

The Oakley City Council met in regular session on August 15, 2022, in the meeting room at the Oakley City Office, 415 W. 2nd Street, at 7:00 P.M. Mayor Stephenson presided.

Council members present. Leasa Huddle, Russ Kahle, Trevor Mader, Cheryl Stewart and Kile Zerr were present.

City staff present. City Administrator Brock Sloan, Police Chief Daniel Cooper, and City Clerk Leann Hughes.

Others present. Melissa Romme, Alexis Crispin, Aaron Dardis, Charla Dardis, Jan Ackerman, Tim Zerr, Misty Mildenerger, Matt Mildenerger, Kayln Ritter, and Darren Goetz.

Call to order. Mayor Stephenson called the regular meeting to order at approximately 7:00 PM.

Approval of Minutes of Previous Meeting(s). Zerr moved to approve the minutes of the August 1, 2022, regular meeting, as presented. Stewart seconded. Motion carried unanimously. Action (#14972).

Approval of AP Payment Register. Mader moved to approve the August 12, 2022, AP Payment Register, for checks dated August 15, 2022, in the amount of \$61,627.77 (Check Nos. 437-438; 49231-49234; and 49241-49275). Stewart seconded. Motion carried unanimously. Action (#14973).

Stewart moved to approve the August 15, 2022, AP Payment Register, for a check dated August 12, 2022, in the amount of \$98.45 (Check No. 439). Mader seconded. Motion carried unanimously. Action (#14974).

Approval of Time Entry Report. Zerr moved to approve the Time Entry Report for July 24, 2022, to August 6, 2022, dated August 10, 2022, for the August 12, 2022, payroll, in the amount of \$60,437.92 for 3,169.07 hours (Check Nos. 17534-17538; ACH Nos. 97139-97186; AP Check Nos. 49236-49240; Wire Nos. 794-797). Kahle seconded. Motion carried unanimously. Action (#14975).

Citizen Request to Speak. None.

Department Head Reports. None.

NEW DISCUSSION/ACTION ITEMS:

Audit Report – Melissa Romme – Adams Brown. Melissa Romme and Alexis Crispin with Adams Brown, were present to review the 2021 Audit. Romme reviewed the financials and findings in the report. Kahle moved to approve the 2021 Audit, as presented. Huddle seconded. Motion carried unanimously. Action (#14976).

City Investment Rates. Administrator Sloan reported two Certificates of Deposit matured August 6, 2022, at Peoples State Bank, and he and Clerk Hughes reviewed interest rates at local institutions. He provided a synopsis of earnings amounts at the rates quoted by the local institutions. He reminded the Council it was approved to join the Kansas Municipal Investment Pool (KMIP) back in 2020, but the City has not used the pool yet. Sloan noted Peoples State Bank has offered a competitive rate of 3.15% on the first \$250,000.00 and 3.00% on funds over that amount, for a term of 1 year, which is close to the KMIP rates. Following discussion, it was the consensus of the Council to proceed with re-investing current funds through Peoples State Bank.

Aaron Dardis – Storage Container – 202 Smokyhill. Aaron Dardis explained to the Council that he was in the process of moving in a storage container awhile back and was advised by the City he could not have a storage container in R-1, Residential Zoned District, due to City Ordinance. Administrator Sloan provided a copy of Ordinance No. 1135 to the Council, which imposes restrictions on storage/shipping containers units in the City of Oakley. Charla Dardis explained they chose the unit they have because it is more air tight than a normal storage unit, so it keeps mice and other rodents out. Aaron Dardis provided photos of the container. The Council agreed the container the Dardis' own would not be a problem, but there was an issue in the past,

and could possibly be an issue in the future, where containers would not be acceptable in a residential neighborhood. Following considerable discussion, it was the consensus of the Council to have Administrator Sloan research what other communities are doing in this regard and bring back information to the first meeting in October, after the budget is complete.

Temporary Liquor Permit – Fall Festival – Wild West Historical Foundation. Kahle moved to approve a Temporary Liquor Permit for the Wild West Historical Foundation for the Fall Festival on October 1, 2022. Stewart seconded. Motion carried unanimously. Action (#14977).

VFW COOP Gun and Coin Show. Stewart moved to approve the Community Sponsorship Application from VFW Auxiliary Post 2981, in the amount of \$1,000.00, to be paid from the Convention and Tourism Fund. Kahle seconded. Motion carried unanimously. Action (#14978).

Industrial Revenue Bond – Information. Administrator Sloan reported that Kalyn Ritter with Mitten, Inc., contacted him about the possibility of utilizing Industrial Revenue Bonds (IRBs) for the construction of new facilities. Sloan provided some information in the Council packets from Gilmore and Bell, Bond Attorneys, on the process. Ritter explained a little bit about the project and noted the IRBs would allow a sales tax exemption on construction materials and a property tax exemption for a period of time. Sloan stated there should be no cost to the City other than lost sales tax and lost property tax for a period of time. Following discussion, it was the consensus of the Council to proceed with this process.

UNFINISHED DISCUSSION/ACTION ITEMS:

ZD Meatz. Administrator Sloan reported Landfill Director, Marc Burris, checked with other surrounding communities with regard to hide disposal for lockers and he found that the locker in Grinnell has Roger Ringer's Company pick up the hides; and lockers in Ness City and Atwood haul theirs to the landfill. The Council discussed the pros and cons of continuing to pick up the hides and discussed that it is not much different from picking up spoiled meat at the grocery store. Currently, ZD Meatz is not charged an extra fee for this City service and Administrator Sloan suggested it might be time to re-evaluate all landfill charges. It was noted that ZD Meatz does pay a State fee for Special Waste Disposal Authorization and that he will need to renew this by September 4, 2022, if services are to continue. Stewart moved to continue providing City services for hide pickup/disposal for ZD Meatz, with the suggestion that staff pickup the hides first thing Thursday morning, following Wednesday processing; and to re-evaluate refuse rates to determine if an extra rate is required for this service, as well as looking at all landfill rates. Kahle seconded. Motion carried unanimously. Action (#14979).

Amend Motion – Airport LED Lights. Administrator Sloan reported eleven LED lights were replaced at the City Hangar instead of eight, which resulted in a total cost of \$1,733.40, or an additional \$133.40 over the amount previously approved by the Council. Sloan asked for the motion to be amended. Huddle moved to amend the previously adopted motion, Action (#14930), to install new LED lights in the City Hangar, by changing the amount from \$1,600.00 to \$1,733.40. Zerr seconded. Motion carried unanimously. Action (#14980).

Letter from Jan Ackerman – Code Enforcement Officer. Administrator Sloan noted a copy of a letter from Jan Ackerman, Code Enforcement Officer, was included in the packet. This letter explained some of the current processes Ackerman follows, based on City codes. There was discussion of a delay in notifications due to slower delivery of mail at times because it is not all processed in Oakley and it was agreed she will include some extra time to allow for this before moving forward with her processes. She also reported she is working with Logan County to update information on owner addresses for accuracy. In addition, it was suggested Ackerman incorporate language in her courtesy letter to allow recipients to contact her if they need help removing items and she will try to provide a list of possible persons/businesses that can assist.

LKM Annual Conference and KOMA/KORA Meeting at Scott City, August 24. Administrator Sloan reminded the Council of the LKM Annual Conference in October and asked that anyone wishing to attend please let him know so registration and lodging can be arranged. In addition, the LKM KOMA/KORA meeting scheduled for August 24, 2022, in Scott City, has been cancelled.

ADMINISTRATIVE REPORTS/DISCUSSION:

Brock Sloan, City Administrator. Administrator Sloan reported on several items, including:

- Still advertising for a Dispatcher.
- A potential candidate has been offered employment for the Water/Wastewater position.
- Circle C Paving completed an Onyx seal on August 3, 2022. A resident slipped on the seal coat and was taken to the hospital with minor injuries. Sloan believes the claim will be handled by Circle C's insurance, but the City's insurance was also notified.
- Sporer Land Development started on the access road at the Municipal Airport and they will probably start dirt work on the Wastewater Treatment Lagoons in October.
- KDOT cost-share applications for projects are due the end of September. Sloan will re-submit and application for a street project for curb and gutters and sidewalks on South Freeman Avenue and he will try to obtain letters of support from businesses along this route.
- Sloan provided a copy of an email from Matt Allen, City Administrator, Garden City, KS, concerning a Notice of Intent to apply for a "Safe Streets for All Study" for communities and to place particular emphasis on the US 83 corridor. He asked if the City is interested in joining the effort. It was the consensus of the Council to have Sloan obtain more information.

Leann Hughes, City Clerk. No Report.

MAYOR AND COUNCIL REPORTS/DISCUSSION:

Zerr noted he has spoken with Administrator Sloan about putting together a spreadsheet of donation inquiries and what has been approved. He would like to see the Council categorize these requests and know what is being spent on donations. He feels the City may be able to cut some expenses in the budget. Mayor Stephenson was in agreement, but reminded the Council the donations made out of the Convention and Tourism Fund are not budgeted.

Mayor Stephenson stated that, over the years, residents have come to the City Council asking for financial relief in the instance of water leaks. Relief has been provided and the Council discussed the implementation of a policy, but one has never been created. He would like to have Administrator Sloan work on a policy for review so there is one in place and the Council doesn't have to go back to see what was done in the past. The Council was in agreement.

Adjourn. Huddle moved to adjourn the meeting. Kahle seconded. Motion carried unanimously. Action (#14981). Mayor Stephenson adjourned the meeting at approximately 8:40 P.M.

Leann M. Hughes, CMC
City Clerk

APPROVAL OF MINUTES:

The members of the Council acknowledged receipt of a copy of the minutes; said minutes were approved as presented at the September 6, 2022, regular meeting.