

OAKLEY CITY COUNCIL

The Oakley City Council met in regular session in the meeting room of the Oakley Fire Station at 215 Hudson Avenue at 7:00 PM. Mayor Jerry Robben presided.

Council members present. Charles Beamer, Kevin Uhrich, Shawna Allison and Roger Boyd.

City staff present. Administrator Brandon Buchanan, City Clerk Rose Wessel, Police Chief Danny Shanks and Parks & Cemetery Director Russell Moellering.

Others present. Melissa Romme-Adams, Brown, Beran & Ball, Barb Glover, Linda Engel, Cora Lee Park, Warren Park and Jimmie Smith.

Call to order. Mayor Robben called the meeting to order.

Minutes. Uhrich moved to approve the minutes of the July 20, 2009 regular meeting as corrected. Allison seconded. Motion carried unanimously. Action (# 8322)

Beamer moved to approve the minutes of the July 24, 2009 special meeting as presented. Allison seconded. Motion carried unanimously. Action (# 8323)

Warrant Register. Beamer moved to approve the July 31, 2009 Warrant Register in the amount of \$37,346.12 (Check Nos. 33162-33205). Allison seconded. Motion carried unanimously. Action (# 8324)

Employee Exception Report. Allison moved to approve the July 31, 2009 Employee Exception Report for 3,102.55 regular hours and 71.75 overtime hours (ACH Nos. 5075-5119, Check Nos. 14083-14097). Uhrich seconded. Motion carried unanimously. Action (# 8325)

Temporary Use of City Property. Buchanan reported that Warren Park has requested to use the vacated lot of the Old Little Café building to park vehicles for Swart-Park Motors. Park stated that once the lot is leveled, he will put down crushed concrete on the front 50 to 60 feet of the lot and maybe install a white vinyl fence. Buchanan discussed the proposed Request for Proposal and discussion followed on the amount of time to advertise and the time frame that a developer would need or request. Discussion followed on the length of time that the vacant lot would be available for use, charging a fee and liability insurance for leasing the property. Following discussion, it was the consensus of the Council to have Park and the City check with their respective insurance companies regarding liability on this vacant lot and to bring this back for discussion at the next Council meeting.

Pool Closing Date. Park & Cemetery Director Moellering discussed the pool closing date with the Council. Following discussion, Allison moved that the pool will close on August 30, 2009 at 5:00 PM for this season and only morning swim and aqua size classes for the week of August 24-28, 2009. Uhrich seconded. Motion carried unanimously. Action (# 8326)

Mayor Robben closed the regular Council meeting.

Mayor Robben called to order the 7:30 PM Abatement Hearing. Jimmie Smith stated that he removed the vehicle from the property of 201 W 3rd Street and Buchanan reported that this property has been cleaned up.

OAKLEY CITY COUNCIL

Mayor Robben closed this abatement hearing at approximately 7:34 PM

Mayor Robben called to order the 7:35 PM Abatement Hearing. Jimmie Smith reported that he has moved the vehicle from the property, stacked up the wood and is cleaning up the weeds at 105 Converse.

Council member Finlay arrived at approximately 7:40 PM.

Smith discussed a notice that he received that had the incorrect address on it and discussion followed on this.

Mayor Robben closed this abatement hearing and reconvened the regular meeting at approximately 7:42 PM.

Discussion followed on the clearing up of the Railroad property south of the grocery store.

Audit. Melissa Romme of Adams, Brown, Beran & Ball stated their firm had done an audit for the City for 2008 and performed a single audit of the Airport Grant. Romme reported that the Federal government requires additional procedures when filing with the federal clearinghouse for reimbursement. Romme stated KDHE requires them to look at the City Landfill regarding closure and post-closure costs by performing a financial assurance test and the City met all qualifications for Fiscal year ending December 31, 2008.

Council member Allison left at approximately 7:50 PM.

Romme discussed the Management Letter, Fund 99, formal procedures and the updating of the Capital Assets for the City and approving the Audit Report.

Romme discussed the single audit report for the Airport Grant and stated that the additional cost is \$3,750.00 for this and discussion followed on if this was eligible for reimbursement through the grant. Wessel reported that she would research this issue and bring back information at the next meeting.

Following discussion, it was the consensus of the Council to review the 2008 Audit Report and the cost for the Single Audit Report and schedule approval for the next Council meeting.

Staff Training Request. Buchanan reported that Linda Engel was requesting to attend a meeting and Engel stated she would like to attend the Kansas Association of Court Management conference in Overland Park from September 23-25, 2009 with an approximate cost of \$350.00. Following discussion, Beamer moved to approve that Linda Engel attend the Kansas Association Court Conference in Overland Park from September 23-25. Uhrich seconded. Motion carried unanimously. Action (# 8327)

Mayoral Appointments. Mayor Robben appointed Jim Ball to finish Duane Krey's term until May 2011 on the Library Board. Uhrich moved to approve the Mayor's appointment of Jim Ball to finish Duane Krey's term until May 2011 on the Library Board. Finlay seconded. Motion carried unanimously. Action (# 8328)

OAKLEY CITY COUNCIL

RFP for City Property. Buchanan reported this had been discussed briefly earlier in the meeting. Buchanan stated that a Request for Proposal was prepared for publication in larger regional newspapers and web advertisement. Buchanan discussed the advertisement is targeted to developers that would develop the property of the vacant lot of the Old Little Café and the Council needs to decide a time frame to advertise and accept proposals. Following discussion, Beamer moved to approve to advertise and accept Request for Proposals until December 31, 2009 for the City owned property. Finlay seconded. Motion carried unanimously. Action (# 8329)

CDBG/KDHE Hearing Dates. Following discussion, Finlay moved to schedule a CDBG Hearing for August 17, 2009 at 7:15 PM. Uhrich seconded. Motion carried unanimously. Action (# 8330)

Finlay moved to schedule A KDHE Hearing for August 17, 2009 at 7:30 PM. Uhrich seconded. Motion carried unanimously. Action (# 8331)

Finlay moved to schedule a special meeting for August 31, 2009 and to hold a KDHE Hearing for 7:00 PM at that meeting. Uhrich seconded. Motion carried unanimously. Action (# 8332)

Minimum Wage Adjustment for Pool Staff. Wessel stated that the Federal minimum wage increased to \$7.25 effective July 24, 2009 and discussed this with the City Attorney and the City needs to increase the wages of employees below this amount. Wessel reported that this only affects pool staff. Following discussion, Finlay moved to increase wages for employees less than the minimum wage to the federal minimum wage of \$7.25 to finish out this year. Beamer seconded. Motion carried unanimously. Action (# 8333)

Administrative Reports. Buchanan discussed an inspection of the City Landfill and the concerns the inspector addressed with him regarding unauthorized dumping and muddy roads. Buchanan reported issues with the tires on the loader and discussed getting prices for chains. Following discussion, it was the consensus of the Council to get bids for chains for tires on the Landfill Loader.

Buchanan reported he received a copy of the revised Consent Order from KDHE concerning the existing sewer plant and briefly discussed the changes because of the new sewer plant. Buchanan stated the City will have to hire an Operations Consultant within thirty (30) days and he will review current operations. Buchanan reported that the consent order will have to be signed and returned to KDHE.

Buchanan stated that Midwest Energy discussed with him rebuilding the electric line over to the Buffalo Bill statue and putting the line underground. Buchanan reported that Midwest Energy will pay the cost of the line if the City would pay up to \$3,000 for the boring and dig the trench for the line.

Council member Allison returned at approximately 9:23 PM.

Mayor and Council Reports. Finlay discussed the issue of having only three lifeguards at the pool and discussion followed.

OAKLEY CITY COUNCIL

Finlay inquired about the contract with Midwest Energy regarding the Power Plant and the megawatt capacity. Buchanan reported that he is discussing this with Aaron Romme of Midwest Energy about renewing this contract and possibly increasing the cost per megawatt capacity.

Mayor Robben discussed the substation that Midwest Energy built in regards to possible flooding at this location and the possible location of the lagoons for the new sewer plant.

Adjourn. Finlay moved to adjourn the meeting. Uhrich seconded. Motion carried unanimously. Action (# 8334) Mayor Robben declared the meeting adjourned at approximately 9:44 PM.

Rose Wessel
City Clerk

APPROVAL OF MINUTES:

ATTEST: _____ MAYOR: _____