

MONDAY

JUNE 06, 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
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	Jamie Huber	Director of Electric Utilities
	Larry Eisenhower	Recreation Director
	Nate Humble	Chief of Police

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:

Commissioner Farmer made a motion to approve the minutes of the May 16, 2022 regular City Commission meeting and the May 23, 2022 recessed meeting. Commissioner Schmidt seconded the motion and it passed unanimously.

BUSINESS:

PUBLIC HEARING ON UNSAFE OR DANGEROUS STRUCTURE AT 501 STARR STREET:

Mayor Deeds made a motion to open the public hearing on the unsafe or dangerous structure at 501 Starr Street. The motion was seconded by Commissioner Schmidt and carried unanimously.

DISCUSSION:

City Attorney Goff reminded the Commission that they had passed a resolution on April 18, 2022 that established that there would be a public hearing today and the Building Inspector had given a report that the state of this property was uninhabitable. Ms. Goff added that the owner of the property had been given proper notification about the hearing. Mayor Deeds asked if anyone in the audience was here to represent the property and there was not. Ms. Goff stated that such repair or removal was to commence by June 13, 2022 and be completed on or before July 13, 2022. Building Inspector Blankenship stated that he had contacted the owner in January and he had asked to have until April 1st and now the phone number was no good. Commissioner Siemens asked if he had done anything. Mr. Blankenship stated that he had not and it could not be repaired due to the fire in September 2021. Commissioner Schmidt questioned the insurance claim. Mr. Blankenship stated that we would get 15% if there was an insurance claim and that was by State Statute.

- **CLOSE PUBLIC HEARING:**

Mayor Deeds made a motion to close the public hearing. The motion was seconded by Commissioner Schmidt and carried unanimously.

CONSIDERATION AND APPROVAL OF RESOLUTION 060622A DECLARING STRUCTURE UNSAFE, DANGEROUS, AND UNFIT; ORDER FOR REPAIR OR REMOVAL:

City Attorney Goff stated that this resolution would order the owner to repair or remove the structure beginning June 13, 2022 and have it completed by July 13, 2022. With no discussion, the following Resolution 060622A was presented to the Commission for approval: **RESOLUTION DECLARING STRUCTURE UNSAFE, DANGEROUS, AND UNFIT; ORDER FOR REPAIR OR REMOVAL.** Commissioner Siemens made a motion to approve Resolution 060622A declaring 501 Starr Street unsafe, dangerous, and unfit and order for repair or removal by July 13, 2022. Commissioner Farmer seconded the motion and it passed unanimously.

CONSIDERATION AND APPROVAL OF 2023 PRATT LIBRARY BUDGET REQUEST:

Library Director Eric Killough thanked the Commission for letting him do what they get to do and their total budget exceeded what they get; however, they work things out. Mr. Killough commented that there were so many people that helped them out and they were ready to keep it growing. Mr. Killough explained that child care was critical and he wished he had room for more kids. Mr. Killough stated that there were no limits to what they were willing to entertain. Commissioner Siemens stated that he had done some good things in the community and it was appreciated. Mayor Deeds stated that he had done an exceptional job. With little more discussion, Commissioner Siemens made a motion to approve the four mills allowed by ordinance for the library. The motion was seconded by Commissioner Peters and carried unanimously.

DISCUSSION ABOUT PRATT JAM AND PERMISSION ABOUT PARKS AND STREET CLOSURES:

Ms. Stacy Hanson stated that she was excited that Pratt Jam was going again and there were big changes. Ms. Hanson commented that it was going to be the same weekend as Pratt High Homecoming and that would allow opportunities for the alumni to be at the back of the parade, which was approved by the student council. Ms. Hanson stated that the event would be October 7th and 8th in 6th Street Park and the downtown area. Ms. Hanson requested that street closures from noon to 11:00 p.m. on Fourth Street from Ninnescah Street to Main Street and from Fourth Street from the alley to Main Street by Merchant Park. Ms. Hanson explained that there would be a wine garden on 4th Street and Ninnescah Street and at Sixth Street Park.

Ms. Hanson stated that there would be an art show and lots of kid's activities and a live band. Ms. Hanson commented that they would need time to clean up after the concert and there would be a shuttle back and forth and around the park. City Attorney Goff reminded Ms. Hanson that there were legal requirements for the wine gardens. Ms. Hanson stated that they were working on that. Commissioner Peters asked if she had gotten special rates at the hotels. Ms. Hanson stated that she had not been in touch with them yet, but it was on her list. Ms. Hanson added that they were pretty full already, so people would have to act fast. Public Works Director Rambat clarified, since the event was in 6th Street Park, people would be parking around Lemon Park. Ms. Hanson stated that was correct and there was going to be regular shuttle service and they would be cruising First Street and dragging Main Street Friday evening. Mr. Rambat stated that they would leave some barricades at the entrances of Sixth Street Park and they could set them up the morning of the event.

Commissioner Farmer asked where the wine garden would be in Sixth Street Park. Ms. Hanson stated that it would be in the east diamond. Ms. Hanson stated that that live band would not start until around 6:00 p.m. Saturday evening. With little more discussion, Mayor Deeds made a motion to approve the request to close Fourth Street as presented on Friday October 7th from 1:00 p.m. to 11:00 p.m. and Sixth Street Park on Saturday October 8th as described. The motion was seconded by Commissioner Farmer and carried unanimously.

CONSIDERATION AND APPROVAL OF RE-APPOINTMENT TO PLANNING COMMISSION:

Building Inspector Blankenship stated that Ms. Jean Tharp was finishing up her first term of a three-year term and had agreed to another term. Mr. Blankenship commented that she had done a fine job and it was hard to get people to fill these positions. City Attorney Goff stated that this position was to be appointed by the Mayor. Mayor Deeds asked if he had the consensus of the Commission to reappoint Ms. Tharp to the Planning Commission for an additional three years. With no objections, Mayor Deeds appointed Ms. Tharp to an additional term on the Planning Commission.

CONSIDERATION AND APPROVAL OF RES. 060622 AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS SERIES 2022:

Mr. Kevin Cowan, Gilmore and Bell, stated that the Governing Body had authorized the issuing of the bonds; therefore, this was the next step. Mr. Cowan commented that the goal was to sell the bonds on July 18th and that would lead to a closing on August 9th. Mr. Cowan stated that there was a Notice of Sale that Statutorily had to be published of the sale and, he was not sure how useful that was anymore. Mr. Cowan explained that Stifel Nicolaus, as financial advisor, would be sending out packets to potential bidders electronically and they would also be taken electronically. Mr. Cowan stated that people literally wait until the last second to bid to see what the market was doing that morning. Mr. Cowan commented that they work on an offering document with information that they would want bidders to know about the City of Pratt, such as assessed valuation and tax base. Mr. Cowan stated that Stifel had indicated that this was a big enough issue that they would want to get a bond rating and that takes some time. Mr. Cowan explained that that preliminary official statement would need to be substantially complete before the rating would be issued, because they would want to see all that information and they would have some follow up questions as well. Mr. Cowan stated that this was step two, but it was so that we could have the sale on July 18th.

Commissioner Peters asked if the bids were where the bonds were being sold. Mr. Cowan stated that was correct and that would happen the morning of the City's meeting and the best would be the lowest interest cost to the City. Mr. Cowan commented that those would be presented to the Commission that evening during the meeting. Mr. Cowan added that that would be the point of no return and he would draft an

ordinance and resolution. Commissioner Peters asked when the bonds would actually be sold. Mr. Cowan stated that that would be August 9th. Mayor Deeds asked when the first payment would be. City Attorney Goff stated that the first principal payment would be September 1st, but the first interest payment would be in March of 2023. After some discussion, Mr. Cowan suspected it may be in March or April, which would be when the City would see sales tax collected, but they would wait until September for anything payable. Mayor Deeds asked if the City would have any input on when the sales tax was due or be able to make an early payment. Mr. Cowan stated that they would and it had a reference to early redemption, but Stifel has not made that determination yet so it was blank. Mr. Cowan explained that, by year seven or eight, we could pay it off early. Commissioner Peters asked if July was when we could lock in our rate. Mr. Cowan stated that it was.

With little more discussion, the following Resolution 060622 was presented to the Commission for their approval: **A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 2022, OF THE CITY OF PRATT, KANSAS.** Commissioner Farmer made a motion to approve Resolution 060622 authorizing the offering for sale of general obligation bonds, series 2022 of the City of Pratt, Kansas. The motion was seconded by Commissioner Peters and carried unanimously.

REPORT ON PRATT MUNICIPAL POOL MEETING:

City Manager Pinkall informed the Commission that Mr. Kyle McCawley would be coming to the recessed meeting on Thursday to go through the agreement. Mr. Pinkall stated that Mr. McCawley would also be meeting with the pool committee after the Commission meeting. Mr. Pinkall commented that the pool design would be where the discussion would be going and Mr. McCawley would let everyone know how the process was going to work. Commissioner Schmidt asked where the funds were going to come from to advertise. Mr. Pinkall stated that there were some reserves, but we did not have a specific use yet. City Attorney Goff stated that the funds would come from the bonds. Commissioner Peters asked if Ms. Goff could do some bullet points before Thursday, because there were a lot of questions. Ms. Goff stated that she could get those questions to Mr. McCawley by tomorrow afternoon.

OPEN AGENDA:

No one in the audience wished to address the Commission.

REPORTS:

City Manager:

- **Chamber:**

Commissioner Farmer asked if City Manager Pinkall knew where the Chamber was in finding a new Chamber Director. Mr. Pinkall stated that they were doing interviews Thursday and they had five applicants.

City Attorney:

- **Training:**

City Attorney Goff stated that she had attended training in Overland Park and she would give the Commission some Legislative updates at a later date.

Recreation:

- **Summer Youth:**

Recreation Director Eisenhauer stated that the summer youth program started today with ninety-nine kids in the gym. Mr. Eisenhauer commented that they had two hundred kids signed up and today eighty-five kids took advantage of free lunches.

- **Busy weekends:**

Mr. Eisenhauer stated that there were forty-four teams in town two weekends ago and they played one hundred four games. Mr. Eisenhauer commented that they had another tournament this weekend.

- **Dog Park:**

Mr. Eisenhauer stated that the dog park advisory board had a meeting and they had raised \$4,000 and had applied for a \$25,000 grant. Mr. Eisenhauer commented that there were many ideas for fund raising.

Police Department:

- **New Hires:**

Police Chief Humble stated that the new hires were getting field training and that was cutting back on man hours.

- **Facebook:**

Chief Humble commented that they had been utilizing Facebook so that people could see what was going on in the department. Chief Humble stated that it had been to their benefit.

Finance Department:

- **Preliminary Statement:**

Finance Director Carver stated that he was working on the Preliminary Statement for Stifel.

- **Water Study:**

Mr. Carver commented that he was submitting his portion of information of the water study to EBH Engineer Alan Lutrell.

- **Auditors:**

Mr. Carver stated that the auditors would be here this week and he felt that he was way ahead of where he was last year. Mr. Carver commented that AGH had helped him be ready and the rest would come after the audit. Commissioner Peters asked if he was still getting help from Wichita. Mr. Carver stated that there were some additional bonus items and moving forward and the main goal was to catch us up.

Mayor and Commission:

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- **Burkes:**

Mayor Deeds stated that he had been in Burkes and it was exceptional and an asset to Pratt.

- **Art Walk:**

Commissioner Siemens stated that the art walk went very well and there were a lot of people downtown.

RECESS:

Mayor Deeds made a motion to recess until Thursday, June 9th at 3:00 p.m. The motion was seconded by Commissioner Farmer and carried unanimously.

APPROVED BY THE MAYOR:

ZACH DEEDS, Mayor



ATTEST:

LUANN KRAMER, City Clerk