

The Oakley City Council met in regular session in the meeting room at the Oakley Fire Station, 215 Hudson Avenue at 7:00 PM. Mayor Timothy Whyte presided.

Council members present. Jordan Burris, Chris Dorman, and Ilene Nickel were present. Shane Stephenson arrived after the meeting was called to order; Leasa Huddle was absent.

City staff present. City Administrator Bradley Pendergast, City Clerk Leann Hughes, Police Chief Daniel Cooper, and Landfill Director March Burris.

Others present. Verlyn Richardson, Stacy Honeyman, and Darin Honeyman.

Call to order. Mayor Whyte called the meeting to order.

Minutes. Dorman moved to approve the minutes of the September 4, 2018, regular meeting as presented. Nickel seconded. Motion carried unanimously. Action (#10860).

AP Payment Registers. Burris moved to approve the September 14, 2018 AP Payment Register in the amount of \$76,817.76 (Check Nos. 44403-44412; 44420-44463; 9052018 and 9102018). Nickel seconded. Motion carried unanimously. Action (#10861).

Dorman moved to approve the September 6, 2018 AP Payment Register in the amount of \$1,995.00 (Check No. 113). Burris seconded. Motion carried unanimously. Action (#10862).

Council Member Stephenson arrived at approximately 7:04 PM.

Time Entry Report. Nickel moved to approve the Time Entry Report for August 26, 2018 to September 8, 2018 for 2,095.25 hours (ACH Nos. 93364-93387; Check Nos. 17082-17086; Check Nos. 44413-44419; Wire Nos. 382-385). Dorman seconded. Motion carried unanimously. Action (#10863).

Citizen Request to Speak. None.

Landfill – Shipping Containers for Storage and Cardboard. Administrator Pendergast reported Landfill Director Marc Burris has been exploring the possibility of shipping containers for storage and cardboard to keep the cardboard dry. The Council reviewed quotes for 40 foot high cube shipping containers as follows:

- Western Container – Denver, CO - \$3890 plus shipping (Used Containers)
- Sturdi Bilt – Hutchinson, KS - \$6,000 Delivered (New Containers)
- Chuck Henry – Solomon, KS - \$3626 Delivered (Used Containers, next one off the lot)
- Hill Trash Service – Sharon Springs, KS - \$3795 Delivered (Used containers – seals, doors, floors are all inspected and replaced as needed).

Landfill Director Burris recommended purchasing from Hill Trash Service since they guarantee new seals, operating doors or a sturdy floor and they will replace the container if the City is not satisfied with the condition of one. Dorman moved to approve the purchase of three used shipping containers from Hill Trash Service at a total cost of \$11,385.00, to be paid from Sanitation Reserve. Council Member Burris proposed that perhaps a 30x30 building would cost less. After discussion, it was the consensus of the Council to have Director Burris look at other options and Council Member Dorman withdrew his motion.

Landfill – Bids for New Landfill Cell. Administrator Pendergast and Landfill Director Burris reviewed bids for a new 23,625 cubic yard landfill cell, as follows:

- Sporer Land Development - \$32,602.50
- Dirks Earthmoving - \$41,343.75
- Hillery Fence Contracting - \$47,250.00
- Eberle Construction, Inc. - \$36,580.00

Pendergast noted that Scott Eberle contacted him after they had not received a bid invitation. Landfill Director Burris was not aware that Eberle Construction had recently obtained the equipment necessary to provide this service. So, Eberle was allowed to submit their bid on Monday, September 17, 2018. There was discussion of the time frame for completion. Landfill Director Burris stated he is in the process of completing paperwork to request approval from the State to use shingles as an alternate cover to help slow down the process of filling the current pit. Administrator Pendergast attempted to contact Mark Hubert with Sporer Land Development to discuss a completion date since they had the low bid but he was unable to contact him. Burris moved to approve the bid from Sporer Land Development to excavate a new 23,625 cubic yard landfill cell at a cost of \$1.38 per cubic yard or a total of \$32,602.50, contingent upon a commitment to a completion date as needed per Administrator Pendergast and Landfill Director Burris. Nickel seconded. Motion carried unanimously. Action (#10864).

City Buildings – Roof Insurance Money and Repairs. Administrator Pendergast reported the City received a check for \$180,483.10 for damage to buildings from the hail storm and the City will have a recoverable depreciation of \$140,207.90 once the repairs are completed. It was the consensus of the Council for Pendergast to proceed with bid letting for the repairs.

Zoning Ordinance – Establishing a Side Yard for Corner Lots. Administrator Pendergast reported the Planning Commission unanimously recommended a change to the Zoning Ordinance for establishing a side yard for corner lots zoned R-1 and R-2. Burris moved to approve a change to the Zoning Ordinance to establish a side yard for corner lots zoned R-1 and R-2. The addition to the ordinance will read as follows: The non-addressed side of a corner lot shall be considered a side yard starting at a distance of 90 (ninety) feet from the point of the centerline intersection as established in 17.92.010(12) and extend all the way to the rear of the property. Dorman seconded. Motion carried unanimously. Action (#10865).

Semi Parking Ordinance. Administrator Pendergast provided a revision to the City's semi parking ordinance which incorporated changes proposed by Council Member Burris. The Council asked Chief Cooper to review the changes and discussion followed. Burris moved to amend Article 2, 14-201(b), 14-201(f) and 14-201(g), of the City Code for Ordinance 1088 as proposed with the stipulation that permits being issued under 14-201(f) cannot void the provisions of 14-201(c). Nickel seconded. Motion carried unanimously. Action (#10866).

Administrative Reports. Administrator Pendergast reported on several activities:

- Water & Wastewater: Meter changes and water leak at Bertrand Park
- Landfill: Recycling and iron have been picked up; Landfill Director Burris will meet with Elmer Zerr on new requirements for landfill cells.
- Police: Radio techs fixed an issue with sensitivity levels at the dispatch center; AT&T conducted 911 maintenance and fixed the 911 computer; there have been many repairs made to Unit #4 and Pendergast suggested the Council may want to consider a replacement before spending much more money on repairs.
- General: Pendergast and Clerk Hughes will attend a KMIT meeting Hays, KS on Wednesday, September 19; a second letter was sent to fifteen property owners with bad sidewalks and five responded they are wanting to repair them; Pendergast is

- speaking to an insurance broker on finalizing potential health insurance plans and since a decision has to be made by October 1 on whether or not to continue with the State Health Insurance Plan, there may be a need for a special meeting next week.
- Code Enforcement: Pendergast shared a copy of a letter from Code Enforcement Officer Kyle McLinn concerning weed abatement letters. There was discussion of whether or not property owners should be contacted after an initial abatement is sent since the City Ordinance only requires one notice per year.

Mayor and Council Reports. Council Member Dorman appreciated that the property on West Second Street has been mowed. Dorman also inquired if the OWLS area at Fifth Street and Cherry Avenue has been sprayed. Pendergast stated this will be done in October when other city property is sprayed.

Council Member Nickel inquired if the refuse hopper had been delivered to the OWLS area; Landfill Director Burris stated it was delivered today. Nickel also inquired of the status of the demolition of the house on Hudson Avenue. Pendergast reported that a contract was provided to Angela Chrisler but she has not signed it yet. He has tried to contact her but had to leave voice mails and she has not returned his calls. Nickel inquired of the status of the property on the 8th Street bend/curve. Pendergast reported that as of tomorrow, September 18, 2018, the City can charge \$500/day for violations. The City Attorney will be sending a long form citation to be used for this.

Council Member Burris reported he had met with Administrator Pendergast to discuss the cost of implementing electronic read water meters. He noted that increasing the cost of utility bills by approximately \$14 per month for one year would pay for the meters and it would eliminate a position. He asked the Council to give this some thought.

Council Member Nickel inquired if sewer rates are based on water use. Pendergast was not certain but will check and get back to her.

Council Member Stephenson noted it is not appropriate for citizens to address the Council unless called upon during a Council Meeting and that he felt some of the meetings have started to get a little bit out of hand. He expressed concern that this should be brought under control so the Council can discuss the items at hand professionally.

Adjourn. Stephenson moved to adjourn the meeting. Burris seconded. Motion carried unanimously. Action (#10867). Mayor Whyte adjourned the meeting at approximately 8:08 PM.

Leann M. Hughes, CMC
City Clerk