

The Oakley City Council met in regular session on September 5, 2023, in the meeting room at the Oakley City Office, 415 W. 2<sup>nd</sup> Street, at 7:00 P.M. Mayor Shane Stephenson presided.

Council members present. Kile Zerr was present; Trevor Mader and Cheryl Stewart were present by phone. Leasa Huddle arrived after the meeting was called to order; Russ Kahle was absent.

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

Others present. Aldo Sibi, Natalie Sibi, Jane Wieland, Dayna Dickman, Darren Goetz, Dan Robben, Chris Robben and Barb Schuette.

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

Approval of Minutes of Previous Meeting(s). Zerr moved to approve the minutes of the August 21, 2023, regular meeting, as presented. Stewart seconded. Motion carried unanimously. Action (#15242).

Approval of AP Payment Register(s). Zerr moved to approve the August 31, 2023, AP Payment Register for checks dated August 31, 2023, in the amount of \$103,602.51 (Check Nos. 532-538; 50505; and 50509-50544). Stewart seconded. Motion carried unanimously. Action (#15243).

Approval of Time Entry Report. Zerr moved to approve the Time Entry Report for August 6, 2023, to August 19, 2023, dated August 22, 2023, for the August 25, 2023, payroll, in the amount of \$64,862.39 for 3,178.30 hours (Check Nos. 17632-17636; ACH Nos. 98195-98252; AP Check Nos. 50506-50508; and Wire Nos. 902-905). Stewart seconded. Motion carried unanimously. Action (#15244).

#### HEARINGS:

No business was conducted from 7:03 PM to 7:05 PM, waiting to open the next Public Hearing.

Leasa Huddle arrived at approximately 7:04 PM.

7:05 PM – Public Hearing – Intent to Exceed Revenue Neutral Rate, Resolution 2023-04 – Levy a Property Tax Rate Exceeding the Revenue Neutral Rate – Roll Call Vote. Mayor Stephenson recessed the regular meeting and opened the Public Hearing for Intent to Exceed Revenue Neutral Rate at 7:05 PM. Administrator Sloan explained it is a State requirement to hold a hearing if the City will not keep the tax funds the same, or lower, going into the next year. He noted the mill levy for 2023 was 83.40, the proposed levy for 2024 is 86.402 and the Revenue Neutral Rate is 77.900. Stephenson asked if any of the Council had questions; there were none. He asked if anyone in attendance at the meeting had questions; there were none. Zerr moved to approve Resolution 2023-04, Intent to Exceed Revenue Neutral Rate. Huddle seconded. Mayor Stephenson performed a roll call vote, as follows: Leasa Huddle – yes; Cheryl Stewart – yes; Trevor Mader – yes; and Kile Zerr – yes; Russ Kahle was absent. Motion carried unanimously. Action (#15245). Mayor Stephenson closed the public hearing at approximately 7:08 P.M. and returned the meeting to regular session.

No business was conducted from 7:08 PM to 7:10 PM, waiting to open the next Public Hearing.

7:10 PM – Public Hearing – Budget 2024 – Approve and Sign Budget Certification Page and 2023 Budget Workbook. Mayor Stephenson recessed the regular meeting and opened the Public Hearing for the 2024 Budget at 7:10 PM. Administrator Sloan explained the proposed 2024 Budget includes an increase of 3 mills from 2023 due to inflation, wages, and Police equipment expenses among other items. Mayor Stephenson asked if any of the Council had questions; there were none. Mayor Stephenson asked if anyone in attendance at the meeting had questions; there were some questions. Dayna Dickman asked to have the need for the increase be explained in more detail. Administrator Sloan stated the Budget includes an increase in wages of four percent, an increase for health insurance of twelve percent, the cost of new police

radios that are at the end of life, and a replacement vehicle for the Police Department, among other items. He explained that numbers are not available for health insurance yet, but he is hoping the cost will be less than budgeted. Dickman asked about the Police vehicle replacement. Council Member Zerr explained no police vehicles have been replaced for around two years and it is time. Dickman proposed the possibility of combining services of the City, County and Highway Patrol. Council Member Zerr stated that is been looked into in the past and Mayor Stephenson explained the Council is not interested in combining services because they do not feel the City will receive as good of service as it does presently since the Police Department is dedicated to the City. Dickman inquired how the City is funding the new alley approaches. Administrator Sloan stated this is coming from the one-half cent sales tax that was implemented a number of years ago. Aldo Sibi expressed his support in not combining law enforcement services with the way the world is changing. Dickman noted all the rising costs for residents and the need for industry in Oakley, which is why she thought the combining of services might be part of the answer. Mayor Stephenson noted that not one person on the Council wants to raise taxes and that it is only done when they feel it is necessary. Dan Robben inquired if the City is trying to keep up with other towns. Mayor Stephenson stated the City is trying to keep a reasonable level of services for the citizens without regard to what other towns are doing. Chris Robben inquired if the health insurance covers employees only or employees and families. Administrator Sloan stated the City does offer full family health insurance as a benefit to draw and keep employees, but the policy has a higher deductible. He noted the City did look at alternate health insurance providers in an effort to lower the cost, but the savings was not enough to make a change. Mayor Stephenson closed the public hearing at approximately 7:22 P.M. and returned the meeting to regular session.

Zerr moved to approve the 2024 Budget and workbook, as presented, and to authorize the Mayor and Council to sign the Budget Certification page (3 copies). Huddle seconded. Motion carried unanimously. Action (#15246)

Citizen Request to Speak. None.

Department Head Reports. None.

#### NEW DISCUSSION/ACTION ITEMS:

Aldo Sibi – Airport. Mayor Stephenson reminded Mr. Sibi that he will be presenting information in an open meeting, so if he has any proposals, those will be public. Mr. Sibi acknowledged that he understood and that he has decided not to pursue the Airport Management position. Sibi stated that he would like to lease the Oakley Hangar C-2 and approach, to operate an aircraft mechanic business and pursue youth education. Sibi presented a written proposal document for a lease agreement and noted this particular hangar has been empty for a number of years. He offered to make improvements such as painting and lighting and asked the City to fix any leaks. Sibi went through his proposed agreement for a three-year lease and stated he would like to start October 1, 2023. Discussion followed. Mayor Stephenson noted that proposals for Airport Management and Hangar Leases have been solicited and Administrator Sloan stated they are due back to the City on September 18, 2023. Sibi stated he just wanted to rent/lease the one hangar and noted this discussion has been going on for 7-1/2 months. Mayor Stephenson noted the Council did not become involved in any discussion until May, and at such time, they felt they needed to proceed with legal advice. Stephenson emphasized the Council is not against Sibi having a business at the airport. Following discussion, Mayor Stephenson told Mr. Sibi that someone would be in contact with him by the end of the day on September 19, 2023, following the opening of the proposals received on September 18.

#### UNFINISHED DISCUSSION/ACTION ITEMS:

Warranty Deed – Airport Tract – 1.21 Acres. Administrator Sloan reported the City has an Agreement for Warranty Deed and a Quit Claim Deed for the land sale at the airport, west of Sonic, for the Council to consider. He also reviewed the next items that will take place once the Agreement is approved. Zerr moved to have the Mayor sign the Agreement for Warranty Deed, and the Quit Claim Deed, for the land sale of a

1.21 acre tract, more or less, in the NE/4 of Section 12, T 11 S, R 32 W of the Sixth Principal Meridian, Logan County, Kansas. Huddle seconded. Motion carried unanimously. Action (#15247).

Cornell Avenue Applications. Administrator Sloan reported he and Trevor Mader reviewed the properties the City has for sale on Cornell Avenue, and Mr. Mader feels he needs both remaining properties to fit a single-family residence with a garage. Mader noted he was asking for a donation of the lots by the City, but since the other property that sold had an offer of \$100.00, he will match that. Council Member Zerr asked if that was \$100.00 for both properties or for each property; Mader agreed to offer \$100.00 per address. Zerr moved to approve the application from Trevor Mader to place a single-family residence, with a garage, on the lots at 717 Cornell Avenue and 721 Cornell Avenue, with legal descriptions of Glick's Addition, Block 8, South 18' of Lot 3 and all of Lot 4, Logan County, Kansas; and Glick's Addition, Block 8, Lots 1, 2, the North 7' of Lot 3, and a 26' strip lying North of Lot 1, Logan County, Kansas, and to accept his offer of \$100.00 per property for a total of \$200.00. Stewart seconded. Motion carried. Huddle, Stewart and Zerr voting yes; Mader abstaining. Action (#15248).

#### ADMINISTRATIVE REPORTS/DISCUSSION:

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

- Sloan reported he received an update from Brian Spano, Wilson & Company, on the Water Treatment Plant and Waterline Replacement projects. The Water Treatment Plant project will hopefully get approved and begin next summer and the Waterline Replacement project will hopefully be bid this year.
- Sloan reported the City has been leasing farm ground near the Municipal Airport to Wieland Brothers. He noted the City will need to decide if they want to leave this the same or re-bid it. Dave Wieland has sprayed, so if changes are made, he would need to be paid for his expense. Mayor Stephenson asked when the lease will expire; Sloan stated he believes it has passed expiration and has automatically renewed each year. Mayor Stephenson suggested this be reviewed in 2024; the Council agreed.

Leann Hughes, City Clerk. No report.

#### MAYOR AND COUNCIL REPORTS/DISCUSSION:

Mayor Stephenson reiterated to the citizens of Oakley that the City Council has been, and will continue to be, fiscally responsible in all decision making.

Adjourn. Huddle moved to adjourn the meeting. Zerr seconded. Motion carried unanimously. Action (#15249). Mayor Stephenson adjourned the meeting at approximately 7:55 PM.

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 18, 2023, regular meeting.