. Huber stated that he had four journeymen and would have two more next year. Mayor Meyer questioned if they had ties to Pratt. Mr. Huber commented that the last one hired was from Goodland and the other he had picked up from Oklahoma.

**Recreation Department:**

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- **State tennis:**

Recreation Director Pinkall stated that there was State tennis here last Friday and Saturday along with thirty-six teams playing baseball. Mr. Pinkall commented that summer time was a busy time.

- **Track and Soccer Complex:**

Mr. Pinkall stated that the Track and Soccer Complex was moving forward and Mies Construction was done with the rough grading. Mr. Pinkall commented that the line guys had been out there along with Adams Electric. Mr. Pinkall added that Integreen Services and Younie Landscaping were also there, so there were a lot of local people working. Mr. Pinkall stated that they were making progress and had an aggressive completion date.

- **Rec ball:**

Mr. Pinkall informed the Commission that recreation baseball and softball would start next week.

**Police Department:**

- **Burglaries:**

Police Chief Humble stated that burglaries had increased this past weekend. Chief Humble commented that PCC had a Kubota stolen; however, it had been solved but was still under investigation. Chief Humble added that they were working with Rush County and had been able to tie that to other burglaries.

- **New hires:**

Chief Humble stated that he had received information from the Kansas Law Enforcement Training Center that they were going to change their criteria for classes and go from every six weeks to every three weeks. Chief Humble commented that that would speed up the process for officers going to the academy. Commissioner Peters questioned if he was fully staffed. Chief Humble stated that he was with the exception of Detective Bennett's position.

- **Drug dog:**

Chief Humble stated that the drug dog had been in radar certification training along with the field officer, which had kept him busy. Chief Humble added that there had been no call outs to other agencies. Commissioner Peters asked if an officer could contain a person if he had suspicion and wanted to involve the drug dog. Chief Humble stated that they had to have reasonable suspicion, but not probable cause to call the drug dog and they were to use their own discretion.

- **LEC:**

Chief Humble stated that he had visited with Sheriff White and there was to be a guy at the Law Enforcement Center in the next couple of weeks.

**Finance Department:**

- **Budget:**

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Finance Director Garten stated that they had met with the department heads and she was putting things into the system and compiling the information. Ms. Garten commented that she was working on the revenue side and waiting on the health insurance numbers. Ms. Garten added that the League had predicted increases from 4% to 5%.

- **Auditors:**

Ms. Garten stated that she was still waiting to hear from the auditors about when they would be presenting the audit to the Commission.

- **Budget Conference:**

Ms. Garten stated that she would be attending a State Budget Conference Workshop Wednesday. Ms. Garten commented that they would be reviewing and updating participants on the forms.

**Mayor and Commission:**

- **Budget sessions:**

Commissioner Peters questioned if the department heads would be presenting their financials to the Commission again this year. Ms. Garten stated that they were planning on that if that was what the Commissioners wanted them to do. Commissioner Peters stated that that was good information to have.

- **Police presence:**

Commissioner Deeds thanked Chief Humble for the police presence around Southwest School. Commissioner Deeds asked if they would be able to patrol the area around the yield sign at Third Street and New Street since there was a lot of traffic there. Chief Humble stated that there should be an officer in those areas every morning and afternoon.

**Executive Session:**

Mayor Meyer made a motion to enter into executive session to discuss non-elected personnel to last forty-five minutes. Mayor Meyer added that they would reconvene no later than 7:00 p.m. The motion was seconded by Commissioner Leslie and carried unanimously.

Mayor Meyer made a motion to return from executive session at 7:00 p.m. with nothing to report. The motion was seconded by Commissioner Peters and carried unanimously.

Mayor Meyer made a motion to return to executive session for an additional thirty minutes for non-elected personnel and to return no later than 7:35 p.m. The motion was seconded by Commissioner Peters and carried unanimously.

Mayor Meyer made a motion to return from executive session at 7:34 p.m. with nothing to report. The motion was seconded by Commissioner Deeds and carried unanimously.

**ADJOURN:**

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

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DOUG MEYER, Mayor



ATTEST:

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LUANN KRAMER, City Clerk