

MONDAY

JUNE 07, 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
	Brent Carver	Finance Director
	Regina Goff	City Attorney
	Nate Humble	Chief of Police
	Russell Rambat	Public Works Director
	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 Finance Director 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 Farmer led the audience and staff in the invocation and Mayor Schmidt led the Pledge of Allegiance.

**MINUTES:**

- May 17, 2021 Regular Commission Meeting

Commissioner Farmer made a motion to approve the minutes of the May 17, 2021 regular Commission meeting. The motion was seconded by Commissioner Peters and the motion and second carried unanimously.

**BUSINESS:**

**DISCUSSION WITH THE ECONOMIC DEVELOPMENT BOARD:**

Since the City gives the economic development board half their money, Mr. Mark Morgan was seeking review of the money handling processes through Economic Development. Mr. Morgan passed out to everyone a copy of a matrix or project scoresheet which was a way to review the metrics on how much money they could give for an economic project. Mr. Morgan explained that this matrix benefits manufacturing businesses and well-paid businesses more than retail business. Mr. Morgan was seeking guidance from the Commission and starting a dialogue on how to get the full amount of money requested by Blanket Assets at \$150,000. Mr. Morgan stated that PAEDC was set on how much they were willing

to give to the project, based strictly following the matrix. Finance Director Carver explained that there were two accounts used for PAEDC and one had \$350,000 and the other had \$390,000. Mr. Carver stated that one was interest accruing and the other was for the main deposits and payments. Mr. Morgan commented that the money that they were seeking Commission and PAEDC approval for was not for the Burkes Company, but the company that facilitates the building preparation called Blanket Assets. Mr. Morgan stated that both of these companies were not locally headquartered. Mr. Morgan commented that Burkes would provide four or five full-time jobs and the rest of the nineteen jobs would be part-time and minimum wage jobs.

Mr. Morgan stated that this company would be competing with other key businesses in town. Mr. Morgan explained that the matrix limits the amount of money available at about \$50,000, so they were seeking the rest of the money from the City or at least for guidance. Mayor Schmidt and Commissioner Peters asked whether the revenue would go to the company or Blanket Assets. Mayor Schmidt also asked about the neighborhood revitalization implications. Mr. Morgan also commented that Blanket Assets, who was seeking the money, had been rewarded \$130,000 before, which also exceeded the matrix, and he was seeking to do that again. City Manager Pinkall stated that the money being requested would be used for asbestos abatement and other general costs. Commissioner Peters asked where the old building was located. Mr. Morgan discussed abatement processes, rust, and the details of that. Public Works Director Rambat talked about a past asbestos mitigation process and that he was referring to a past time where there was glue and tile that had asbestos in it. Commissioner Deeds questioned if we could benefit the company through utility benefits. Director of Electric Utilities Huber stated that there were not a lot of benefits of future electric implications. Mayor Schmidt asked why we did not give the money to Burkes vs. Blanket Assets. Mr. Morgan explained that the company was scheduled to be here for about a seven-year period and the money was going to be used strictly for the startup. Mr. Morgan stated they estimated a \$2.2 million gross taxable sales and it could go up from there. Mr. Morgan commented that Blanket Assets had stated that we would get a return on our investment from tax revenue and that local contractors were being discussed as an option, and perhaps a requirement of the funding. Commissioner Deeds commented that other large franchises, such as Subway and Scooters, liked to have their own contractors come in.

Mr. Morgan mentioned that the County also did not want to change the matrix and, if we did change anything on the matrix, it would be increasing taxable sales to \$1 to \$2 million, that way it might help future large companies, however; that would be a downside for smaller companies locally. Mayor Schmidt explained that, in the past, that money was offered upon completion of the project. Commissioner Peters asked if some of the theatre money could be used for this. Commissioner Peters clarified that he was talking about the \$250,000 that was pledged and exceeded the matrix and because it was a community endeavor. Mayor Schmidt stated that the theatre board director had commented that, if we wanted to use some of that money, he probably would not be opposed to that. Commissioner Farmer was clarifying that they needed \$100,000 more than what they were being offered by the matrix of \$50,000. Mayor Schmidt commented that they were talking about not changing the rules of the matrix just for this ordeal.

Commissioner Siemens clarified that the facts were that the City was already hurting for minimum wage employees and this company would demand even more. Commissioner Siemens stated that she was concerned it may put out some of the local businesses. Mr. Morgan stated that he did not want to hurt local business. Mayor Schmidt stated that he was interested in Mr. Meyer's thoughts. Mr. Meyer's stated that we needed to use the matrix to the best of our ability and we had helped this developer in the past. Mr. Meyer commented that he was confident that, based on the past project, that this business would bring in money and be good like in the past. Mr. Meyer stated that he did not know how they arrived at the \$150,000, but they did. Mr. Meyer commented that they were here to serve the City and to use the tax payer money. Mr. Meyer explained that he would hate to lose the business, but also liked to follow the

rules of the matrix, however; the bottom line was that we probably needed to change the matrix a little bit.

Mr. Meyer stated that Blanket Assets was asking for a little bit more than the last project, which was \$150,000 vs \$130,000. Commissioner Deeds questioned how soon they needed an answer. Mr. Meyer stated that they needed it as soon as possible, because they wanted to be open in the fall. Commissioner Peters stated that he did not want to lose the opportunity, but questioned if the vast competition would be Walmart or Maurice's. Mayor Schmidt and Mr. Meyer stated that it would be. Mr. Meyer stated that they qualify for the \$50,000 as it stands right now and that was without modifying the matrix. Commissioner Peters asked if they modified the sales tax portion to \$2 million, if it would bring them to \$100,000. Commissioner Deeds stated that he needed more time to think about his discussion before committing. Mr. Meyer stated that they had thought about all sorts of scenarios regarding changing the matrix. Mr. Meyer added that they had always tried to be fair and PAEDC had invited the Commissioners to attend their next PAEDC meeting. Mayor Schmidt stated that they would recess this meeting to attend the PAEDC meeting until 3:30 p.m. Wednesday.

#### **OPEN AGENDA:**

No additional items to discuss from the audience.

#### **REPORTS:**

##### **CITY MANAGER:**

- **Pool Committee:**

City Manager Pinkall recapped the new pool committee discussions and showed photos to remind everyone what it looked like. Mr. Pinkall explained the features of the pool, such as the ticket booth, meeting room and concessions. Mr. Pinkall commented that the new layout would be more conducive to future pool tournaments. Mr. Pinkall stated that we would soon have citizens come and share their thoughts. Mr. Pinkall stated that the pool committee was very active and had been gathering research, such as viewing the Greensburg pool photos and they were planning on getting Mr. Kyle McCawley, the designer, back on board soon. Mayor Schmidt asked about the filtration system. Mr. Pinkall explained that the system would be on the other side of the pool. Public Works Director Rambat mentioned that, to deal with chlorine gas, we needed higher expertise in employees and that he had suggested to Mr. Pinkall that we isolate the area where they use the chemicals so that it did not conflict with the traffic of citizens, from a safety and accessibility perspective. Mr. Pinkall stated that the pool committee recommended these points: family bathroom, splash pad and its location and including it in the costs of the project, coming up with a timeframe from Mr. McCawley's making a final plan to complete the project before next year, rebuilding maintenance costs year to year, potential less staffing and more efficiency due to its design. Mr. Pinkall stated that it was discussed that about whether we issue IRB's and, we do not have to go to a vote. Mr. Pinkall reminded the Commission that we passed a Charter Ordinance specially for the pool to bypass the special election bond.

- **Dog Park:**

Mr. Pinkall stated that there would be a dog park committee coming shortly.

- **Scout Cabin:**

Mr. Pinkall commented that there would be a revamping of the Scott Cabin.

- **Sandy Creek update:**

Mayor Schmidt asked about the Sandy Creek update. Mr. Pinkall stated that he would have an update at the next meeting.

- **Theatre:**

Mayor Schmidt stated that he had talked to Mr. Bill Keller and The Theatre may be projected to be 20% higher in cost.

- **Dog Park fence:**

Commissioner Farmer asked about the fencing relating to the dog park and asked if he could be part of that. Commissioner Farmer asked if it was still projected to be in 6<sup>th</sup> street park area.

- **Side-by-Side Ordinance:**

Mayor Schmidt and Commissioner Farmer asked about the timeline for the ordinance for the side-by-side law. City Attorney Goff stated that this was a complicated issue and there were quite a few tasks, details, and decisions behind it.

#### **RECREATION DEPARTMENT:**

- **Community Center updates:**

Recreation Director Eisenhower stated that he had a meeting with Pratt County Health Department Administrator Darcy Van Der Vyver and she had informed him that they had received an ELC grant. Mr. Eisenhower commented that Ms. Van Der Vyver stated that they appreciated the generosity of the City in the use of the Community Center as a Point of Distribution site during the COVID-19 response efforts and they were giving us \$25,000 for general upgrades and for aesthetic purposes inside and outside to improve usage and events such as baby showers and yoga. Mr. Eisenhower commented that there was currently no City funding coming to improving the Community Center. Commissioner Farmer questioned if there was a timeframe that the money must be spent. Mr. Eisenhower stated that there were four phases, however, Ms. Van Der Vyver wanted it completely done by September or October this year. Commissioner Farmer asked if it would interfere with the primary elections, since there would be a lot of people coming out to vote. Mr. Eisenhower stated that there would be very little done on the east side, so the other side would be available for that.

- **Games:**

Mr. Eisenhower stated that the next five weeks would be very busy with sporting events on the Sports Complex fields.

#### **Public Works:**

- **E. Highway 54 Project:**

Public Works Director Rambat stated that he got a call and work would start tomorrow to pressure wash East Highway 54 and stripe it, which would mean they would have to move people over temporarily. Mr. Rambat commented that traffic would be detoured but not delayed.

- **Disc Golf:**

Mr. Rambat stated that the disc golf tournaments would be this weekend and they had delivered four trash containers.

- **Generator Bids:**

Mayor Schmidt asked about the bids for the generator. Mr. Rambat stated that there was a mix up with contact information so he sent it back out so they would surely receive the bid information and have a fair chance to find the best deal.

**Police Department:**

- **Click it or Ticket:**

Chief Humble stated that last weekend was Click it or ticket, which gives funding for patrol equipment. Chief Humble commented that the past two years they had received equipment from it.

- **New officers:**

Chief Humble informed the Commission that he had hired two new officers that would be starting on June 28<sup>th</sup>. Chief Humble stated that neither one was certified and would have to attend the academy, but patrol would then be fully staffed.

**Finance Department:**

Finance Director Carver stated that he had attended a State budget workshop and learned about the property tax new laws and would soon share more details with the Commission in an upcoming meeting.

**Mayor and Commission:**

- **Ideatek:**

Commissioner Deeds asked if we had met all the terms of the agreement and reimbursements with Ideatek. Mr. Pinkall stated that we did that have that part done, as far as he knew, involving the internet piece, but we did not have the phones in yet. Mr. Pinkall added that the phones were here, but our IT guy, Mr. Garrison, had not gotten them in yet.

- **Track Soccer Committee:**

Commissioner Deeds stated that the Track Soccer Committee had been meeting regularly and the objective was to come up with some informational documents that the Commission would see soon.

- **Comprehensive Plan:**

Commissioner Farmer asked where we were with the Comprehensive Plan. Ms. Goff stated that EBH had been contracted, but they had to have so many community meetings and interactions. Ms. Goff commented that she had not touched base with Building Inspector Blankenship to revamp it and get a timeline on it. Mr. Pinkall stated the he would also follow-up to get an update.

6 – June 07, 2021 (Regular Commission meeting)

**RECESS:**

Mayor Schmidt made a motion to recess until Wednesday, June 9, 2021 at 3:30 p.m. to meet with the Economic Development Board. The motion was seconded by Commissioner Siemens and carried unanimously.

(Minutes respectfully submitted by Finance Director Brent Carver in the absence of City Clerk Kramer.)

APPROVED BY THE MAYOR:

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GARY A. SCHMIDT, Mayor



ATTEST:

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LUANN KRAMER, City Clerk