

The Oakley City Council met in regular session on September 7, 2021, in the meeting room at the Oakley City Office, 415 W. 2<sup>nd</sup> Street, at 7:00 P.M. Mayor Stephenson presided.

Council members present. Leasa Huddle, Russ Kahle, Ilene Nickel, Eli Winger, and Kile Zerr.

City staff present. City Administrator Brock Sloan, City Clerk Leann Hughes, Police Chief Daniel Cooper, and Water/Wastewater Director Rodney Huffman.

Others present. Bradley Pendergast by telephone; Brian Spano, Sarah Kosbab, Haley Bahnsen, Corina Cox, Darren Goetz, Mark Hubert, Jason Schmidt, and Kezia Uhrich.

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

Approval of Minutes of Previous Meeting. Zerr moved to approve the minutes of the August 16, 2021, regular meeting, as presented. Nickel seconded. Motion carried. Huddle, Nickel, Winger and Zerr voting yes; Kahle abstaining. Action (#14703).

Approval of AP Payment Register. Winger moved to approve the September 2, 2021, AP Payment Register, for checks dated August 31, 2021, in the amount of \$195,164.31 (Check Nos. 369-371; 48065-48068; and 48074-48115). Kahle seconded. Motion carried unanimously. Action (#14704).

Approval of Time Entry Report. Huddle moved to approve the Time Entry Report for August 8, 2021, to August 21, 2021, dated August 25, 2021, for the August 27, 2021, payroll, in the amount of \$53,035.42 for 2,491.78 hours (Check Nos. 17429-17432; ACH Nos. 96223-96258; AP Check Nos. 48069-48073; Wire Nos. 695-698). Huddle seconded. Motion carried unanimously. Action (#14705).

7:05 P.M. – Public Hearing – Intent to Exceed Revenue Neutral Rate. Mayor Stephenson recessed the regular meeting and opened the Public Hearing for Intent to Exceed Revenue Neutral Rate at 7:05 P.M. Administrator Sloan and Bradley Pendergast reviewed the background of the revenue neutral rate. Mayor Stephenson asked for any comments from the public or the Council Members; there being none, he closed the hearing at approximately 7:07 P.M. and resumed the regular meeting.

Resolution 2021-04 – Levy a Property Tax Rate Exceeding the Revenue Neutral Rate. Kahle moved to approve Resolution No. 2021-04, to levy a property tax rate exceeding the revenue neutral rate. Zerr seconded. Motion carried unanimously. Action (#14706).

7:10 P.M. – Public Hearing – Budget 2022 – Approve and Sign Budget Certification Page. Mayor Stephenson recessed the regular meeting and opened the Public Hearing for the 2022 Budget at 7:10 P.M. Administrator Sloan and Bradley Pendergast reviewed the proposed budget. Mayor Stephenson asked for any comments from the public or the Council members; there being none, he closed the hearing at approximately 7:12 P.M. and resumed the regular meeting. Zerr moved to approve the 2022 Budget, as presented. Winger seconded. Motion carried unanimously. Action (#14707).

7:15 P.M. - Public Meeting – Wastewater Treatment Plant Improvements. Mayor Stephenson recessed the regular meeting and opened the Public Meeting for Wastewater Treatment Plant Improvements at 7:15 P.M. Corina Cox with Northwest Planning & Development Commission, who is assisting the City with a KDHE Loan Application, was present to explain the project and discuss financing. Brian Spano of Wilson & Company, Inc., was also present and elaborated on the construction of the project. Mayor Stephenson asked if there were any comments or questions from the public or the Council members; there being none, he closed the public meeting at approximately 7:21 P.M. and resumed regular session.

7:30 P.M. – Public Hearing – Wastewater Treatment Plant Improvements. Mayor Stephenson recessed the regular meeting and opened the Public Hearing for Wastewater Treatment Plant Improvements at

7:30 P.M. Corina Cox with Northwest Planning & Development Commission, who is assisting the City with a KDHE Loan Application, was present to explain the project and discuss financing. Brian Spano of Wilson & Company, Inc., was also present and elaborated on the construction of the project. Mayor Stephenson asked if there were any comments or questions from the public or the Council Members; there being none, he closed the public hearing at approximately 7:33 P.M. and resumed regular session. Kahle moved to approve Resolution No. 2021-05, authorizing filing of application with the Kansas Department of Health and Environment for a Loan under the Kansas Water Pollution Control Revolving Fund Act (K.S.A. 1988 Supp. 65-3321 through 65-3329). Zerr seconded. Motion carried unanimously. Action (#14708). Zerr moved to authorize the Mayor to sign and execute the Kansas Water Pollution Control Revolving Fund Application. Huddle seconded. Motion carried unanimously. Action (#14709).

Citizen Request to Speak. None.

Department Head Reports. Police and Chief Communications reports were distributed to the Council.

#### NEW DISCUSSION/ACTION ITEMS:

Community Sponsorship Application – Oakley Gun, Coin, and Knife Show. The Council reviewed a request from the Oakley VFW Auxiliary Post 2981, for \$1,000 in support of the Oakley Gun, Coin and Knife Show. Administrator Sloan noted Laurie Millensifer with tourism, has recommended the full amount be funded due to the good turnout in the past. Zerr moved to approve donation of \$1,000 from the Convention and Tourism Fund to Oakley VFW Auxiliary Post 2981 for the Oakley Gun, Coin, and Knife Show, to be held September 18-19, 2021. Winger seconded. Motion carried unanimously. Action (#14710).

Temporary Liquor License – Logan County Healthcare Foundation. The Council reviewed a Temporary Liquor Permit Application for the Logan County Healthcare Foundation, Inc. Huddle moved to approve a Temporary Liquor Permit for the Logan County Healthcare Foundation, Inc., for the 5<sup>th</sup> Annual Fall Gala to be held at the Buffalo Bill Cultural Center October 9, 2021. Kahle seconded. Motion carried unanimously. (Action #14711).

KMIT Health Plan Update. Administrator Sloan reported that Kansas Municipal Insurance Trust (KMIT) is in the process of creating a group medical program solution for their cities. Sloan completed a survey, but he does not know if the City would qualify or if it will be a plan the City would want to consider. KMIT has indicated they are looking at BC/BS. He will keep the Mayor, Council and staff up to date as he receives more information.

#### UNFINISHED DISCUSSION/ACTION ITEMS:

Annie Oakley Park Improvements – Bid Discussion. Administrator Sloan reported the playground committee held a bid letting on August 5, 2021; the results were as follows:

Weigel Concrete, LLC, Colby, KS – Base Bid - \$117,821.00; Additive No. 1 - \$63,907.25;  
Additive No. 2 – 39,688.95

Eberle Construction, Inc. Oakley, KS - Base Bid - \$155,289.69; Additive No. 1 - \$47,900.00;  
Additive No. 2 - \$41,399.96

Sporer Land Development, Inc., Oakley, KS – Base Bid - \$164,182.00; Additive No. 1 -  
\$80,000.00;  
Additive No. 2 - \$46,550.00

Sloan reminded the Council the City previously committed \$100,000 towards the project, plus \$10,000 for engineering. He also reported the committee has recommended approval of the Base Bid and

Additive No. 1 from Weigel Concrete, LLC, of Colby, Kansas, for a total of \$181,728.25, which is below their current funds of \$187,000, with the City's commitment. The Council inquired of the time frame for the project. Mark Hubert, playground committee member, stated the contract documents show a completion date of June 1, 2022. Zerr moved to approve the base bid of \$117,821.00 from Weigel Concrete, LLC, for the playground project. Winger seconded. Motion carried unanimously. Action (#14712). Kahle moved to approve Additive No. 1, in the amount of \$63,907.25 from Weigel Concrete, LLC, for the playground project. Winger seconded. Motion carried unanimously. Action (#14713).

200 Center. Administrator Sloan reported the thermal blanket arrived for the building at 200 Center; however, after inspecting the parapet and ridge cap of the south wall of the building, the crew felt it would not support the blanket and were concerned it would act as a sail with high winds and would pull the parapet down. He also reported that Raelene Keller let him know they have applied for a grant that will be awarded in mid-October. Considerable discussion followed concerning the situation, the timeline for funding to fix the structure and the timeline for condemning the building. Zerr moved to direct City Administrator Brock Sloan to initiate Article 4 of the City Municipal Code, Dangerous and Unfit Structures process, for the property at 200 Center Avenue, Oakley, Kansas. Kahle seconded. Motion carried unanimously. Action (#14714). It was noted that the condemnation process can be halted if funding comes through to fix the structure.

#### ADMINISTRATIVE REPORTS/DISCUSSION:

Brock Sloan, City Administrator. City Administrator, Brock Sloan, reported Darren Goetz contacted him concerning the possible purchase of city property on the north side of 8<sup>th</sup> Street where the test well is located. Mr. Goetz was present to answer questions. The Council inquired of his intent with the property, and he stated it would be farming at the current time. Following discussion, it was the consensus of the Council to have Administrator Sloan get more information concerning KDHE easement requirements for the test well, etc., and to review the area Mr. Goetz is interested in; then, the Council will review it again for consideration.

Administrator Sloan reported on several activities of the various City Departments. He also noted:

- Advertisements have been placed for open positions with the City.
- The City crews installed a new ramp for the East back door to City Hall, which will make unloading water and UPS packages much easier.
- The Street Department rented a planer for the Bobcat Skid Steer Loader and smoothed out bumps in town.
- The fence at 717 Cornell Avenue sold for \$125.00.
- He was contacted by the Logan County Health Foundation concerning an offer from previous city administration of \$500 to help with bikes, trikes, and wagons for tots last Christmas. They had a large number of requests and spent over \$1,000.00. They have requested the City reimburse the Foundation for the original \$500.00. Zerr moved to approve a reimbursement of \$500 to the Logan County Health Foundation for the bikes, trikes, and wagons program. Winger seconded. Motion carried unanimously. Action (#14715).
- He was contacted by an individual who is interested in leasing a 22 Acre tract in the E/2 of the SW/4 of 2-11-32 from the City. It was the consensus of the City to accept bids on this tract with the stipulation it be for agricultural use.
- He was approached by Matt Mildenerger, who has purchased the Roadway Inn building near I-70 and is tearing the structure down. Mildenerger has asked for reduced trash rates for the materials. It was the consensus of the Council to allow clean concrete at the landfill at no charge, but the rest of the materials will be charged at regular rates.
- Sloan and staff are working on the Snow Removal Policy to present at the next meeting

Leann Hughes, City Clerk. No report.

MAYOR AND COUNCIL REPORTS/DISCUSSION:

Adjourn. Huddle moved to adjourn the meeting. Kahle seconded. Motion carried unanimously. Action (#14716). Mayor Stephenson adjourned the meeting at approximately 8:22 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 20, 2021, regular meeting.