

MONDAY

APRIL 19, 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
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	Jamie Huber	Director of Electric Utilities
	Larry Eisenhower	Recreation Director

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.

MINUTES:

- April 05, 2021 Regular Commission Meeting

Commissioner Peters made a motion to approve the minutes of the April 05, 2021 regular Commission meeting. The motion was seconded by Commissioner Farmer and the motion and second carried unanimously.

BUSINESS:

PRMC URGENT CARE AND HEALTH CENTER POWER POINT:

PRMC President and CEO Susan Page and Clinical Information Director Amanda Vandervoort addressed the Commission concerning the new not-for-profit PRMC Urgent Care facility and for-profit Express Care. Ms. Page stated that she was all for entrepreneurship and she would not be here tonight if this pertained to a local business. Ms. Vandervoort stated that the Urgent Care facility was a glimmer about a year ago and had been thought about for many years. Ms. Vandervoort commented that a business had brought their board a proposal and they had approved the venture. Ms. Vandervoort stated that the impact

on the community with an Urgent Care facility would be PRMC's commitment to the health needs of the community. Ms. Vandervoort commented that Urgent Care would provide a walk-in clinic, the ability to check-in at home or in your car, along with extended hours. Ms. Vandervoort also added that this would be a not-for-profit facility and would be an attraction to maintain physicians.

Ms. Vandervoort explained that Express Care facilities were an aggressive for-profit organization that was taking over a lot of communities in Kansas. Ms. Page stated that the City of Newton had passed an ordinance in 2004 that would preclude ambulatory facilities from coming into their community. Ms. Vandervoort added that they were cycling money back to Oklahoma and were an external threat to our community. Ms. Vandervoort stated that PRMC cares about our community and wants to serve our patients and community and she could not say what a for-profit entity would give to Pratt. Ms. Vandervoort commented that PRMC was in a unique position to provide an Urgent Care facility to the community.

Commissioner Peters commented that PRMC was really the driving force of the community and they were driven by good management and good doctors at no cost to the taxpayers. Commissioner Peters stated that a for-profit would take away from PRMC which, in turn, takes away from the community. Commissioner Peters explained that he had a concern about the doctors not getting revenue with an Urgent Care facility in the community; however, they were okay with it. Commissioner Peters stated that he felt that another urgent care facility could hurt our community and it could come down to having to add mills to the budget to help the hospital. Commissioner Peters commented that we should look out for the best interest of the community; therefore, he was in favor of some type of ordinance.

Commissioner Siemens stated that the business her daughter has uptown had been slow during the pandemic because a lot of people were not coming to the hospital during COVID. Commissioner Siemens commented that more people had come into her store last week because they had someone at the hospital. Commissioner Siemens stated that her husband volunteers there and he loves it because people come from everywhere. Commissioner Siemens added that we needed to protect and support the hospital. Ms. Page stated that Ms. Val Gleason from Newton was quite animated that this company comes in without the knowledge of the hospital and brings in their own people from outside this area. Ms. Page commented that that was not the best situation. Mayor Schmidt questioned if we would be setting a precedence if a different type of business wanted to come in. Mayor Schmidt stated that they might think that we were not good enough and that we were not going to let them in. Commissioner Peters stated that the hospital had a different economic impact than Doller Tree or Braums. Commissioner Peters commented that a for-profit would be putting a burden on the taxpayers.

City Attorney Goff stated that she had gotten in contact with the City Attorney for Newton and he did not know that this ordinance was even on the books. Ms. Goff commented that they had some concerns for free market and that there were certain authorities that could put in zoning regulations. Ms. Goff stated that it was not discussed for the purpose of the law and she felt that we had some legality issues. Ms. Page commented that the goal of a for-profit was to provide money to the investors and these investors were from Oklahoma and Texas. Ms. Page continued stating that a not-for-profit did not want to lose money; however, it was invested back into the community or hospital.

City Manager Pinkall stated that he had had a lot of discussion with Building Inspector Blankenship and that, with doing more research, we should let it go to the Planning and Zoning Commission and then presented to this Commission. Mayor Schmidt asked if it had been brought to the ED Board. Mr. Pinkall stated that it had not been brought up to them. Mayor Schmidt commented that it might be worth getting them involved if it were going to affect other businesses in the community. Commissioner Farmer asked how soon they were thinking of coming to the Pratt community. Ms. Page stated that it would be in 2022. Ms. Goff stated that the law was in place in Newton and they still came. Commissioner Farmer

questioned if this was done on population. Ms. Goff stated that this was a unique situation and we could regulate and put zoning regulations in place. Ms. Goff commented that there were things that we could and could not regulate; however, we would do it legally. Ms. Vandervoort stated that their goal was not to omit competition. Mr. Blankenship stated that this would take the special use permits out of the hands of the Planning and Zoning Board and would be something that the Commission approves. Mr. Blankenship reminded the Commission that they had corrected the zoning at the last meeting and all of the pertinent people had been notified.

CONSIDERATION AND APPROVAL OF ORDINANCE 2106 – FLOODPLAIN MANAGEMENT ORDINANCE:

This item was tabled again due to some clerical errors within the ordinance that needed to be corrected by the State.

OPEN AGENDA:

- **Michael Florez:**

Mayor Schmidt reminded Mr. Florez that he had three minutes and this was to address City matters only. Mayor Schmidt then explained to the City Commission that Mr. Florez did have an open felony case and they were being advised not to participate in this conversation. Mr. Florez stated that he would like to ask for a formal investigation of four police officers that involved an incident with a minor child who had been harassed by a known sex offender. Mr. Florez commented that he had called the police and they had gotten to the location before he could. Mr. Florez stated that he was asked what was going on by Officer Sheldon. Mr. Florez explained that this man had been shooting a dart gun at the minors and he (Mr. Florez) had asked that he be arrested for the assault of his son. Mr. Florez stated that he was removed from the situation and then was in contact with Officer Slief and let her know that he was the complaining parent. Mr. Florez commented that Officer Slief stated that they knew of this man and she was not going to arrest him, but that they had their eye on him.

Mr. Florez stated that twenty days later, the mother of the two other children attacked his son verbally. Mr. Florez commented that the minors used to be good friends although he did not associate with Ms. Coonfield. Mr. Florez stated that he went back to the house on October 20th and was attacked by this mother and he had to defend himself. Mr. Florez commented that there was a problem when two adults could assault and insult a minor, but he could not defend himself. At that point, the three minutes had expired. Police Chief Humble stated that this was in the proper courts and was being investigated. Mr. Florez stated that his attorney had no copy of the assault record and he had very bad vibes from this and the officers.

- **ED report:**

ED Board member, Doug Meyer, stated that ED had met on April 14th and they had had a very good meeting. Mr. Meyer commented that they had four young ladies make a presentation about a spa business they needed help getting started in downtown Pratt. Mr. Meyer stated that it was encouraging to see them so excited and that they were wanting to put their money and time into Pratt. Mr. Meyer added that here was another business thinking of coming into Pratt that would be a major addition and should be there sometime in the fall. Mr. Meyer added that they had helped Heavy Metal with grant funds and they had done a big addition out there that was worth going to see. City Manager Pinkall stated that it was worth a trip to see the improvements at Heavy Metal. Mr. Pinkall added that they had a good presentation for the ED Board and had followed through with their business plan.

REPORTS:

City Manager:

- **Finance Director:**

City Manager Bruce Pinkall stated that we were in the final stages to fill the Finance Director position and the League was going to be in contact with the non-successful candidates. Mr. Pinkall commented that he hoped to be able to make a formal announcement tomorrow.

Mayor Schmidt asked if the Finance Director position was a contract position. City Attorney Goff stated that this was an employee at will position and the only contract positions were the City Manager, City Attorney, Municipal Court Judge and Indigent Attorney. Mr. Pinkall stated that the salary was within the range specified in the ad. Commissioner Peters questioned if we would pay moving expenses. Mr. Pinkall commented that he had a not to exceed amount of \$4,000, but he felt that would go down. Mr. Pinkall explained that the candidate wanted to rent on a month-to-month basis, because they would like to buy and he had already done a lot of research and talked to a local church for help.

- **Track and Soccer:**

Mr. Pinkall stated that there had been a management meeting about the track and soccer facility that involved the college and the City. Mr. Pinkall informed the Commission that he had been the chairman of that board; however, Recreation Director Eisenhower held that position now.

- **Compliments:**

Mr. Pinkall stated that he had received some nice compliments about the street, sanitation and water departments. Mr. Pinkall commented that it was stated that they were polite and cleaned up things, which says a lot about our staff. Mr. Pinkall added that we did not get those types of compliments often.

- **Newton ordinance:**

Mr. Pinkall commented that we had had a hard time communicating with Newton, but this give some clarification that would help us.

City Attorney:

- **Research:**

City Attorney Regina Goff stated that she had been doing a lot of research on a couple of issues and one of those was the zoning for Urgent Care.

- **Law Enforcement:**

Ms. Goff stated that she wanted to say that she was very proud of our law enforcement officers and the level of professionalism they show was impressive. Ms. Goff commented that she had been working with an adjoining County Attorney and they had watched a recording from a body cam and Officer McAbee had followed everything by the text book. Ms. Goff added that law enforcement officers were always under scrutiny and we should be proud of ours.

Building Inspections:

- **Weed program:**

Building Inspector Brad Blankenship stated that the weed program was starting up again. Mr. Blankenship commented that he had been given a list of about twenty-five habitual properties that he would be looking at this week.

- **Urgent Care:**

Mr. Blankenship commented that he continues to work with Urgent Care and the new orthopedics facility.

- **Clean-up properties:**

Mr. Blankenship stated that he had been working with City Manager Pinkall and City Attorney Goff on the legal aspects of cleaning up properties. Mr. Blankenship commented that the people interested would not be doing any construction; therefore, there would be no permits, which they were okay with. Ms. Goff stated that she had printed out a House Judiciary committee hearing and asked that the Commissioners read that before the next meeting. Ms. Goff added that the Federal law limits local Governments on certain housing issues.

Electric Department:

- **County building:**

Director of Electric Utilities Jamie Huber stated that they had all the lines laid to the new County Building and they were now waiting on the transformer. Mr. Huber explained that the transformer had been approved and ordered in November and it looked like it would not get here until maybe June or July.

- **Boiler controls:**

Mr. Huber stated that the Commission had approved the purchase of installing new boiler controls and they showed up last Thursday. Mr. Huber commented that the steam unit would be up and running and tested this week, but that would also depend on what they get done.

- **Line clearance:**

Mr. Huber stated that the line guys were also out doing their every day line clearance.

Recreation Department:

- **Track facility:**

Recreation Director Larry Eisenhauer stated that the high school would be putting in for a regional track meet next year and we had the potential to host a 1A or 2A meet here. Mr. Eisenhauer commented that it might be a challenge with restrooms and seating, but it would not happen for maybe a couple of years.

- **Baseball:**

Mr. Eisenhauer commented that State would be here Wednesday for baseball and they would be pitching State baseball to be held here for next year. Mr. Eisenhauer stated that they would be pushing for a lot more things to happen in the near future.

- **Turf project:**

Mr. Eisenhauer stated that the turf project was not going as fast as we had hoped due to the weather. Commissioner Peters asked if it was in the agreement that we take care of the soccer field. Mr. Eisenhauer stated that it was and had been since the beginning.

- **Scoreboards:**

Commissioner Peters asked if we had purchased the new scoreboards. Mr. Eisenhauer stated that they were also purchased through donations.

- **Striping project:**

Commissioner Peters asked about the striping project in the parking lot at Green Sports Complex. Mr. Pinkall stated that that would get done when the company was in town for the other project. Public Works Director Rambat stated that that would probably be the first of June, because we had asked that it get done before the Miss Kansas events. Commissioner Peters questioned if the City was paying for that. Mr. Pinkall commented that we were; however, it was through donations.

Public Works:

- **Pool prep:**

Public Works Director Russell Rambat stated that contracts had been signed to paint the pool, weather permitting. Mr. Rambat explained that he had one contractor coming in to pull out the joint material at the bottom of the pool and do some caulking and the other contractor would power wash and paint it.

- **Sidewalk project:**

Mr. Rambat stated that he had started working on a preliminary sidewalk project, but he would wait for a new Finance Director to get on board to help make a monetary determination.

- **Highway 54 project:**

Mr. Rambat stated that there would be a preconstruction meeting on May 6th for the Highway 54 project.

- **Cost share funding:**

Mr. Rambat stated that he was waiting word from the State concerning the Main Street alley project. Mr. Rambat commented that he hoped we would hear something in May. Mr. Rambat added that this would be a big improvement for Main Street and the businesses.

- **Free to landfill week:**

Mr. Rambat reminded the Commission that the 'Free to Landfill' week would be May 10th to the 15th and that flyers had gone out in the last two billings.

- **Open Gravel Race:**

Mr. Rambat stated that the Open Gravel Race would be this Friday and Saturday. Mr. Rambat commented that Park Superintendent Danny Quint would be putting out more trash containers and they had a key to get in the gate early. Mr. Rambat stated that they ask very little from us.

- **Well #17:**

Mr. Rambat commented that they had followed up with well #17 west of the Business Park and where the nitrates had been questionable. Mr. Rambat stated that they had brought in a higher and bigger volume pump and those numbers went down to an average of what we have in the City. Mr. Rambat added that we would continue to work with the State and saw no reason to pull away from that site because it should be a good well for the City. Commissioner Peters asked about the amount of water pumped. Mr. Rambat stated that it would depend on the formation. Mr. Rambat stated that we needed to look forward and may want to reconsider what goes on that lease ground. Commissioner Peters asked how far they had gone down. Mr. Rambat stated that it was 120’.

Police Department:

- **Two incidents:**

Police Chief Nate Humble stated that there were two incidents that drew attention to the police department in the last couple of weeks. Chief Humble commented that having Officer Gimpel in the schools had come into play a week ago. Chief Humble stated that there had been an unfounded threat and the response by USD #382 and police department was very quick and went perfectly. Chief Humble added that nothing had happened and this was the best outcome possible.

Chief Humble also commented on Mr. Gatlin walking away from the facility he lived at. Chief Humble stated that the family was appreciative for all we did and realized that there was nothing more that could have been done. Chief Humble explained that the police department had worked around the clock and there was tremendous use of assets to come up with a plan and to communicate. Chief Humble stated that the outcome was unfortunate, but not because of the lack of work and he felt that his department did everything that they could.

- **Staff:**

Commissioner Peters asked if the department was fully staffed now. Chief Humble stated that he was down one officer and two dispatchers. Chief Humble commented that they had put out an ad and would see where it goes.

ADJOURN:

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

APPROVED BY THE MAYOR:

GARY A. SCHMIDT, Mayor



ATTEST:

LUANN KRAMER, City Clerk