

The Oakley City Council met in regular session on September 18, 2023, in the meeting room at the Oakley City Office, 415 W. 2nd Street, at 7:00 P.M. Mayor Shane Stephenson presided.

Council members present. Leasa Huddle, Trevor Mader, and Russ Kahle were present; Cheryl Stewart was present by phone for part of the meeting. Kile Zerr was absent.

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

Others present. Stan Blair, Aldo Sibi, Natalie Sibi and John Holzmeister.

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

Approval of Minutes of Previous Meeting(s). Mader moved to approve the minutes of the September 5, 2023, regular meeting, as presented. Stewart seconded. Motion carried unanimously. Action (#15250).

Approval of AP Payment Register(s). Mader moved to approve the September 15, 2023, AP Payment Register for checks dated September 15, 2023, in the amount of \$104,101.15 (Check Nos. 539-544; and 50550-50585). Kahle seconded. Motion carried unanimously. Action (#15251).

Kahle moved to approve the September 15, 2023, AP Payment Register for a check dated September 15, 2023, in the amount of \$256.00 (Check No.164), to be paid out of the Drug Forfeiture Fund. Huddle seconded. Motion carried unanimously. Action (#15252).

Approval of Time Entry Report. Mader moved to approve the Time Entry Report for August 20, 2023, to September 2, 2023, dated September 6, 2023, for the September 8, 2023, payroll, in the amount of \$55,322.49 for 2,318.40 hours (Check Nos. 17637-17639; ACH Nos. 98253-98285; AP Check Nos. 50545-50549; and Wire Nos. 906-909). Huddle seconded. Motion carried unanimously. Action (#15253).

Citizen Request to Speak. None.

Department Head Reports. None.

NEW DISCUSSION/ACTION ITEMS:

Stan Blair – Sewer Issues – 419 Smokyhill. Administrator Sloan stated that Stan Blair asked to address the Council regarding his sewer service line at 419 Smokyhill. He noted that the line attaches to the side of the City's sewer main, but it should be at the top. Mr. Blair explained that he hired McClure Plumbing to dig up the sewer line at this property because it was backing up into the floor drain in the basement. They initially thought it might be tree roots, but they followed up with a camera and found standing water within approximately 30 to 40 feet of the main. They dug up the line and water and debris flowed out where the service line connected to the City's main. Blair stated that the McClure employee told him this was a City issue, so he was asking for some relief financially. Discussion followed. Mayor Stephenson asked Administrator Sloan to check the last time it was inspected to see if any deficiencies were found at that time; and to see if Mayer Specialty Service, LLC, can check that portion of line before they leave town, since they are currently here for maintenance, inspection and cleaning of a portion of sewer lines. Mayor Stephenson advised Blair there was nothing the City could do at this time since the service line was not properly attached into the top of the City's main, but further research will be done.

Airport – Proposals for Airport Services and Hangar Lease. Administrator Sloan reported he sent out Requests for Proposals for Airport Management Services and City Hangar Lease on August 22, 2023. It was also listed on the Kansas Airport Association website. One proposal was received from A+ Aviation

and opened by the Mayor. One City Hangar Lease Proposal was received by Aldo Sibi at the last Council Meeting. Sloan noted some changes in the proposal from A+ Aviation compared to the current agreement, as follows: 1.They are asking for \$2,500 per month, up from \$1,800 per month; and 2.They have asked for the Maintenance Hangar and the C2 Hangar to be included at no cost. Discussion followed. Mr. Holzmeister noted A+ Aviation has been collecting, \$100/month from a gentleman for storing his aircraft in the C-2 Hangar. Mayor Stephenson noted the Requests for Proposals were sent out with the C2 Hangar separate from the Airport Management Services, so they should be awarded as two separate items. Kahle moved to approve an agreement with A+ Aviation for Airport Management Services, with John Holzmeister in the role of Fixed Base Operator, and to include the Maintenance Hangar as part of the agreement at no charge. Mader seconded. Motion carried unanimously. (Action #15254).

Mayor Stephenson reviewed the proposal from Aldo Sibi, who has asked for a 3-year lease, with Year One having no rent or utilities charged; Year Two with \$10.00 per billable hour paid to the City and a split of the utilities between Sibi and the City; and Year Three with \$400.00 per month rent and Sibi pays all utilities. Discussion followed. Mr. Holzmeister suggested the Council may want to look at where the Hangars are located to get a better idea of what is being considered. It was the consensus of the Council to table this matter until later in the evening and the Council would travel to the Airport to get a visual of how things are located.

Administrator Sloan noted that an Amended Agenda was distributed to the Mayor and each Council Member.

Temporary Alcohol License – Sienna Hockersmith – BBC Fall Festival. Administrator Sloan provided copies of an application for a Temporary Alcohol Permit to the Council for review and noted the State approved the application. Huddle moved to approve a Temporary Liquor Permit for Sienna Hockersmith at the Buffalo Bill Cultural Center Fall Festival on October 7, 2023, from 9 AM to 11:00 PM. Kahle seconded. Motion carried unanimously. Action (#15255).

Cereal Malt Beverage Special Event Permit – 1006 Highway 40 and 1001 Highway 40. Administrator Sloan reported Mitten, Inc., has submitted two applications for Special Event Cereal Malt Beverage Licenses, and provided copies of the applications for Council review. He explained they wish to have a Customer Appreciation event on October 6, 2023, in the vacant parking lot at 1006 US Highway 40, but have also applied for a second License for one of their buildings, located at 1001 US Highway 40, in case of bad weather. Kahle moved to approve a Special Event Dealer's Retail License, to sell at retail, Cereal Malt Beverages for consumption on the premises only and not in original and unopened containers, for Mitten, Inc., at 1006 US Highway 40 – Parking Lot. Huddle seconded. Motion carried unanimously. Action (#15256). Kahle moved to approve a Special Event Dealer's Retail License, to sell at retail, Cereal Malt Beverages for consumption on the premises only and not in original and unopened containers, for Mitten, Inc., at 1001 US Highway 40 – Building. Huddle seconded. Motion carried unanimously. Action (#15257).

Cereal Malt Beverage 2024 License – Mitten's. Administrator Sloan provided copies of an application from Mitten, Inc., to renew a CMB License for 2024. Kahle moved to approve the 2024 Cereal Malt Beverage License for Mitten, Inc., to sell cereal malt beverages in original and unopened containers and not for consumption on the premises, at 1001 US Highway 40. Huddle seconded. Motion carried unanimously. Action (#15258).

City Equipment to Sell. Administrator Sloan provided copies of a list of items to consider selling, due to their age and condition, or lack of use. Sloan reviewed the list with the Council. Kahle moved to sell at auction or public bid, the following items:

2012 FREIGHTLINER M2106	W/CHALLENGER BODY	LANDFILL	1FVHCYBS0CDBH1516
1974 CHEVROLET - DUMP TRUCK?		PARKS	CCE614V107995
1995 TEX 20 FT GOOSENECK TRAILER		LANDFILL	5BSAU16271C005931
2009 550 V2 TRAILER	HYDRO SEEDER	LANDFILL	1K9AM10179H168005
1981 TUCKER SPEED MOVER		STREET	
2003 DIXON SNOWBLOWER	ATTACHMENT	PARK	#493/STR#130732
1992 CUB CADET/MOWING DECK	2182 W/BLADE	PARK	ID#810895

Huddle seconded. Motion carried. Kahle, Huddle and Mader voting yes; Stewart lost connection on her call before the vote was taken and did not re-join the meeting. Action (#15259).

Executive Session – Non-elected Personnel. Kahle moved to recess to Executive Session for personnel matters of nonelected personnel for ten (10) minutes with the Mayor, Council and City Administrator Sloan present, pursuant to the non-elected personnel exemption under K.S.A. 75-4319 (b)(1). The meeting will resume in the meeting room at the Oakley City Office, 415 W. 2nd Street at 8:05 PM. Huddle seconded. Motion carried unanimously. Action (#15260).

Mayor Stephenson re-convened the meeting and no action was taken following the executive session.

UNFINISHED DISCUSSION/ACTION ITEMS:

Emergency Snow Routes. Administrator Sloan reported this is an annual review of the snow routes; staff is recommending no changes. Huddle moved to approve the 2023/2024 Emergency Snow Routes with no changes from last year. Kahle seconded. Motion carried unanimously. Action (#15261).

2024 Budget Workbook – Final. Administrator Sloan reported he provided a Council approved copy of the City of Oakley Budget Workbook, giving a detailed outlook on the budget and proposed expenditures for 2024, in the packets. Mayor Stephenson asked if copies are available in the City Office; Sloan confirmed there are copies available.

Airport – Proposals for Airport Services and Hangar Lease. Aldo Sibi requested approval to speak; Mayor Stephenson acknowledged Mr. Sibi and asked him to proceed. Mr. Sibi stated he would like to withdraw his proposal for the Lease of City Hangar C-2 and that he and his wife will be moving out of Oakley.

Mayor Stephenson asked the Council to consider the request from A+ Aviation to utilize the C-2 Hangar, at no charge, since Mr. Sibi has withdrawn his proposal. Stephenson noted that any income should be coming to the City. Kahle moved to authorize Administrator Sloan to negotiate with A+ Aviation for the use of the City C-2 Hanger, with the stipulation that any income collected be paid to the City. Huddle seconded. Motion carried unanimously. Action (#15262).

It was the consensus of the Council not to adjourn to the Airport at this meeting; the Council Members will contact Administrator Sloan to tour the Airport property at each member's convenience.

ADMINISTRATIVE REPORTS/DISCUSSION:

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

- The Corn Cook-off will be held Thursday, October 5, 2023.
- Travis Heinrich has started and is doing a good job of keeping the computers and networks at their peak performance.

Leann Hughes, City Clerk. No report.

MAYOR AND COUNCIL REPORTS/DISCUSSION:

Council Member Kahle thanked the City and staff for spraying for mosquitoes this year.

Mayor Stephenson asked if the Council would have any issues if he contacts Mr. Sibi to make sure he knows the City has no ill feelings towards him nor was anyone against him having a business at the Municipal Airport. The Council agreed this was fine.

Adjourn. Huddle moved to adjourn the meeting. Kahle seconded. Motion carried unanimously. Action (#15263). Mayor Stephenson adjourned the meeting at approximately 8:19 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 October 2, 2023, regular meeting.