

MONDAY

JUNE 19, 2023

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

PRESENT:	Zach Deeds	Mayor
	Gary Schmidt	Commissioner
	Jeanette Siemens	Commissioner
	Kyle Farmer	Commissioner
	Doug Meyer	Commissioner

ALSO PRESENT:	Bruce Pinkall	City Manager
	LuAnn Kramer	City Clerk
	Aleta Eastes	Finance
	Nate Humble	Police Chief
	Regina Goff	City Attorney
	Russell Rambat	Public Works Director
	Brad Blankenship	Building Inspector
	Jamie Huber	Director of Electric Utilities
	Larry Eisenhauer	Recreation Director

**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 in the invocation and Mayor Deeds led the Pledge of Allegiance.

**MINUTES:**

Commissioner Farmer made a motion to approve the minutes of the May 30, 2023 Special Call Commission meeting, the June 05, 2023 regular Commission meeting and the June 06, 2023 recessed Commission meeting. Commissioner Siemens seconded the motion and it passed unanimously.

**BUSINESS:**

**CONSIDERATION AND APPROVAL OF AGREEMENT WITH SCOT LOYD, CPA FOR HIS SERVICES WITH AND DURING THE 2024 BUDGET:**

City Attorney Goff reminded the Commissioners that this was the agreement that Mr. Loyd discussed in the recessed meeting when he introduced himself. Ms. Goff stated that it was decided that we would do it with the abundance of caution and vote on it in an open meeting and more of a public meeting. Ms. Goff asked if there were any recommendations for improvement after they had had time to review it. Mayor Deeds stated that he had been involved in this and he was excited to do it. Commissioner Farmer made a motion to approve the agreement with Scot Loyd, CPA for his services with and during the 2024 budget.

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The motion was seconded by Commissioner Meyer. Commissioner Meyer asked if it was not to exceed \$25,000. Ms. Goff explained that it was and they were to make it known to us if it had hit that limit. The motion and second passed unanimously. Mayor Deeds informed the other Commissioners that there was a scheduled meeting with Mr. Loyd again on the 30<sup>th</sup> if they would like to come. Ms. Goff added that it would also be with the department heads. Commissioner Farmer asked if it would be a special call or if this meeting would be recessed. After a consensus vote, Mayor Deeds stated that this meeting would be recessed.

**CONSIDERATION AND APPROVAL OF RESOLUTION 061923 AUTHORIZING THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT LEMON PARK FOR THE 6<sup>TH</sup> ANNUAL OKTOBERFEST ON 9/30/2023:**

Mr. John Beverlin and Mr. Dakota Holtgrieve came before the Commission to request their annual use for Lemon Park on September 30<sup>th</sup> for Oktoberfest and the approval of the Resolution before them. Commissioner Farmer stated that they did an excellent job last year. Mr. Holtgrieve stated that they had a great turnout and it was the biggest year yet.

With no further discussion, the following Resolution 061923 was presented to the Commission for their approval: **A RESOLUTION AUTHORIZING THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT LEMON PARK, PRATT, KANSAS, FOR THE 6<sup>TH</sup> ANNUAL PRATT OKTOBERFEST ON SEPTEMBER 30, 2023.** Commissioner Siemens made a motion to approve Resolution 061923 authorizing the sale and consumption of alcoholic beverages at Lemon Park for the 6<sup>th</sup> annual Pratt Oktoberfest on September 30, 2023. The motion was seconded by Commissioner Farmer and carried unanimously.

**CONSIDERATION AND APPROVAL OF THE PURCHASE OF A 2012 SPARTAN PATRIOT FIRE TRUCK:**

Fire Chief David Kramer stated that this fire truck was not something that they had been looking for; however, they been anticipating selling the air truck and the squad mini-pumper. Chief Kramer explained that they had wanted to sell the air truck and possibly replace it with a trailer for the air equipment, but that would cost \$50,000 to \$60,000 and they would need a dependable vehicle to pull it with. Chief Kramer explained that the rescue equipment was now on the ladder truck and they would like to get it off there to preserve the wear and tear of that truck as much as possible.

Chief Kramer stated that the truck that they had been lucky enough to come upon was a rare 2012 Spartan Patriot Fire Truck that had a fire chassis and an ambulance body in the rear. Chief Kramer clarified that they would not use it as an EMS vehicle, but use it to hold the air equipment and the rescue equipment. Chief Kramer also explained that this truck also held 350 gallons of water that would be used for rescue protection and supplement other incidents. Chief Kramer stated that they were asking \$67,500, but had originally asked \$87,500; however, a new one would cost anywhere from \$400,000 to \$500,000.

Chief Kramer commented that the person selling the truck had told him that they had purchased it with ARPA funds and he was not sure if there was a possibility of using any of that, but he was okay with using his budgeted funds. Chief Kramer commented that they could shuffle funds around and replace it with the proceeds from the sale of the two trucks that would go on Purple Wave. Chief Kramer added that he felt that they could get approximately \$40,000 to \$50,000 for them. Chief Kramer stated that he realized the financial impact that this had on his budget, but this would take the place of three vehicles.

Commissioner Meyer asked if they would have to buy new equipment. Chief Kramer commented that they would as they had the funds for. Mayor Deeds commented that they would look at shuffling some of the

equipment reserves in the workshop and try and get caught back up. Mayor Deeds questioned if he had budget requests for next year. Chief Kramer stated that he had already met with City Manager Pinkall and he felt that they had sufficient funds for next year with the sale of the vehicles. City Attorney Goff clarified that, since fire comes out of the general fund, those funds would not be added back into their budget but added back into the general fund. Mayor Deeds commented that they could have a real issue in six months. Chief Kramer stated that former City Managers and Finance Directors had all said that you never know what was going to happen. Ms. Goff stated that it was not the end of the world if we had to amend the budget. Ms. Goff asked if they were planning to buy a lot of things. Chief Kramer stated that they had some things listed, but it was as they were able to. Commissioner Meyer asked about grant requests. Chief Kramer stated that they were waiting on one that they had help from by Mr. Nick Allen. Commissioner Schmidt asked how many rescue vehicles were there between the City and the County. Chief Kramer stated that the County had one and ours was the ladder truck. Chief Kramer added that the guys were doing great and things were working out well. Commissioner Meyer asked how they would get it back. Chief Kramer stated that they would drive it back. Commissioner Siemens questioned what they would do if something were to arise and they did not have the funds in their budget. Chief Kramer stated that they would not do it if it would cause major problems.

Mayor Deeds asked what their exposure would be using ARPA funds and not being able to replace them if we needed them later. City Manager Pinkall stated that he had not seen a proactive way to use the ARPA funds yet. Mayor Deeds commented that some of it was in the pool contingencies discussions, but he was trying to wrap his head around how much we would decrease our capacity. Ms. Goff stated that ARPA funds had to be encumbered by December 31, 2024 and we were having major issues with wells. Ms. Goff commented that the fire department was an account issue with the fire department funds going back into the general fund; however, we could always do the budget amendment to allocate funds to the fire department's capital equipment line item. Mr. Pinkall asked what the cost would be if we did that. Chief Kramer stated that it would be okay with whatever their comfort level was. Chief Kramer added that he realized that there was a lot going on and he mentioned it because the guy had said something to him about them using ARPA to get their truck.

Commissioner Meyer stated that these guys did not ask for anything and they got the money and understand that it could be tight for other things. Mr. Pinkall stated that they should probably take it out of their budget now and the ARPA money would still be there. Chief Kramer commented that he really did not know that much about ARPA funds and how they worked. Commissioner Schmidt asked if they were getting it from a dealer. Chief Kramer stated that it was from a vendor in Orlando. Commissioner Schmidt questioned if there was a bidding war. Chief Kramer commented that there was not, but he had talked to the guy today and there were two others looking at it. With no further discussion, Commissioner Meyer made a motion to approve the purchase of the 2012 Spartan Patriot Fire Truck for \$67,500. The motion was seconded by Commissioner Siemens and carried unanimously.

#### **CONSIDERATION AND APPROVAL OF THE BID TO GET STEAM PIPE RE-INSULATED:**

Director of Electric Utilities Huber stated that this bid was for the replacement of insulation that had to be removed to do some work on Unit #5. Mr. Huber explained that the pipe could reach 850° and they were going to run it in about two weeks. Mr. Huber stated that they had sent out two bids and got two back with one being from F & H Insulation Sales and Services that bid \$27,943.55 and the other from Ludeman Insulation & Supply with a bid of \$42,270. Mr. Huber explained that both had come out and looked at it and knew what they were getting into. Mr. Huber recommended the low bid from F & H Insulation Sales and Services in the amount of \$27,943.55. Mr. Huber added that this would come out of his professional service line item. Commissioner Farmer asked why the big difference in the bids. Mr. Huber stated that he did not know. Commissioner Schmidt questioned how long a run it was. Mr. Huber stated that there was a huge elbow and taps here and there and everything had to be cut and taped. Mr. Huber added that

there were a lot of obstacles. Commissioner Farmer made a motion to approve the bid for \$27,943.55 from F & H Insulation Sales and Services for the re-insulation of the steam pipe on Unit #5. The motion was seconded by Mayor Deed and carried unanimously.

**CONSIDERATION AND APPROVAL OF FUSION BANK’S RESOLUTIONS REQUIRED TO ADD CITY ATTORNEY AS A BANK SIGNATORY:**

City Attorney Goff stated that there were different requirements for banks and this resolution was for Fusion Bank to take Mr. Brent Carver off as signatory and add herself. Ms. Goff added that we needed to do it the right way by approving the resolution. With no further discussion, Commissioner Farmer made a motion to approve the Signatory Resolution for Fusion Bank removing Mr. Carver and adding Ms. Goff. The motion was seconded by Commissioner Siemens and carried unanimously.

**CONSIDERATION AND APPROVAL OF ORD. 2305 REZONING GUN CLUB ON NE 10<sup>TH</sup> STREET FROM AL-1 AGRICULTURAL DISTRICT TO I-2 HEAVY INDUSTRIAL DISTRICT:**

Building Inspector Blankenship stated that the Planning and Zoning Commission had a hearing for this zoning change and it had passed at their last meeting. Mr. Blankenship commented that this rezone fits that area and it was within the three-mile limit, which we had to do the zoning there also. Mr. Blankenship stated that this was a first-rate company and they were expanding and that was one of the conditions to sell the property.

With no further discussion, the following Ordinance 2305 was presented to the Commission for their approval: **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OR DISTRICT OF SECTION 26, TOWNSHIP 27, RANGE 13 OF 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 Meyer made a motion to approve Ordinance 2305 amending the zoning classification on 10246 NE 10<sup>th</sup> Street from AL-1 Agricultural District to I-22 Heavy Industrial District. The motion was seconded by Commissioner Siemens and carried unanimously.

**CONSIDERATION AND APPROVAL OF POLICY REGARDING SEXUAL HARASSMENT FOR STATE’S FISCAL YEAR 2024:**

City Attorney Goff stated that this Sexual Harassment Policy was for the State’s fiscal year 2024 and we would have to do this every year for them to continue our funding and stay in compliance. Ms. Goff commented that we had had three sessions of training in May for the employees and they all attended. Ms. Goff repeated that this was one of those things that ties our hands if we want funding. Commissioner Schmidt made a motion to approve the policy regarding the sexual harassment for the State’s fiscal year 2024. The motion was seconded by Commissioner Farmer and passed unanimously.

**REPORTS:**

**City Manager:**

- **Nitrates:**

City Manager Pinkall stated that the mailer did get out last week concerning the nitrates in Well #15 and that well had been shut down. Mr. Pinkall commented that that well was located at Sixth Street and Howard Street and one that was closer to the river. Mr. Pinkall explained that high nitrate warnings were more for pregnant women or children six months or younger. Mr. Pinkall informed the Commission that there was

free bottled water at the fire station, City Hall and the police department and he had bought more and dropped it off at the hospital today. Mr. Pinkall stated that we would move forward and run our system with the wells we have now and maintain our clean water system. Mr. Pinkall stated that we had done a second test; however, we were anticipating that we would have another hit. Mr. Pinkall repeated that we were not going to pump it anymore and were utilizing other wells.

Mr. Pinkall stated that the staff up front have answered questions since the flyers went out and he personally had taken over twenty calls. Commissioner Schmidt asked how many cases of water someone could pick up. Mr. Pinkall stated that we were going with just one now. Commissioner Farmer asked if they had delivered any to senior citizens like at Parkwood. Public Works Director Rambat stated that seniors were not mentioned, but it was available if they wanted it. Mr. Pinkall added that it would be available if they had projected health issues and we would take care of that internally.

- **Pool:**

Mr. Pinkall stated that the pool project had been cleaned up a lot, but he would let Public Works Director Rambat and Building Inspector Blankenship talk about that in their reports.

- **City Clerk position:**

Mr. Pinkall commented that the City Clerk position had been listed and they had already received four applications.

- **Water osmosis:**

Mr. Blankenship informed the Commission that the elder care facilities use reverse osmosis systems, so they were probably doing fine with the nitrate issue.

**Public Works:**

- **Well #15:**

Public Works Director Rambat stated that Water Superintendent Clay had gotten the confirmation sample mailed off pertaining to the nitrates and they would average that result with the previous one. Mr. Rambat commented that he did not anticipate that it would go down. Mr. Rambat explained that this first notice was a precautionary notice and, if or when, we get a secondary notice we would have to move on that and do the same things we did on this one.

- **Clarke Well and Equipment:**

Mr. Rambat stated that Clarke Well and Equipment would be out tomorrow to install the casing and reassemble Well #7 so that we could get it back online.

- **Well #12:**

Mr. Rambat stated that Well #12 was located at Second Street and Washington Street and it was acting like #7 had been with the root issues and he thought it might have to be pulled to see what was going on with it.

- **Division of Water Resources:**

Mr. Rambat stated that he had been in contact with Mr. Jack Lanterman from the Division of Water Resources and found out that they do allow temporary permitting. Mr. Rambat explained that the City was making a request to move 100 acre feet of water from Well #15 to Well #11 and another 100 acre feet from Well #15 to Well #14. Mr. Rambat explained that that would allow us to have more wells to run at high peak demand times and help Water Superintendent Clay keep the water towers full. Mr. Rambat commented that it did not give us more water, but it did give us help during peak demand times and it did look promising. Mr. Rambat stated that Mr. Lanterman had stated that he would send him out that paperwork as soon as possible; however, it did look promising.

- **Engineering contract:**

Mr. Rambat stated that he had talked to Mr. Mike Younger with EBH Engineering, and he was aware of what was happening with Well #15. Mr. Rambat commented that we were on the top of the list for the applications for the PFOS and on Well #15. Mr. Rambat commented that we needed to go ahead and submit the engineering contract for that project even though it was not due until October. Mr. Rambat stated that the contract would be on the next agenda and he encouraged them to move forward.

Mr. Rambat commented that we had an opportunity to get \$3 million and that did not come very often. Mayor Deeds asked Mr. Rambat to remind him what that had to do with PFOS. Mr. Rambat explained that PFOS was actually the thrust behind that and not the nitrates. Mr. Rambat stated that the Feds were lowering the PFOS numbers at the end of the summer, so we would have had to shut down Well #15 anyway. Mayor Deeds commented that us getting into a new well would partially address PFOS. Mayor Deeds stated that he thought we had to do an ion exchange and do a big package deal. Mr. Rambat stated that the initial target for the treatment with EBH and the water study was nitrates, but the question was if we wanted the ability to treat PFOS. Mr. Rambat explained that there was one well that had exposed itself in this way. Mr. Rambat commented that it was a win/win for Well #15 and it would be built to new regulations and it would have the clear space around it.

- **Pool:**

Mr. Rambat stated that they had a pool meeting with Donlinger and engineers tomorrow. Mr. Rambat commented that they were putting the final touches on it and they were moving right along.

- **Transferring Water:**

Commissioner Schmidt asked how you transfer water from one well to the other. Mr. Rambat stated that you transfer the water rights. Mr. Rambat added that you get so many acre feet per year, so it would transfer up to that well and the other one would be capped and plugged.

- **Strain on Wells:**

Commissioner Farmer asked if it put a strain on the other wells if two were down. Mr. Rambat stated that wells could run 24/7 and it would depend on what you were allotted to run on an annual basis. Mr. Rambat explained that Well #11, that we were going to transfer that 100 acre feet, would bring us down to thirty and that was what we liked to run during the summer. Mr. Rambat commented that that extra 100 would get us through the summer. Mr. Rambat stated that, if we could get from late spring to late fall covered, we could handle the rest. Commissioner Meyer asked if we had plenty of water. Mr. Rambat stated that we did have plenty of water. Mr. Rambat stated that we had a lot of planning and spending to do in the future to upgrade our water system, but at least we have something to work with. Commissioner Meyer clarified that it was not a reverse osmosis because we have water to work with. Mr. Rambat stated that was correct.

**Building Inspections:**

- **Mowing:**

Building Inspector Blankenship stated that eighty-one mowing letters had gone out so far. Mr. Blankenship commented that they had sent out thirty-five this time last year, but the rain had caused the grass to grow quickly.

- **Sandy Creek:**

Mr. Blankenship informed the Commission that the sewer lines out at Sandy Creek had been installed today and things were moving well.

- **Train Derailment:**

Mr. Blankenship stated that the train had derailed again and he explained that the wood had been replaced in 2013 and it was not supposed to be direct contact wood. Mr. Blankenship commented that Chance Manufacturing had come out and did a study and he explained. Mr. Blankenship stated that the big hail storm washed a lot out and we put it back in, but it had derailed twice. Mr. Blankenship explained that the wood was dried out, it was not able to hold the spikes and the train was too heavy, which caused the train to derail. Mr. Blankenship informed the Commission that Park Superintendent Quint had graciously offered to take this over, but once you fix a derailment it lasts for two years. Mr. Blankenship stated that they need to replace the wood underneath and put in new rails, but he would have Chance Manufacturing come out and see what was going on. Mr. Blankenship stated that he would have to talk to the finance department because the last time the rock and new ties were about \$40,000 and it had come out of Travel and Tourism. Mayor Deeds commented that there was a comprehensive plan on the train years ago and asked if it could be found and updated.

- **Pool:**

Mr. Blankenship stated that they had cleaned up the southwest corner of the pool and were going to be pouring concrete Wednesday and Friday. Mr. Blankenship commented that they were getting the retaining wall and parking area ready. Mr. Blankenship stated that it would go quick now. Mr. Blankenship explained that they had been working early morning to get the slurry seal on to get ready for the paint. Mr. Blankenship commented that the inside of the bathrooms and the guard house had been drywalled and coming along quick and the brick layers were there for the chemical building. Mr. Blankenship explained that they got the piers up for the roof that goes over the little building that is part of the chemical building and it would all be surrounded by a fence.

**Electric Department:**

- **Pool:**

Director of Electric Utilities Huber stated that they got all the conduit in at the pool last week and they were just waiting on the transformer pad to be poured.

**Recreation Department:**

- **Tournaments:**

Recreation Director Eisenhauer stated that they had had twenty-eight teams in town and had the first annual Dick Anderson Home Run Derby. Mr. Eisenhauer commented that there were eighty-three signed up and the winners received a bat and Humble Pie coupons. Mr. Eisenhauer added that they received \$900 for their scholarship and their goal had been \$1,000 that would be handed out at the scholarship banquet next year.

- **Georgia team:**

Mr. Eisenhauer informed the Commission that there would be a national professional track team from Georgia stop and use our track to walk and stretch. Mr. Eisenhauer stated that they were on their way to Nevada and they had goggled to see where halfway was and they ended up in Pratt.

**Police Department:**

- **911 Committee:**

Police Chief Humble stated that the 911 Committee had their quarterly meeting. Chief Humble commented that the rapid deploy system, which was a uniform communication system, would get out the pertinent information on all emergency calls. Chief Humble stated that this would make the communication much better than it had been in the past. Chief Humble also stated that the communication concerning the 911 funds was much more transparent.

- **Officers busy:**

Chief Humble stated that the officers had been busy, but the community was much safer due to their very hard work. Chief Humble commented that he was very proud of his department.

**RECESS:**

Commissioner Farmer made a motion to recess until Friday, June 30, 2023 at 8:45 a.m. Mayor Deeds seconded the motion and it carried unanimously.

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ZACH DEEDS, Mayor

(SEAL)

ATTEST:

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LUANN KRAMER, City Clerk