

MONDAY

FEBRUARY 01, 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
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	Jamie Huber	Director of Electric Utilities
	Nate Humble	Chief of Police

**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 Siemens led the audience and staff in the invocation and Mayor Schmidt led the Pledge of Allegiance.

**BUSINESS:**

**PRESENTATION OF THE PCC ECONOMIC IMPACT AND COMMUNITY ENGAGEMENT REPORT 2019/2020:**

Dr. Mike Calvert stated that this was the annual report for 2019-2020 and that they had served 1,727 students over the year. Dr. Calvert explained that they had 365 dorm beds and were usually full in a normal year; however, they had reserved rooms for quarantine and isolation. Dr. Calvert commented that the make-up of the residents were student athletes and activity-based students along with technical students. Dr. Calvert added that they have concurrent courses for high school juniors and seniors and they could take career and technical education courses with free tuition, which allows those students to go directly into the work force and forego college, if they choose to do so. Dr. Calvert informed the Commission that there were 104 students from Pratt High that came to PCC in that program and 49 from Skyline. Dr. Calvert stated that this was a big piece of what they did; however, they also had 188 post-secondary Pratt County residents taking classes either on campus or online. Dr. Calvert stated that they contribute \$127,434 in scholarships annually to the Pratt County residents.

Dr. Calvert stated that he started a program called ‘Community is our middle Name’ when he got to Pratt and they do a large amount of community service. Dr Calvert commented that this involved faculty, staff and students and they all give back to the community. Dr. Calvert pointed out that Beavers in Action had donated about 10,000 hours, but that had been reduced a little due to COVID. Commissioner Peters asked what other things they do for community service besides helping work in the park. Dr. Calvert stated that they do reading programs in the schools, basketball coaches put on clinics either at the college or at Blythe, the softball teams gathered cots, the soccer programs did shoes and they have helped people move. Dr. Calvert encouraged people to reach out to the college if they have a program that they could use some help with. Dr. Calvert stated that there were different events that come to campus; however, they had canceled graduation and the foundation auction this year due to COVID, along with the Miss Kansas activities.

Dr. Calvert stated that he was excited for the track and soccer facility and thanked the City for helping to make that happen. Dr. Calvert commented that soccer would be using it in March and they were getting close to getting 100% of the bonds paid off. Dr. Calvert commented that they were the second largest employer with the hospital being the largest. Dr. Calvert stated that the money goes towards purchases in Pratt County with a big chunk going to utilities, but they also purchase vehicles in Pratt, office supplies, insurance, banks, and the roof was replaced by a local contractor. Dr. Calvert explained that their purchases go out for bid and they used to be able to reach out to the local vendor if they were within 10% of the lowest bid, but that had gone to 7.5%.

Dr. Calvert walked the Commissioners through the economic contributions as follows:

•	\$10.2* M X 4** = \$40,800,000	Annual Economic Contribution to Pratt County
	\$ 34,811	Local Sales Tax Generated by Students & Visitors
	<u>\$ 73,463</u>	Value of Community Service
	\$40,908,274	Sub-Total
	<u>\$- 6,995,038</u>	Less Annual Local Tax to PCC
	<u>\$33,913,236</u>	Annual Net Economic Contribution to Pratt County
*\$6.3	Annual PCC Payroll	
\$2.5	PCC Purchases	
\$1.4	Student and Visitor Purchases	

Dr, Calvert stated that the revenue breakdown was about 55% from the local tax base and 20% from State and 20% from the students. Dr. Calvert commented that, for a student to spend two years at PCC, which is tuition, fees, books, room, board and miscellaneous, would be about \$27,756. Dr. Calvert explained that, after spending two years at PCC and getting that degree, every \$1 that student gets would return them \$5.76. Dr. Calvert also pointed out that they get about \$2.9 million from the State of Kansas and for every \$1 the return would be \$3.26 and the County investment would have a return of \$5.83. Dr. Calvert stated that State funding had gone down and he would like to see that increase, but he did not think that was going to happen.

#### **CONSIDERATION AND APPROVAL OF BID FOR TWO MOWERS FOR THE PARK DEPARTMENT:**

Park Superintendent Danny Quint explained to the Commission that they had four machines running from a 2006 to a 2017. Mr. Quint stated that the newest one had a lot of issues and they were wanting to trade it out. Mr. Quint commented that they had sent out three bids and the bid they were recommending was the two Kubota mowers from Wichita Tractor. Public Works Director Rambat commented that this had been discussed during budget and the guys had rebuilt one from ground zero this winter. Mr. Rambat

stated that the mower they had purchased a couple years ago was a lemon. Mr. Rambat commented that the bid they were recommending was not the lowest bid, but they were very comfortable with Wichita Tractor and we had a good relationship with them.

Commissioner Siemens questioned why there was only one local bid. Mr. Quint stated that they wanted an out-front mower and John Deere did not have that and they were trying to stay away from emissions. Commissioner Peters asked what the difference was between a mid-deck and front deck. Mr. Quint stated that a mid-deck was in the middle of the machine and a front deck was where you could see in front of you and works better for our applications. Mr. Quint added that mid-mounts were not as heavy. Mr. Rambat stated that Kubota gave us more for a trade-in and Professional Turf did not want our machine. Mr. Quint commented that they would like to get into a schedule where they could trade-in while their machines were still worth something. Commissioner Farmer asked what the warranty was with Wichita Tractor. Mr. Quint stated that it was two years or 500 hours.

Commissioner Farmer asked how long we keep our machines. Mr. Quint stated that it depends and he explained that the 2006 was in better shape than the 2009. Mr. Rambat stated that there was not a set time frame. Mr. Rambat commented that they try to run them until it hinders their annual budget for repairs. Mr. Rambat added that it may come to where they look at dealers that offer two-year lease programs, because they not only mow the parks, but the fair grounds and well houses if asked to. Mr. Quint stated that he was confident in the two old machines, so this would give him four good machines. Mr. Quint added that they had spent a lot of money on repairs. With no more discussion, Commissioner Farmer made a motion to approve the bid for two Kubota mowers from Wichita Tractor in the amount of \$27,952. The motion was seconded by Commissioner Peters and passed unanimously.

**CONSIDERATION AND APPROVAL OF ORDINANCE 2102 TO REZONE 501 E. 1<sup>ST</sup> FROM C-S HIGHWAY SERVICE TO R-2 RESIDENTIAL DWELLING:**

City Inspector Blankenship stated that this ordinance was just rezoning this property back to where it had been. Mr. Blankenship commented that Mr. Jason Leslie had intended to have a business there, but was going to rent it out now. Mr. Blankenship added that Mr. Leslie had separated the parking, which was beneficial to the City.

With no more discussion, Ordinance 2102 was presented to the Commission for their approval: **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OR DISTRICT OF LOTS ELEVEN (11), AND TWELVE (12) OF HASKELL'S ADDITION OF THE CITY OF PRATT, PRATT COUNTY, KANSAS UNDER THE AUTHORITY GRANTED IN THE ZONING AND SUBDIVISION REGULATIONS OF THE CITY OF PRATT, KANSAS, AS INCORPORATED IN THE CODE OF THE CITY OF PRATT, KANSAS.** Commissioner Farmer made a motion to approve Ordinance 2102 rezoning 501 East First from C-S Highway Service to R-2 Dwelling. The motion was seconded by Commissioner Deeds and carried unanimously.

**RE-APPOINTMENT OF CITY MANAGER BRUCE PINKALL AS DIRECTOR #1 ON THE KMEA BOARD OF DIRECTORS:**

City Manager Pinkall stated that this was just part of the process and added that there had been no meetings with COVID. Director of Electric Utilities Huber commented that they usually meet a couple times a year. Mr. Huber added that, if there was something to vote on, Mr. Pinkall would be the one to vote. Commissioner Peters asked how our relationship was with KMEA. Mr. Huber stated that it was really good and we were using them for a whole different project. Commissioner Peters made a motion to re-appoint Mr. Pinkall as Director #1 on the KMEA Board of Directors. Commissioner Siemens seconded the motion and it passed unanimously.

**CITY APPOINTMENT TO ECONOMIC DEVELOPMENT CORPORATION:**

Chamber Director Kim DeClue stated that Mr. Pat Gordon had resigned his position on the Economic Board and he was a City appointed member; therefore, she needed a replacement. Ms. DeClue commented that she had sent the Commission an email earlier and the board would be meeting next week. Ms. DeClue added that this board consisted of five individuals and two were City members, two were County and one was Chamber. Mayor Schmidt stated that Mr. Doug Meyer had stated that he wanted to continue to be involved and he knew what we wanted to know from the ED Board; therefore, he would nominate Mr. Doug Meyer. Mr. Meyer commented that he was always willing to serve. Commissioner Deeds stated that he would like to nominate Ms. Lori Rohling. Commissioner Deeds commented that the Rohling's were invested in Pratt and eager and motivated in the community and would do a great job. Commissioner Peters stated that it would be nice to have a younger person in the wings, but he would go back to Mr. Meyer's experience and how he was as Mayor and what he would bring to the table. Commissioner Peters added that he would like to keep her on the table though. Mayor Schmidt took a show of hands; those showing hands for Ms. Rohling were Commissioner Deeds and Commissioner Farmer and those showing hands for Mr. Meyer were Mayor Schmidt, Commissioner Siemens and Commissioner Peters. Mayor Schmidt stated that Mr. Meyer received a majority vote. Ms. DeClue stated that the board met monthly and she would try and come to a Commission meeting quarterly to keep them updated. Commissioner Peters asked how much money they had and Ms. DeClue stated that she would try to find out.

**APPOINTMENT TO CONVENTION & VISITOR'S BUREAU COMMITTEE TO FINISH DIANA GARTEN'S TERM:**

Ms. DeClue stated that Ms. Diana Garten's term was to end at the end of this year and she needed someone to finish out that term. Ms. DeClue commented that City Clerk Kramer had offered to finish out that term. Mayor Schmidt made the motion to appoint City Clerk Kramer to fill the term of Ms. Diana Garten on the Convention and Visitor's Bureau Committee. The motion was seconded by Commissioner Deeds and carried unanimously.

**APPOINTMENTS AND RE-APPOINTMENT TO PLANNING COMMISSION:**

City Inspector Blankenship stated that he had three positions to fill on the Planning Commission and they were always tough to fill. Mr. Blankenship commented that the first one was due to Mr. Pat Quinn's resignation and that was a County position. Mr. Blankenship stated that Ms. Donna Hoener-Queal was being recommended by the Planning Commission to fill that position that would expire on May 20, 2021 and then for another three-year term that would expire May 20, 2024. Mr. Blankenship stated that there were also two other openings that needed filled and Mr. Robert Schmisser and Ms. Sandi Dobbs had sent letters of agreement to fill those positions. Mr. Blankenship explained that they would be serving a two-year term so that they could get the terms to stagger and not have them all end at the same time. Mr. Blankenship stated that the last appointment was the re-appointment of Ms. Susan Parsons and she was willing to serve another term and her term had expired May 20, 2020.

After a little discussion concerning the recommendation of Ms. Hoener-Queal. Mayor Schmidt thought it would be better to re-appoint her in May; therefore, he appointed Ms. Donna Hoener-Queal to finish the term of Mr. Pat Quinn that would expire May 20, 2021. There was a consensus of the Commission of Ms. Hoener-Queal's appointment. Mayor Schmidt made the re-appointment of Ms. Susan Parsons to serve an additional three-year term on the Planning Commission that will expire May 20, 2023. There was a consensus of the Commission on the reappointment of Ms. Parsons. Mayor Schmidt made the appointment of Mr. Robert Schmisser and Ms. Sandi Dobbs to a two-year term on the Planning

Commission that will expire May 20, 2023. There was a consensus of the Commission on the appointments of Mr. Schmisser and Ms. Dobbs to the Planning Commission.

**OPEN AGENDA:**

- **Property Clean-up:**

Commissioner Peters commented that he knew there were lines we could not cross, but Mr. Terry Williamson had been in to talk to the Commission at the last meeting about cleaning up some properties. Commissioner Peters asked if Building Inspector Blankenship had used all his money from 2020. Mr. Blankenship stated that he had not. Commissioner Peters questioned if that carries over. Mr. Blankenship stated that it does not and that it goes back into the general fund. Commissioner Peters asked how much he has for 2021. Mr. Blankenship stated that he gets \$50,000. Commissioner Peters questioned if we already had a couple of properties on the list to be cleaned up. Mr. Blankenship stated that we did and he had already cleaned up a couple and he was going to take down one of those.

Mr. Blankenship stated that, people like Mr. Williamson take over as property management, and they start looking around neighborhoods and that was when he started getting phone calls. Mr. Blankenship commented that he would love to back up a truck and take a dozer to some of these properties, but he cannot do that. Mr. Blankenship explained that one of the things that Mr. Williamson wanted to do was get rid of the sofas on porches and we cannot do that. City Attorney Goff stated that there was a good article in the Kansas Government Journal about dilapidated and abandoned properties and gave some Statutory references. Commissioner Siemens commented that she realized that there were lines that we could not cross, but maybe changing mindset on how our community looks. Commissioner Siemens stated that maybe we could do something to encourage groups to annually help people clean-up or paint. Commissioner Peters commented that the college kids do community service. Ms. Goff explained that part of the Statute was the character and nature of the neighborhood, so when Mr. Blankenship looks at a property, he has to determine whether it is compliant with the neighborhood, because some were more lax than others. Mr. Blankenship added that he could not make Starr Street look like something on Tenth Street. Mr. Blankenship stated that the nuisance ordinance that deals with siding and fencing could be given to Ms. Goff, but you can only keep them in jail for so long. Mr. Blankenship explained that his budget did not allow him to give people paint and siding. Commissioner Siemens stated that she did not mean that, because this puts him between a rock and a hard place. Commissioner Peters asked if a lot of these properties were owned by people from out of town and just not taking care of them. Mr. Blankenship stated that Ms. Goff had done a good job going to the County Counselor about taxes not being paid and those were being eliminated. Mr. Blankenship commented that the mowing the City was doing has gone down a lot, because we had eliminated a lot of those homes. Commissioner Peters stated that it is a tough job. Mr. Blankenship commented that he feels their frustration, but he suggested that they look around Pratt and then go look at other towns and we look pretty good.

**REPORTS:**

**City Manager:**

- **Turf Project:**

City Manager Pinkall stated that the Sports Complex project should be underway with the contractor sometime this week. Mr. Pinkall commented that the recreation staff had taken time to cut the sod on Smokey Ford Field and moved it to the west side of the Complex and will be reused and repurposed along with filling in some spots where there were some issues. Mr. Pinkall explained that they also moved the shell on the infields and stock piled it and would be using that on the diamonds at Sixth Street.

Commissioner Farmer asked if Mr. Eisenhower had found out anything about extending the warranty. Commissioner Farmer commented that the warranty was for eight years and Mr. Eisenhower had commented that he would like to get fifteen. Mr. Pinkall stated that he did not believe there was a way to extend that. Mr. Pinkall explained that that was part of the installation and drainage was a big part of that and he was confident that they would get the best option for us. Mr. Pinkall added that they would be putting money back for the next ten years and that would be discussed at the next budget session.

- **Track Soccer Management Committee Meeting:**

Mr. Pinkall stated that there would be a Track Soccer Management Committee meeting set up to see how that was working. Mr. Pinkall commented that recreation was doing all the scheduling and they would be meeting with PCC staff to see that things they were wanting were tangible. Mr. Pinkall added that they also would like to see what their future plans were for replacing the turf so that we were protecting our investments.

- **Finance Director position:**

Mr. Pinkall stated that he had gotten with Ms. Nikki Harrison from the League of Kansas Municipalities and she would be assisting us with the Finance Director position. Mr. Pinkall commented that they would be able to vet the applications and help us with interview questions and be our advisor. Mr. Pinkall stated that she thought that we would have an offer made within thirty days. Commissioner Deeds asked what their compensation part would be. Mr. Pinkall stated that the basics was \$4,200.

- **Track Meets:**

Mr. Pinkall stated that there were three track meets planned this year and that was a positive move forward for the first year.

- **Close out 2020:**

Commissioner Peters asked if we were close to closing out 2020. Mr. Pinkall stated that he did not know specifics, but Ms. Post had figured out the transfers and closed out November. Mr. Pinkall commented that she hoped to close out December in the next week.

**City Attorney:**

- **Sprinturf contract:**

City Attorney Goff stated that she had been working on the contract for the turf project with Mr. Eisenhower.

- **Finance Director:**

Ms. Goff commented that she had been working with Mr. Pinkall on the Finance Director job description and getting it to the League.

- **Public Defender position:**

Ms. Goff stated that she thought that there was someone who was going to take the public defender position and they practice local, but were from an adjoining county.

- **Property list:**

Commissioner Peters asked Ms. Goff if Mr. Williamson had gotten her a list of properties he has talked about. Ms. Goff stated that she had not gotten any list yet.

**Public Works:**

- **CCLIP Project:**

Public Works Director Rambat stated that he had put together another application for a CCLIP project which would be for 2023-2024. Mr. Rambat commented that he would get a probable cost from EBH for two options, which would be to replace the center 24' of brick on South Main Street from Eighth Street to Tenth Street or from Sixth Street to Tenth Street to finish it out. Mr. Rambat explained that it was about \$500,000 for two blocks with a 90/10 split or the whole thing would be about \$900,000 and our share with the 90/10 split would be \$90,000 and we could be done with it. Mr. Rambat commented that these applications were not due until April 15<sup>th</sup>, so he was going to go ahead and do the application for the whole thing and be done with it. Mr. Rambat stated that we had the option to say no if we were approved, but this would give us a couple years to save up the money.

- **Test Hole quotes:**

Mr. Rambat stated that Water Superintendent Clay had gotten quotes for a test hole for a future well out east of the Business Park and it came in under \$10,000, so we were working on moving forward to make sure we had a good water source there.

- **Pool:**

Mr. Rambat commented that he had sent out an email to the pool crew to come and look over the pool to get on top of that so we could open on time. Commissioner Peters asked if the pool committee was still meeting. Mr. Pinkall stated that they had not met, but he needed to get that going again this spring and they were eager to get back together.

**Electric Departments:**

- **Bushing leaking:**

Director of Electric Utilities Huber stated that they had had an issue the last couple of weeks with one of their main transformers and a bushing leaking. Mr. Huber added that the power plant guys found it when they were going over a check list. Mr. Huber commented that there was no oil on the outside, so it was going in the transformer. Mr. Huber stated that they had contacted Solomon and the estimated cost would be around \$7,000. Mr. Huber explained that, when the repairs were being made, they would have to shut down the 115 line and generate at least one day. Mr. Huber commented that that would not be a big deal right now, but this summer it could be because of the load and having to fire up the steam units.

- **EMS building:**

Mr. Huber stated that the line crews had gotten most of the trenching done for the new EMS buildings, but they were waiting for a crew to come and bore under the dirt road since the County would not allow us to trench it and they should be here Wednesday morning.

- **New bucket truck:**

Mr. Huber commented that he was looking into buying a new bucket truck in the near future. Mr. Huber explained that they had put over \$50,000 in maintenance in a truck in the last several years. Mr. Huber stated that the lead time with Altec is 2022 if it was ordered today, so he did not want to mess around too long.

**Police Department:**

- **New Equipment:**

Police Chief Humble stated that they had gotten new equipment for the Click & Ticket - Drink and Drive – You Lose program. Chief Humble commented that they got radar and some personal equipment for the officers such as police wands and lighting for their vests through KDOT.

**City Clerk/Utility Billing:**

- **Donations:**

City Clerk Kramer informed the Commission that they had received two donations for people who were struggling with their utility bills. Ms. Kramer stated that one was received around the holidays and one would be coming and would help around twenty-three people. Ms. Kramer commented that the donations were very much appreciated by the people they were helping, but also by City staff.

**Mayor and Commission:**

- **Workshop:**

Commissioner Deeds reminded everyone about scheduling the workshop pretty soon.

**ADJOURN:**

Mayor Schmidt made a motion to adjourn that was seconded by Commissioner Deeds. The motion and second passed unanimously.

APPROVED BY THE MAYOR:

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GARY A. SCHMIDT, Mayor



ATTEST:

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9 – February 01, 2021 (Regular Commission meeting)

LUANN KRAMER, City Clerk