

The Moran City Council met for a regular meeting on Monday, May 6, 2024. Mayor Jerry Wallis called the meeting to order at 7:00 PM.

### **ELECTED OFFICIALS PRESENT**

Mayor

Jerry D. Wallis

Council Members Present

Warren L. Johnson

Kenneth D. Kale

James A. Mueller

L. Lee Roberts

Kris R. Smith

Council Members Absent

City Staff Present: Bret Heim, City Attorney; Michael Stodgell, City Superintendent; Shane Smith, Police Chief; Taeler Carr, Asst City Clerk, and Lori Evans, City Clerk  
Visitors Present: Gerry Bieker, Mitch Walter, Loren Korte, Jared Kale, and J Kiltner.

### **CONSENT AGENDA**

Council member Mueller moved to approve the May 2024 consent agenda as follows:

- April 2024 Minutes
- April 2024 Petty Cash Report
- May 2024 Pay Ordinance totaling \$75,271.55
- April 2024 Utility Audit Trail Report
- April 2024 Certificate of Deposit Report
- April 2024 Utility Billing and Use Report

Johnson seconded the motion, motion passed with all approving.

### **VISITORS**

Insurance Policy Review – Loren Korte with Personal Service Insurance (PSI) reviewed the changes in the 2024-2025 policy with Employers Mutual Insurance Company (EMC). He noted the main increase in the policy is due to increased cost in commercial property insurance rates. He noted the company increased the library value from \$188,941 to \$473,802. Loren suggested the Council review inland marine values as the coverage is for cash value only, not replacement cost. He also suggested the City could consider increasing the policy deductible to lower premium costs. Loren continued reviewing vehicle, inland marine, and the linebacker policy. Loren that he would contact EMC regarding property values and will advise the Council of their response.

Kansas Municipal Energy Agency – Gerry Bieker with Kansas Municipal Energy Agency (KMEA) introduced Mitch Walter as Bond Counsel for Gilmore Bell. Gerry informed the Council that KMEA was unable to secure financing for the City's substation/generation project through Caterpillar Financing. Mitch Walter suggested the Council consider issuing General Obligation (GO) Bonds for the project. Mitch noted it was very common practice for municipalities to issue GO bonds to finance projects. He noted the Council would need to adopt a charter ordinance allowing the issuance of bonds. Notice of the ordinance should be published once a week for two consecutive weeks. The ordinance will become valid following a 60-day waiting period. Should the

City receive a petition calling for a vote regarding the ordinance, the matter will be set for a vote. Gerry updated the estimated cost for the project. Council member Kale moved the Council move forward with preparation of the Charter Ordinance. Smith seconded the motion, motion passed with all approving.

J Kiltner with Thrive Allen County asked the Council for approval to pursue a \$30,000 grant from the Union Pacific Railroad, on Moran's behalf, to build a walking trail at the Moran City Park. The trail would be a 6' wide crushed limestone walking path and will circle the park with a center path crossing between the ball fields. Council member Smith moved to support Thrive in applying for the grant, Kale seconded the motion. Motion passed with Smith, Kale, Johnson, and Roberts approving and Mueller against.

### **OLD BUSINESS**

Water Project Update – Council member Mueller moved to process and pay Go-ins pay request #7 for \$8,490.96 as submitted by Schwab Eaton. Smith seconded the motion, motion passed with all approving.

KwiKom Pole Communications – Clerk Evans reported ongoing issues regarding late payment for utility services. The Council advised the Clerk's office to follow City Code regulations regarding monthly utility payments and disconnection of services. Smith seconded the motion, motion passed with all approving.

Lead Copper Survey – Jerad Maley reported he is still working on the survey and will continue to reach out to customers to obtain the necessary information to complete the survey.

### **NEW BUSINESS**

Vacation Extension – Craig Miller submitted a request to the Council asking for approval to carry 72.5 hrs vacation over to the current year as he is unable to take the time off due to his injury and recent surgery. Council member Mueller moved to approve the request. Kale seconded the motion, motion passed with all approving.

54 Fitness – Clerk Evans reported having ongoing issues with accessing the software controlling the fob system at the fitness center and plans to reach out to local vendors to see if there is an alternative to the current system. She also relayed a request from a member asking the City to consider adding a power tower at the fitness center for members use. The Council requested pricing for this piece of equipment. Topic was tabled until the June meeting.

2024 Audit Agreement – Council member Kale moved to accept the proposed audit engagement letter from Jared, Gilmore, and Phillips offering to audit the City funds for \$5,600. Mueller seconded the motion, motion passed with all approving.

2025 Budget Preparation – Budget topics were touched on, especially needs at the City Park. Taeler Carr informed the Council that the Ball Association was planning

to purchase clay bricks for the pitcher's mound. Mayor Wallis asked the Council to be thinking of budgeting concerns to discuss at the June meeting.

Building Maintenance – Clerk Evans informed the Council that the meeting room ceiling was leaking during a recent heavy rain. The Council took note of the damage with Council member Smith advising USD 256 has been working with Buckley Roofing from Wichita for repairs to school building roofs. Smith noted they seem to do good work and have been reasonable with costs. The Council asked the Clerk's office to contact the USD 256 Superintendent to get contact information for Buckley Roofing. Topic was tabled until a later date.

Annual Review of Storm Water Drainage – Council member Mueller thanked Jerad Maley for cleaning out the culverts following the spring rains.

Annual Review of Emergency Response Plan – The Council reviewed proposed changes to the 2023 response plan. Smith moved to adopt the proposed changes. Kale seconded the motion, motion passed with all approving.

Mayor Wallis appointed Elaine Jackman to the Moran Library Board. Council member Mueller moved to approve the appointment. Johnson seconded the motion, motion passed with all approving.

## **DEPARTMENTAL REPORTS**

Police Chief – Chief Smith reported he has been dealing with noise complaints between neighbors with one case coming before the Court on May 8th. Smith then discussed the properties in violation of Moran City Code. He noted he has sent letters advising each of the property owners of the specific concerns with their property and giving them a June 1<sup>st</sup> date to bring the properties into compliance. Smith will then issue citations for properties still in violation of Code. Smith suggested the City consider sponsoring two clean up dates per year, one spring and one fall as he feels this would help owners keep their properties cleaned up.

Chief Smith asked the Council to consider upgrading his body camera as the battery life in his current camera is failing. Smith will bring pricing to the Council at the June meeting. Smith also spoke about replacing the current patrol vehicle. He noted an outfitted 2024 Durango is running \$51,400 with lights and siren or \$44,000 without lights and siren. No action was taken.

Superintendent – Superintendent Stodgell submitted the following activity report for the month of April:

- Dug out stumps along railroad for sub station
- Put a new battery in the 2014 Freightliner
- Rehung a service line at Ag. Choice
- Repaired a security light
- 312 N. Birch
- 54 & Birch
- 54 & 59
- 313 N. Birch
- 224 N Linn
- Made masks for A. Eheart new services and Kwikom
- Oil Change

- Hydro Vac
- Mosquito Sprayer
- 97 GMC
- Power washed
- Mosquito Sprayer
- Backhoe
- 2020 GMC
- 97 GMC
- Push mower
- Weed trimmer
- JD 3033R
- Mowed park, ball fields
- Cleaned bathrooms
- Picked up limbs
- Dumbed trash cans
- Hauled a load of ashes to the landfill
- Mowed & trimmed around the water tower
- Water project updates
- Lead & Copper Surveys
- Shut off old service at 605 N Cedar
- A. Eheart new water services
- Repaired water services on North Pine
- Exposed utilities for the water project at 2nd street & the ambulance barn
- Put up new services at 228 Cedar

Superintendent Stodgell requested Council approval to rent a U-Haul to pick up free electric meters offered by City of Winfield. Council member Johnson moved to approve the request. Kale seconded the motion, motion passed with all approving.

Stodgell informed the Council that Jerad Maley had achieved certifications as water/wastewater operator with the Kansas Department of Health and Environment. Council member Kale moved to increase Jerad's pay from \$17.00 to \$19.00 per hour. Mueller seconded the motion, motion passed with all approving. Stodgell introduced Jared Kale and asked the Council to consider hiring Jared to take over as City Superintendent when he retires.

Council member Smith moved the Council meet in executive session for 10 minutes at 9:17 PM to discuss staffing concerns as allowed by the personnel matters of non-elected personnel exception as allowed by KSA 75-4319(b)(1). Kale seconded the motion, motion passed with all approving. The open meeting will resume at 9:27 PM. The Council returned to open meeting at 9:27 PM. Council member Johnson moved to return to executive session for 5 minutes at 9:29 PM to continue discussion of staffing concerns. Bret Heim and Jared Kale were asked to attend this session. Smith seconded the motion, motion passed with all approving. The Council returned to open meeting at 9:35 PM. Council member Johnson moved to advertise the City is accepting applications for the City Superintendent position on the City's website and on Facebook. Applications will be accepted until 4:00 PM on Monday, May 20<sup>th</sup> and reviewed at a special meeting on the 20<sup>th</sup> at 7:00 PM. Smith seconded the motion, motion passed with all approving.

**City Clerk – Clerk Evans reported income for the month of April 2024 as follows:**

<b>General Fund</b>		<b>Water Fund</b>	
Refuse	1,924.50	Sales To Customers	14,422.69
Court Fines	610.00	Water Protection Fee	26.76
ATV/Building Permits	30.00	Connect Fee	75.00
54 Fitness Fee/Fobs/Ovpd	1,020.00	Bulk Water Sales	49.27
Interest Earned Checking/CDL	427.58	Penalties	374.36
Dog Tag/Kennel Fee	199.00	Debt Collection Fees	14.60
Sales Tax		Water Tower Fee	50.00
Sales Tax Receipts	1,054.71	Connect Fee	100.00
<b>Electric Fund</b>		<b>Special Highway</b>	
Sales To Customers	36,074.44	Special Highway Receipts	<u>2,978.99</u>
Overpaid	677.41	<b>Gross Receipts</b>	<b>67,208.18</b>
Light Rent	220.50	Add: Interest to CD 44526614	11.02
Connect Fees	98.28	Water Project Acct Interest	<u>1.27</u>
New Lieap	62.09	<b>Gross Receipts</b>	<b>67,220.47</b>
<b>Sewer Fund</b>		Less:LIEAP Credit	1,079.50
Sales To Customers	6,718.00	Setoff Collection Fee	13.87
		EWAP Credits	64.56
		Utility Credits	568.33
		Recreation Fee Credit	<u>150.00</u>
		<b>Net Receipts</b>	<b>65,344.21</b>

There being no further business to discuss, Council member Smith moved, seconded by Kale, to adjourn the regular meeting at 9:38 PM. Motion passed with unanimous approval.

The Moran City Council met for a special meeting on Monday, May 20, 2024. Mayor Jerry Wallis called the meeting to order at 7:00 PM.

**ELECTED OFFICIALS PRESENT**

Mayor

Jerry D. Wallis

Council Members Present

Warren L. Johnson  
James A. Mueller  
L. Lee Roberts  
Kris R. Smith

Council Members Absent

City Staff Present: Bret Heim, City Attorney and Lori Evans, City Clerk.

Council member Kale arrived at 8:00 PM.

Visitors: Dereck Ranes and Jared Kale

**EMPLOYEE APPLICATION REVIEWS**

Dereck Ranes – Council member Johnson moved to meet in executive session for 20 minutes at 7:00 PM to interview Dereck Ranes as allowed by the personnel matters of non-elected personnel exception as allowed by KSA 75-4319(b)(1). The open meeting will resume at 7:20 PM. Roberts seconded the motion, motion passed with all approving. Ranes and Clerk Evans were asked to join the session. The Council returned to open meeting at 7:20 PM with Council member Smith moving to return to executive session for 5 minutes at 7:21 PM to continue the interview. Johnson seconded the motion, motion passed with Ranes and Evans asked to return to the executive session. The Council returned to open meeting at 7:26 PM. No action was taken.

Jared Kale – Council member Johnson moved to meet in executive session for 20 minutes at 7:29 PM to interview Jared Kale as allowed by the personnel matters of non-elected personnel exception as allowed by KSA 75-4319(b)(1). The open meeting will resume at 7:49 PM. Smith seconded the motion, motion passed with all approving. Kale and Clerk Evans were asked to join the session. The Council returned to open meeting at 7:49 PM with Council member Smith moving to return to executive session for 5 minutes at 7:50 PM to continue the interview. Kale and Evans were asked to return to the executive session. Roberts seconded the motion, motion passed with all approving. The Council returned to open meeting at 7:55 PM. No action was taken.

Ken Kale arrived at the meeting.

**ROOFING REPAIRS**

Clerk Evans reported Buckley Roofing planned to come to Moran to make repairs on the school roof towards the end of May. She noted the estimate to repair the City roof was \$1,500 plus materials. Council member Kale moved to have Buckley Roofing make the needed repairs. Smith seconded the motion, motion passed with all approving.

## **CHARTER ORDINANCE NO. 12**

Council member Smith moved to pass Charter Ordinance 12 – *A CHARTER ORDINANCE EXEMPTING THE CITY OF MORAN, KANSAS, FROM THE PROVISIONS OF K.S.A. 12-834 AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT RELATING TO IMPROVEMENTS FOR GAS, WATER, ELECTRIC LIGHT, HEATING AND STREET RAILWAY OR TELEPHONE SERVICE AND THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING FOR SAID IMPROVEMENTS.* Johnson seconded the motion, motion passed with all approving.

Council member Johnson moved to meet in executive session for 20 minutes at 8:14 PM to discussed staffing concerns as allowed by the personnel matters of non-elected personnel exception as allowed by KSA 75-4319(b)(1). The open meeting will resume at 8:29 PM. Smith seconded the motion, motion passed with all approving. Clerk Evans was asked to join the session. The Council returned to open meeting at 8:29 PM with Council member Roberts moving to return to executive session for 30 minutes at 8:30 PM to continue discussing staffing concerns. Mueller seconded the motion, motion passed with all approving. Evans was asked to return to the executive session. Council member Kale left the meeting at 8:33 PM. The Council returned to open meeting at 9:00 PM. No action was taken.

Council member Smith moved to meet in executive session for 15 minutes at 9:05 PM to discussed staffing concerns as allowed by the personnel matters of non-elected personnel exception as allowed by KSA 75-4319(b)(1). The open meeting will resume at 9:20 PM. Roberts seconded the motion, motion passed with all approving. Clerk Evans was asked to join the session. The Council returned to open meeting at 9:20 PM with Council member Johnson moving to return to executive session for 15 minutes at 9:21 PM to continue discussing staffing concerns. Roberts seconded the motion, motion passed with Johnson, Roberts, and Mueller approving and Smith abstaining. Evans was asked to return to the executive session. The Council returned to open meeting at 9:36 PM.

Council member Roberts moved to offer the position to Dereck Ranes at \$25.00 per hour with insurance stipend of \$560.00 per month. Smith seconded the motion, motion passed with all approving. Mayor Wallis called Dereck Ranes and he accepted the position.

There being no further business to discuss, Council member Smith moved, seconded by Roberts, to adjourn the special meeting at 9:53 PM. Motion passed with unanimous approval.