

The Oakley City Council met in regular session on September 20, 2021, 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, Ilene Nickel, and Eli Wininger; Kile Zerr arrived after the meeting started.

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

Others present. Raelene Keller, Jan Ackerman, and Beverly Vaughn.

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

Approval of Minutes of Previous Meeting. Nickel moved to approve the minutes of the September 7, 2021, regular meeting, as presented. Kahle seconded. Motion carried unanimously. Action (#14717).

Approval of AP Payment Register. Kahle moved to approve the September 17, 2021, AP Payment Register, for checks dated September 15, 2021, in the amount of \$76,191.46 (Check Nos. 372-373; 48116-48119; and 48126-48171). Nickel seconded. Motion carried unanimously. Action (#14718).

Council Member Kile Zerr arrived at approximately 7:02 P.M.

Approval of Time Entry Report. Wininger moved to approve the Time Entry Report for August 22, 2021, to September 4, 2021, dated September 8, 2021, for the September 10, 2021, payroll, in the amount of \$51,230.74 for 2,394.27 hours (Check Nos. 17433-17435; ACH Nos. 96259-96289; AP Check Nos. 48120-48125; Wire Nos. 699-702). Kahle seconded. Motion carried unanimously. Action (#14719).

Citizen Request to Speak. None.

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

NEW DISCUSSION/ACTION ITEMS:

Executive Session - Non-elected Personnel. Huddle moved to recess to Executive Session for personnel matters of nonelected personnel for five (5) 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 7:09 PM. Wininger seconded. Motion carried unanimously. Action (#14720).

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

Jan Ackerman – Code Enforcement Officer. Mayor Stephenson noted that Administrator Sloan provided a copy of the contract with Ackerman for Code Enforcement in the Council packets and that it renews every April 15th, unless one of the parties terminates the agreement. The current contract is in place through April 15, 2022. Stephenson also noted that he feels there has been a lot of confusion with residents when they receive a code enforcement letter due to the technical and legal terminology. He presented a rough draft of a "Courtesy Letter" for the Council, Administrator and Ackerman to review, explaining that he thought it might make more sense to residents if the first notice they receive is in "plain English" rather than citing the Ordinances, etc. Discussion followed. It was the consensus of the Council and Ackerman to proceed with the Courtesy Letter and for Ackerman to work with Administrator Sloan on communications with residents. Mayor Stephenson also noted he felt the Council should re-visit the Ordinances/Municipal Code to see if anything needs to be updated/corrected/deleted.

UNFINISHED DISCUSSION/ACTION ITEMS:

200 Center. Administrator Sloan noted his report for inspecting the structure at 200 Center Avenue was included in the Council packet. Raelene Keller was present to bring the Council up to date on possible grants and funding to renovate the structure at 200 Center. She reported the Foundation has applied for two grants that should be awarded by mid-October and she felt if one of the grants was awarded, the Foundation could move forward. She noted that they have raised \$430,000 to date, which includes \$250,000 from Dane Hansen. She also stated that the Foundation would be prepared to donate the building to the City if the funding does not come through. Discussion followed as to whether the Council needed to move forward with the condemnation since the Foundation has agreed to donate the structure if they do not receive the funding. Winger moved to rescind Action #14714, directing 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. There was further discussion of the situation and the timeline and a concern of more delays. Mayor Stephenson called for a vote on the motion on the floor. Motion failed. Winger voting yes; Huddle, Kahle, Nickel and Zerr voting no. Keller thanked the Council for their support with the project and asked them to consider joining with the County to hire an Economic Development Director.

Snow Routes – 2021. Administrator Sloan reported Ordinance No. 953 requires a review of the snow route each year. A map of the current emergency snow route was included in the Council packet and no changes are recommended by staff. He noted that if the Council has no changes, no action is needed. There were no changes.

Art Martin – 227 Edgerton – Removal of Church Structure. Administrator Sloan reported that Art Martin met with him last week and requested an extension to the end of the year for the removal of the church structure at 227 Edgerton Avenue. Martin noted that he purchased a lift and is making progress. Discussion followed. Kahle moved to grant an extension to November 30, 2021, for the removal of the church structure at 227 Edgerton. Winger seconded. Motion carried. Huddle, Kahle, Winger and Zerr voting yes; Nickel voting no. Action (#14721).

Oakley City Budget Workbook 2022. Administrator Sloan reported a detailed outlook of the budget and proposed expenditures for 2022 was included in the Council packet and he asked that the Council let him know if they would like a paper copy. Mayor Stephenson requested Sloan email the Council a .pdf copy of the budget that is separate from the packet.

ADMINISTRATIVE REPORTS/DISCUSSION:

Brock Sloan, City Administrator. City Administrator, Brock Sloan, reported the City is still advertising for the openings in Water/Wastewater, Landfill and Dispatch. He also presented a bid from J&R Car and Truck Center, LLC., for a new 2022 Chevrolet Pickup for the Police Department. Discussion followed. Kahle moved to approve the bid from J&R Car and Truck Center, LLC, in the amount of \$34,135.35, for a new 2022 Chevrolet 1500 Crew WT pickup for the police department, to be paid for out of Equipment Reserve. Zerr seconded. Motion carried unanimously. Action (#14722). There was discussion of whether to sell an existing vehicle, move it to another department or trade it in, but no decision was made.

Administrator Sloan also presented a bid from Cornerstone Flooring & Carpentry to replace carpet at the Police Department. Kahle moved to approve bid from Cornerstone Flooring & Carpentry in the amount of \$4,772.70, to replace carpet in the old City Office area for the Police Department, to be paid out of Capital Outlay. Huddle seconded. Motion carried unanimously. Action (#14723).

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

- A conference call was held today regarding the Wastewater Lagoon Project, with Brian Spano of Wilson & Company, Inc., Christopher Tucker of KDHE, himself, Water/Wastewater Director

Rodney Huffman and City Clerk Leann Hughes present. Project deadlines and the Consent Agreement were discussed.

- The Chevrolet S-10 Pickup sold on PurpleWave for \$1,250.00.
- The test well on 8th Street has an approximate 65-foot strip between the corn and the tree row and the current well location is approximately 100 feet south of the north edge of the tree row. If the well is ever used, the state will require a 100-foot easement around the wellsite. With this in mind, he recommended not selling the tract north of the trees to make sure there is ample room and spacing available for future needs. However, he stated that leasing some property to farm a small 0.7-acre tract north of the trees could be a viable alternative. Discussion followed. Zerr moved to allow the adjacent property owner to farm the approximate 0.7-acre tract north of the trees next to the test well site on 8th Street and for Administrator Sloan to draw up an agreement if the property owner wishes to move forward. Wininger seconded. Motion carried unanimously. Action (#14724).

Leann Hughes, City Clerk. No report.

MAYOR AND COUNCIL REPORTS/DISCUSSION:

Council Member Zerr reported he was contacted by USD #274 and they have requested an additional handicapped parking stall on West 6th Street. Administrator Sloan will pass this on to the Street Department. Zerr also inquired who is responsible for smoothing out the 22-acre tract in the E/2 of the SW/5 of Section 2-11-32, if/when it is leased. Mayor Stephenson noted the lease will be "as is". Administrator Sloan agreed to make sure the language in any lease agreement includes the verbiage "as is".

Council Member Kahle noted he is in favor of working with the County to re-establish an Economic Development Director. It was the consensus of the Council to have Administrator Sloan start conversations with the County regarding this.

Mayor Stephenson again encouraged citizens to do their research and consider receiving the COVID vaccination, if they are eligible.

Adjourn. Kahle moved to adjourn the meeting. Huddle seconded. Motion carried unanimously. Action (#14725). Mayor Stephenson adjourned the meeting at approximately 8:42 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 October 4, 2021, regular meeting.