

**Board of Trustee Special Meeting
Riney Student Center
April 12, 2021, Room 312 at 5:30 p.m.**

- I. Trustee Vice Chair Koler called the Special Board Meeting to order at 5:30 p.m.

Trustees Present: Vice Chair Mike Koler, Ed Barrett, Kim DeClue, Michele Hamm, Stan Reimer, and Jeff Shumway.

Trustee Absent: Chairman Dwane DeWeese

Administration Present: Dr. Michael Calvert, PCC President, Tim Swartzendruber, Athletic Director (AD), Donna Meier Pfeifer, Board Clerk

Introduction of Guests:

- Gary Schmidt, Pratt City Commissioner
- Zach Deeds, Pratt City Commissioner
- Bruce Pinkall, Pratt City Manager
- Larry Eisenhauer – Pratt City Recreation Director

- II. **Discussion: Track and Field Facility – Dr. Calvert**

Dr. Calvert expressed there were some challenges and concerns being expressed and felt communication was needed between the college and the City, address questions and have the opportunity to voice concerns. Dr. Calvert explained the process from the beginning to the current state. Project Management Committee (PMC) during the construction process was developed and consisted of: Bruce Pinkall, City Director of Recreation Dept., City Commissioners Gary Schmidt and Zach Deeds, and two from Pratt Community College (PCC) Dr. Calvert and Darrell Shumway who was a board trustee at the time and also on the Comprehensive Capital Campaign (CLC) Board. Fall of 2019 the construction of the project was completed; the PMC was focused on the management of the facility. During this time Mr. Pinkall became the Pratt City Manager and Larry Eisenhauer became the Recreation Director.

COVID-19 pandemic made its appearance and activities ceased. Fall of 2020, PCC campus is open, City Recreation open and using the facility and Tim Swartzendruber, AD became part of the PMC as management, replacing Darrell Shumway for the day-to-day operations. The current serving PMC members are:

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| - Gary Schmidt, City Commissioner | - Larry Eisenhauer – Rec Director |
| - Zach Deeds, City Commissioner | - Dr. Michael Calvert, PCC President |
| - Bruce Pinkall, City Manager | - Tim Swartzendruber, Athletic Director |

Scheduling Phase – Mr. Eisenhauer and Mr. Swartzendruber have been working together with software for scheduling events. Facility is the base for PCC soccer and track events. Priority scheduled events are track and field, and soccer meets before scheduling events outside of this group. Dr. Calvert explained the uniqueness of the facility and the collaboration between the City of Pratt and PCC for the \$3.6M project. City donated the land, City has been the grantee on two federal grants in the amount of \$300,000 each which covered 17% of the construction process. City was also the

grantee of Industrial Revenue Bonds (IRB) so the facility could be built and PCC could continue to fundraise. \$900,000 shy of meeting the goal. Bonds are callable in 2024 and on schedule to have the money raised to pay off the bonds.

Financial asks were done very strategically and who from the (CLC) would be the appropriate person to make the ask. PCC also did financial asks for additional dollars from Pratt County Commission, USD 382 and USD 438 as Community Partners. Goal was to get everyone engaged and have access to the facility which is a NCAA certified track. As a Community Partner and financially assisted in the project, you had access to the facility, position at the table, and assist with the scheduling. County was asked on May 9, 2018 and spring of 2021 and they have not committed any funds. The facility is not tax supported in terms of the construction of the project. This facility benefits everyone in the community and it was presented as a driven community project. Dr. Calvert and a Skyline Alumni met with the Skyline Board and superintendent. Skyline's decision was they were uninterested. PCC Board and school districts board were going to meet to bring each party up-to-date, but due to COVID-19 this unfortunately was not possible.

October 2020

Mr. Swartzendruber was asked to follow-up with other community colleges in the state to get information pertaining to rental agreements to share with the City. But this was not a high priority. **Spring 2021** - PMC met, City's attorney was present to start discussing rental agreements. A local organization was wanting to hold one meet at the facility. Agreements were not yet finalized. Dr. Calvert approached them with a figure hoping it would encourage them to become a Community Partner and pay the Community Partnership rate. This gives them rights to using the facility and it would be advantages instead of being a single day event renter. When a representative from this local organization called, Dr. Calvert provided them the \$5,000 rental figure. PMC has been meeting and is making progress, but nothing has been put into writing and agreed upon at the time of this meeting.

Zach Deeds City Commissioner – Stated he agreed with the majority of what Dr. Calvert presented and the Track and Field / Soccer Field is a successful endeavor and it is being used constantly. The PMC needs to talk about the challenges of funding to establish an appropriate fee. Mr. Deeds stated the City will distance themselves from negotiations with the Community Partnership. The City does not have the authority for that.

Bruce Pinkall City Manager – Mr. Pinkall stated Mr. Eisenhower is heavily involved in the day-to-day maintenance, i.e. gates left open, trash needs to be picked up etc. City is trying to get restrictions put in place. But there are things that need to be done to reduce these issues. Mr. Pinkall distributed a handout pertaining to Track and Soccer Rental Costs and Track and Soccer Facility Values explaining when the facility is used.

Track and Soccer Rental Costs

1. Availability to All Aspects of the Facility, Equipment and Parking Lot

- High Jump and Pole Vault Pit and Standards
- Long Jump and Triple Jump Pits
- Throwing Events Areas
- Track, Hurdles, Starting Blocks
- Press Box and Scoreboard, Timing Conduits
- Restrooms and supplies
- Bleachers
- Field Lights
- Steeplechase Barriers and Water Jump
- Turf Infield Area

2. Long Term Replacement

- Track Surface Replacement - \$320,890
- Turf Replacement - \$635,632
- Equipment Replacement

3. Expenses Still Needed for Completion of the Complex Facility

- Expand Bathrooms – (estimate \$70,000)
- Stripe Parking Lot
- Parking Lot Lighting
- Additional Curb and Gutter
- Parking Blocks – 23
- Electricity at the throwing event area
- Communication devices for reporting event results to the Press Box
- WIFI
- Axillary Parking for workers, Staff, etc. (Athletes and Workers 40+)
- Parking by the Maintenance Building
- Sidewalk around the rest of the Track (need to be finished)
- Bleachers – Both sides, elevated would be best
- Bleacher Pads
- Facility Fencing 6' and 8' (Approx.: 1000' – 1500' \$48,000 - \$50,000)

4. Routine Maintenance

- Mowing (2 times a week minimum)
- Marking the “Field Events” (each event)
- Turf Grooming (Minimum once a week)
- Trash Collection (Daily)
- Bathroom Maintenance (Daily)

Track and Soccer Facility Values

- Bleachers and Press Box		\$ 109,404
- Track Asphalt - \$392,156	Surface - \$320,898	\$ 713,054
- Turf and Goal Posts		\$ 635,632
Groomer		\$ 3,500
- Lighting		\$ 434,829
- Buildings	Storage \$87,750	
	Restroom and Concession \$74,750	
-Lift Station		\$ 6,636
- Black Chain-link Fence and Gates - 1320 Feet		\$ 36,960
- Track Equipment Hurdles, Starting Blocks (Hammer Cage, HJ and PV Pitts and Standards)		\$ 44,867
- Concession Equipment		\$ 5,000
- Scoreboard		\$ 32,500
- Flag Pole		\$ 1,500
		\$2,186,382

This is a unique and difficult situation and if everyone is made aware and work together he feels confident this can work. There is a lot at stake to not take this seriously and hard work in coming up with a solution that works for all parties and used by all parties. People need to understand the involvement it takes to make this work properly.

Gary Schmidt, City Commissioner – A developed fee schedule is a priority before work can begin. Maybe the PMC or a combination with the college, a piece of information, i.e. brochure, letter in the city utility bill, that would explain the process and reduce the confusion that PCC is trying to raise money that the public does not understand or how these entities are working together. City had to make a commitment to their constituents that it this was not City money going into this project. Information that answers the question, reduces the confusion and people can understand it. People need to either utilize it or attend / participate in an event before they can begin to understand how much time and effort is involved in a project like this.

Larry Eisenhower, Recreation Director – There is misconception, but it is okay to be selective and to ask people to put a “little skin” in the game will lessen the turmoil. He feels the numbers presented and discussed are equitable and no one is being excluded. “Either you are going to do it or you’re not”. People have the option of going and asking someone to donate on their behalf. The wear and tear on the fields, buildings etc. in ten years can be \$100,000 each year getting it back to where it was. Letting people use the facility because “we like you” is not going to pay the repair costs in ten years to upgrade. He feels the committee is heading in the right direction and communication to the public will help. Questions can be asked and answered intelligently of where things are at.

Ed Barrett, Trustee – Excellent point about the necessity of groups entities having “skin in the game”. Trying to sell something for “free” is not “free”. Concept no one is total cost of ownership this is a good portrayal.

Mike Koler, VC Trustee – The uncontrolled communication that is circulating in the community needs to be stopped. Getting the “correct” information out to the community is important and maybe include the figures Mr. Pinkall presented and making it public what the cost of maintaining the project and why the PMC’s reason to have a rental fee. The PMC should be responsible in developing a rental fee. That is the PCC’s President’s job. But the Board needs to be kept informed. This is described in the local agreement within this committee to make the decisions.

Gary Schmidt, City Commissioner – Question was asked if there have been any drone shots during any of the meets that have been held at the Track and Field to be put on PCC’s and the City’s websites? As the time of this meeting there has been none. Start budget planning for upcoming repairs, putting money aside so it is available when needed so facility is here for 35 – 40 years.

Michele Hamm, Trustee – Why a service area school or community area group would not want to put “some skin in the game” at any level is confusing. I can see areas outside of our service area or community area wanting to use it for whatever fee is set. But I did not dream the fee would be set for local groups. The Pratt location is a good location for regional sports events.

Kim DeClue, Trustee – Agrees that the Management Committee should make the decisions and appreciate being kept informed.

Tim Swartzendruber, AD has gotten the score board, flag pole, and BTI gaiter all donated. The PCC baseball scoreboard at Stanion Field has also been donated.

The City will be inheriting the track and soccer field and wanted certain things done during the construction phase, mainly labor, which was their contribution to the complex.

- III. VC Koler asked for a motion to adjourn this special board meeting. Mr. Barrett made the motion to adjourn this special meeting. Motion was seconded by Ms. Hamm. With no further discussion the motion pass unanimously.

Minutes were recorded:
Donna Meier Pfeifer
Board Clerk