

MONDAY

JANUARY 18, 2021

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

PRESENT:	Gary Schmidt	Mayor
	Don Peters	Commissioner
	Zach Deeds	Commissioner
	Jeanette Siemens	Commissioner
	Kyle Farmer	Commissioner

ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Regina Goff	City Attorney
	Nate Humble	Chief of Police
	Jamie Huber	Director of Electric Utilities

CALL TO ORDER:

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

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

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

BUSINESS:

CONSIDERATION AND APPROVAL FOR A COMMUNITY CONCERT IN JACK EWING PARK ON JANUARY 24TH:

City Manager Pinkall stated that Mr. Jake Gill would like to hold a community concert on Sunday, January 24th at Jack Ewing Park. Mr. Pinkall commented that this was not a fund raiser and he had not requested any chairs, but there were about six benches in front of the stage. Mr. Pinkall added that masks would be worn and social distancing could be done there at the park. Commissioner Peters stated that that was one of his concerns, because you did not know if there would be twenty-five or two hundred people. Commissioner Peters asked if anyone from the City would be at the event to enforce social distancing. Mr. Pinkall commented that there was no one assigned to community events. City Attorney Goff stated that the City had no liability and that it was a County officer that would need to enforce it. Mr. Pinkall stated that he would reach out to Dr. Cannata to let him know about the event and also reach out to Mr. Gill and let him know about our expectations. With no more discussion, Commissioner Peters made a motion to approve the community concert on January 24th at Jack Ewing Park. Commissioner Farmer seconded the motion and it passed unanimously.

CONSIDERATION AND APPROVAL OF REAPPOINTMENTS TO THE CEMETERY BOARD:

Mayor Schmidt stated that Ms. Rita Hitt and Mr. Tom Jones were willing to serve an additional three-year term on the cemetery board and he was in agreement to those appointments. There was consensus amongst the Commission on the reappointments of Ms. Rita Hitt and Mr. Tom Jones to the Cemetery Board for an additional three-year term.

CONSIDERATION AND APPROVAL OF BID FOR THE GREEN SPORTS COMPLEX TURF PROJECT:

Recreation Director Larry Eisenhauer commented that the Green Sports Complex opened in 2004, so this was their eighteenth year. Mr. Eisenhauer stated that, between the recreation events, USD 382 and the community, we were busy about 175 days out of the year. Mr. Eisenhauer commented that they had an analysis done through Wildlife and Parks and they gave them numbers back which showed that they had taken in about \$121,383 in 2018 and \$1.736 million was the economic impact. Mr. Eisenhauer added that this was from about the second week of April to the second week of July and we also had about 39,288 visitors, including the community.

Mr. Eisenhauer then went into the vision they had for the renovations of all four fields at the Complex. Mr. Eisenhauer pointed out that the three softball fields would have brown turf. Mr. Eisenhauer commented that they wanted to maximize the time they could use the fields for tournaments in the fall and not have to be done in mid-July due to weather. Mr. Eisenhauer stated that they had sent out five bids and the low bid was from Sprinturf at \$649,000. Mr. Eisenhauer explained that there were alternate bids included; however, these were things that were more of a wish list. Mr. Eisenhauer stated that Sprinturf had done about 2,000 installations and offered an eight-year warranty.

Mr. Eisenhauer stated that they started this on October 4th with a grant from Wildlife and Parks of \$250,000 and the bids were due on November 12th with Sprinturf being the low bid and on December 17th we entered into a pledge with local people for \$350,000. Mr. Eisenhauer stated that this was money coming from Stanion's and Trand and an additional \$100,000 from USD 382 over five years on top of the \$350,000. Mr. Eisenhauer commented that, on January 4th, Ms. Katie Westerhaus from Wildlife and Parks informed them that there was an additional \$50,000 more in the grant, which brought the grant total to \$300,000. Mr. Eisenhauer also informed the Commission that they had also found out about a trust that was going to be giving them \$80,000.

Mr. Eisenhauer stated that they had roughly 13,000 square feet of sod on Smokey Ford Field that they would repurpose throughout the Complex, \$3,000 worth of shale would be reused at Sixth Street on both the fields and the dirt removed from Smokey Ford Field and the softball fields would be reused at Lemon Park where there had been so much wash out from the floods. Mr. Eisenhauer stated that they would be doing less watering, so there would be some saving on that. Mr. Eisenhauer commented that they would save about two million gallons of water per summer or about \$7,900 per summer. Mr. Eisenhauer stated that a few other projects they had in mind were replacing four scoreboards with current technology. Mr. Eisenhauer explained that Smokey Ford Field and Pinkall Field were required because it was written into the grant, and the back two needed to be because they were eighteen years old and technology had changed. Mr. Eisenhauer stated that they were going to contract Younie Lawnsapes to install pressure grind to the two south fields, which was the grey rock to the two sides and around the outfield, and that would allow proper draining. Mr. Eisenhauer commented that they would also like to replace the chain link with backstop netting and poles and installing an 8' chain link fence for security east of the maintenance shop. Mr. Eisenhauer repeated that this was based on where they were on funding after this project was completed.

Mr. Eisenhauer stated that the turf project was 100% funded and the scoreboards were too. Mr. Eisenhauer stated that he had two pledges on the hook for \$200,000 and he expected to have that before

the end of the project. Commissioner Peters clarified that everything he had talked about was 100% paid for by donations. Mr. Eisenhauer stated that there was no money involved. Mr. Eisenhauer commented that all he was asking for tonight was the Commission's approval to get started so we could have it ready for March practice. Commissioner Peters questioned that, if we did not do this, we could lose State tournaments. Mr. Eisenhauer stated that we currently have two 1A State softball tournaments, but would make a push for two 1A State baseball tournaments, because they were going to require turf to host a State tournament. Mr. Eisenhauer added that it was a double-edged sword, because we could lose our two 1A softball tournaments, if we did not do this project, because of the requirement of turf.

City Manager Pinkall commented that you had to spend the money to get reimbursed with this grant and so we might have to pay for some of it first and the grant would reimburse us. Mr. Pinkall stated that they had talked to Finance Director Garten and she was a key part in this, so he was sure that things were in place so we could spend some of our money and then get reimbursed. Commissioner Peters asked if there would be names on the fields. Mr. Eisenhauer stated that they had offered that and we might have that on the fields. Commissioner Farmer clarified that we would pay for it then grants would pay us back. Mr. Pinkall stated that we might have to assist in that. Mr. Eisenhauer stated that you submit receipts and they send the funds back. Commissioner Farmer questioned if it comes out of his budget. Mr. Pinkall stated that it could come from Travel and Tourism; however, the bed tax was not doing as well. Mr. Pinkall added that capital improvements projects could be reimbursed. Mr. Pinkall added that Ms. Garten would not have compromised anything under her guidance. Commissioner Deeds asked if we were going to float the school's funds since they were going to take five years to pay. Mr. Eisenhauer stated that that money would go into a fund that we were hoping we could use for maintenance and other things.

Commissioner Peters asked if this was a firm bid and there would be no surprises. Mr. Eisenhauer stated that there would not be any surprises and there should be a contract ready tomorrow. Mayor Schmidt stated that he was confused with the wide differentials in price and he could not understand how far apart they were. Mr. Eisenhauer stated that it was whatever they wanted to charge for the logo and the cost was for the artwork. Mr. Eisenhauer commented that the low bid for the logo was \$750 and that was a 4'X5' Greenback behind the plate on Pinkall Field and a little bigger on Smokey Ford Field and we were doing that because of the donation from the school. Mayor Schmidt asked if the logos were within the turf. Mr. Eisenhauer stated that they were. Commissioner Peters questioned if the foul lines were to first base. Mr. Eisenhauer stated that they were and that was included. Commissioner Peters asked if the warranty would replace sections. Mr. Eisenhauer stated that it would and they were going to push for no metal cleats and they were going to try to extend the warranty on Smokey Ford and Pinkall.

Mr. Pinkall stated that home plate areas do wear different and were able to be replaced and kept in good shape. Mr. Eisenhauer stated that the batter's box and pitchers' mounds were most used and they come in and replace a chunk of it. Commissioner Deeds commented that the batter's box life expectancy was about ten years, so the price to re-turf it would not be the same. Mr. Eisenhauer stated that it would be about 40% to 50% of the project cost to replace the turf and regrade it or about \$300,000. Mr. Eisenhauer commented that that would be where adding some tournaments would come in with the cost savings that we have and some of what the school gives us. Mayor Schmidt questioned if he was going to put in a budget request for a reserve account for the next ten years so this did not all come up at one time. Mr. Eisenhauer commented that they would also like to start donations and fund raising again and put some of the school funding there. Mayor Schmidt stated that it would be easier to find \$100,000 than \$300,000.

Mayor Schmidt stated that, when the agreement with the college on the soccer field was drawn up, they were required to put up 10% of the cost of replacement for ten years so that the funds would be available. Mr. Eisenhauer stated that the staff would do a great job with maintenance and they hope to get fifteen years out of this and there was a tool that actually cleans the turf and resurfaces it. Mr. Eisenhauer commented that that tool would be used regularly. Mayor Schmidt asked if he had visited with the

college, because the foundation had paid for the grooming tool. Mr. Eisenhower stated that this comes with a grooming tool. Commissioner Farmer commented that Mr. Eisenhower had stated that he hoped to get fifteen years out of the turf, but he was curious if we could extend the warranty. Mr. Eisenhower commented that he would check on that. Mayor Schmidt asked if he would insure the turf itself. Mr. Eisenhower stated that it would be part of the blank insurance policy. Mr. Pinkall added that Mr. Rich Sanders was on point and would get that in place.

Mayor Schmidt stated that he felt that the contract needed to address who knows what was going on or who was responsible for what and the timing, so that if something were to happen in ten years, they could look back and it was documented. Mr. Eisenhower stated that City Attorney Goff would see the contract before it was accepted. City Attorney Goff stated that she was very confident with the contract and that Mr. Eisenhower had visited with EBH Engineering and she would be reviewing it before anyone signed it. With no more discussion, Commissioner Deeds made a motion to approve the bid for the Green Sports Complex turf project as recommended by Mr. Eisenhower with the understanding that all the terms were going to be reviewed and agreed upon by the City Attorney. The motion was seconded by Commissioner Farmer and carried unanimously.

OPEN AGENDA:

- **Terry Williamson - Run down properties:**

Mr. Terry Williamson, 227 SW 110th Ave, addressed the Commission about his concerns about properties in the City of Pratt. Mr. Williamson stated that he had thirty-seven properties in Pratt and he specialized in failure properties and cleaning them up. Mr. Williamson commented that he had brought this up in the past and his mission was to clean things up, whether it be a mattress by gates, couches on porches or windows boarded up, but there was something we should be doing. Mr. Williamson stated that these properties were bringing property values down and people were not going to live next to trash and he was getting similar responses from investors that were coming from out of town. Mr. Williamson commented that there should be some type of program we could start that would bring this thing around. Mr. Williamson stated that most homes were nicer homes, but some needed attention next to his and people that did not have a lot of money need incentives to clean up their properties.

Mr. Williamson stated that he was not asking for financial help, but he felt that we were letting the community down. Mr. Williamson commented that he felt church groups or boy scouts would donate their time. Mayor Schmidt stated that we appreciated his interest; however, it was more complicated and there were a lot of legal hoops. Commissioner Peters commented that there was only so much money in the inspector's budget for this and he constantly worked with the City Attorney. Commissioner Peters added that we take people to court and we follow up on complaints, so we were not ignoring these properties. City Attorney Goff stated that she would be glad to look at his list of properties if he wanted to email them to her. Mr. Williamson stated that he did not want to lose business to surrounding communities, because it revolves around this. Commissioner Deeds stated that there were a unique set of hoops we had to follow. Commissioner Siemens commented that this was a great conversation to have. Mr. Williamson stated that he wished there was something that we could do. Ms. Goff stated that there were programs in place. City Manager Pinkall stated that City Inspector Blankenship worked hard on these properties, but it was a long process.

REPORTS:

City Manager:

- **Orientation:**

City Manager Pinkall welcomed the new Commissioners and stated that he wanted to schedule their orientation soon.

- **Finance Director Job Description:**

Mr. Pinkall stated that he had been working on the Finance Director's job description with the City Attorney. Mr. Pinkall commented that they were about ready to move forward to get it out in the job market. Mr. Pinkall stated that they were getting very good assistance from Ms. Rebecca Post and we had three months to close out 2020. Mr. Pinkall added that she had been working well with Ms. Aleta Eastes and getting a number of reconciliations done.

- **City/County meeting:**

Mr. Pinkall commented that he had attended a County Special Call meeting and had talked with Commissioner Jones and Counselor Eisenhower. Mr. Pinkall stated that they would be interested in having a City/County joint meeting soon. Mr. Pinkall explained that we both have new members and it would be good for us to get together again. Mr. Pinkall stated that Counselor Eisenhower had mentioned that the County had gone out for bids on the windows one more time since the roof had been completed. Mr. Pinkall explained to Commissioner Siemens and Commissioner Farmer that the Law Enforcement Center house both the City Officers and County Sheriff Officers.

- **Turf Project:**

Mr. Pinkall stated that Mr. Eisenhower had done an amazing job getting donations for the turf project and getting the community behind him. Mr. Pinkall commented that he was looking forward to the next phase.

City Attorney:

- **Finance Director description:**

City Attorney Goff stated that her focus had been on the job description for the Finance Director and getting it updated.

- **Public Defender:**

Ms. Goff commented that there was an attorney coming in next week to visit with City Manager Pinkall about the public defender's position.

Police Department:

Police Chief Humble stated that there had been a chase through Pratt that ended up in Kiowa County. Chief Humble commented that the media had been stating that they were getting their information from City police and that was a mis-quote, because they were getting their information from the Sheriff's office and that was rightfully so. Chief Humble added that he had talked with the KBI and the FBI and we had done everything that we needed to do. Chief Humble stated that, if anything else comes of it, he would reach out to City Attorney Goff.

Electric Department:

- **Year in review:**

Commissioner Peters thanked Director of Electric Utilities Huber for his annual report. Mr. Huber stated that the pandemic held them back some.

Mayor and Commission:

- **Clean-up of Houses:**

Commissioner Peters asked if there was something that we or Mr. Williamson could do to address this situation. City Attorney Goff stated that she had talked to Mr. Blankenship about one property and she would need to do some research about being more aggressive. Ms. Goff commented that the Building Inspector was the only one that could say that a structure was unsafe or nuisance, but a house that had children's toys and yard things in it, was not a nuisance. Ms. Goff stated that she would research on what it would take for the City to make an offer on that property on New Street so we could take it over and then we could do what we wanted. Ms. Goff explained that, if they were delinquent on their taxes, we might be able to purchase it for the taxes due and that might remedy the situation. Commissioner Siemens commented that other people that live on those properties that were unsafe and dangerous and they were at the mercy of their landlords and there was no one answer. Ms. Goff stated that what we feel was trash could be someone's treasures. Commissioner Peters commented that he wished that we could move forward.

- **Photo ID's:**

Commissioner Farmer stated that he would like to see the Commissioner's photo on the City website. Commissioner Farmer also commented that he had been visiting with Chamber Director DeClue and they talked about doing a once a quarter 'Meet your Commissioners' to get their names out there. Ms. Goff commented that those get togethers would have to be Special Call meetings.

- **Job Descriptions and Succession Plans:**

Commissioner Deeds commented that we need to schedule a workshop to discuss ideas for job descriptions and succession plans. Commissioner Deeds stated that it should be different than the budget work sessions. Mr. Pinkall commented that he would get some time frames in place.

- **City/County meeting:**

Commissioner Peters stated that we need some topics for the meeting other than the law enforcement center and the update on the safety project. Ms. Goff explained that the LEC Committee and the mold issue, the roof and the window issues that should have already been addressed. Mr. Pinkall stated that the dispatch was up to date. Chief Humble stated that the dispatch was up to date and Mr. Walt Stockwell was the dispatch supervisor. Mr. Pinkall commented that Chief Humble kept our part of the bargain.

Commissioner Farmer asked if the County was going to extend the mask mandate. Mr. Pinkall stated that he had not seen any announcement. Ms. Goff commented that they were following the Governor's order. Chief Humble stated that the current order expires in January. Mr. Pinkall commented that he would try to find out. Ms. Goff stated that Pratt numbers were down, which was good news.

ADJOURN:

7 – January 18, 2021 (Regular Commission Meeting)

Mayor Schmidt made a motion to adjourn. Commissioner Farmer seconded the motion and it carried unanimously.

APPROVED BY THE MAYOR:

GARY A. SCHMIDT, Mayor



ATTEST:

LUANN KRAMER, City Clerk