

CITY OF ALTAMONT

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ALTAMONT CITY COUNCIL

Mayor Richard Hayward

Councilmembers: Craig Carnahan, Ben Cochran, Raymond Coffey, Jeff Garretson and Paul Souders

October 14, 2021

7:00 PM Regular Meeting

CALL TO ORDER

PLEDGE OF ALLEGIANCE & PRAYER

MINUTES - Regular meeting of September 23, 2021

INVOICES - \$100,787.86

PUBLIC COMMENT & GUESTS

- A. Judge Brian Johnson - Changing Court Sessions
- B. Daniel Smith - Lake Camper - Trash pick-up
- C. Dwayne Rosson - LC Trap Shooting Club

ORDINANCES/RESOLUTIONS /PROCLAMATIONS

A.

OLD BUSINESS

- A. GLMV Architecture - 20 acres development
 - a. Transfer 20 Acres from the City Land Bank back to the City of Altamont - Quitclaim deed
- B. Derek & Kersten Parrent - 111 S Elm Easement Vacate Request
 - a. Stated they were going to get a survey of their property

NEW BUSINESS

- A. Councilmember Craig Carnahan - resignation
- B.

TABLED & PENDING BUSINESS

- A. Old Fire Department Building Demolition
- B. War Veteran Memorial
- C. Council Retreats
- D. Electric Rate Increase
- E. Sewer Rate Increase
- F. American Rescue Funds

DEPARTMENT REPORTS

- A. City Administrator
- B. Police



C. Utility

EXECUTIVE SESSION MOTION

A.

COMMUNICATIONS:

- November Council Meeting Dates - Monday, November 8th & Monday, November 22
- 7th Annual Halloween Boo Bash - October 23, 2021, Downtown 4-6PM
- 1st Annual UTV Poker Run - November 6, 2021

ADJOURNMENT

**MINUTES
CITY OF ALTAMONT
September 23, 2021**

REGULAR MEETING	The meeting was called to order at 7:00 PM with Mayor Richard Hayward presiding. Mayor Hayward opened the meeting with the Pledge of Allegiance and Councilmember Souders led the prayer. Councilmembers present: Craig Carnahan, Ben Cochran, Raymond Coffey, Jeff Garretson and Paul Souders.
MINUTES	Councilmember Coffey moved and Cochran seconded to approve the minutes of the City Council meeting from September 9, 2021. Motion carried.
INVOICES	Councilmember Garretson moved and Carnahan seconded to pay the invoices in the amount of \$90,645.47. Motion carried.
CBK COLLECTIONS	<p>Chad Hollins with CBK presented information regarding the City using collections through CBK.</p> <p>Councilmember Cochran moved and Garretson seconded to accept the contract with CBK Inc. Government contract with the Mayor’s signature. Motion carried.</p>
AGS 5K RUN	<p>Carrie Agosto from Altamont Grade School provided a proposed 5K and one mile fun run route for November 20th, 2021.</p> <p>Councilmember Carnahan moved and Cochran seconded to approve the Altamont Grade School 5K and one mile fun run on November 20th. Motion carried.</p>
EASEMENT VACATE	Derek Parrent addressed Council regarding vacating the easement next to their property at 111 S Elm Avenue. There is a 50-foot easement on the south side of their property which is a continuation of 2 nd Street. Brad Myers expressed concerns about having issues accessing the property to the east of Mr. Parrent’s house if the City released the easement. Mr. Parrent would like to build a shop in that area. Mr. Parrent stated he would get his property lines figured out and then follow up with Brad. No action at this time.
KMGA	Council received an updated Natural Gas Supply Purchasing Strategy Policy from KMGA.
AMERICAN RESCUE PLAN	The City of Altamont is anticipated to receive a total of \$142,662.00 from the American Rescue Plan. The City has already received \$77,294.52 in July 2021. The City Office is currently figuring total amounts billed per account for the February Utility bill.
POLICE RADIOS	<p>Chief Michael Shields stated the factory warranty on the radio is good for five years. After that the City would have to purchase an extended warranty for an additional cost.</p> <p>Councilmember Garretson moved and Cochran seconded to move forward with a seven-year contract as we discussed in the past to purchase the radios in the amount of option three and revisiting the extended warranty at a later time. Motion carried.</p>
20 ACRES DEVELOPMENT	Council was presented with a proposal for professional design services to create a master plan for a park at the 20 acres from GLMV Architecture for \$5,000. Phase one would include project discovery followed by phase two to create a conceptual master plan for a park. Councilmember Garretson would like to turn that property in to an asset for our community. If you put in ballfields, it will bring revenue to town. Councilmember Souders is in favor of doing this tonight. Councilmember Coffey would like to look at it a little bit further, and expressed his concerns about the possible lack of involvement with phase one.
CCMFOA SCHOLARSHIP	Deputy City Clerk Heather Beasley was awarded a Certification Institute scholarship by the City Clerks and Municipal Finance Officers Association of Kansas for the fall conference.
BOO BASH	<p>Due to Covid, the Altamont Recreation Commission would like to move the Halloween Boo Bash downtown to allow for more social distancing. Heather requested to barricade Huston Avenue for the event. The Recreation Commission is meeting on Monday to discuss new events for the Boo Bash.</p> <p>Councilmember Cochran moved and Garretson seconded to block Huston from 5th to 6th Streets from 2:00 PM to 7:00 PM on October 23 for the Boo Bash. Motion carried.</p>
UTV POKER RUN CMB	<p>The Altamont Recreation Commission presented an application for a CMB License to be utilized during the UTV Poker Run on November 6th, 2021.</p> <p>Councilmember Cochran moved and Garretson seconded to approve the CMB application for the Altamont Recreation Commission. Coffey opposed. Motion carried.</p>
WELLS AVENUE PETITION	The City received a written petition from several citizens residing on South Wells Avenue. They would like to see South Wells Avenue changed from a one-way street from 1 st to 4 th Street to a two-way street, citing there are several other streets in town that are narrower

MINUTES
CITY OF ALTAMONT
September 23, 2021
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WELLS AVENUE PETITION	<p>than Wells Avenue that are two-way streets. Superintendent Brad Myers does not see an issue with changing Wells Avenue from a one-way street to a two-way street. He did note the resident at 102 South Wells would need to move the property line marker a couple feet in from the edge of the street to allow easier passing of two vehicles.</p> <p>Councilmember Garretson moved and Carnahan seconded to approve opening up South Wells from a one-way street to a two-way street making it effective once the proper signage is in place. Motion carried.</p>
EXECUTIVE SESSION	<p>Councilmember Cochran moved and Garretson seconded the City Council recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1) to include Council, City Attorney and Department Heads. The open meeting will resume in the City Council room at 8:22 PM. Motion carried. No action at this time.</p>
EXECUTIVE SESSION	<p>Councilmember Cochran moved and Garretson seconded the City Council recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1) to include: the Attorney and Department Heads. The open meeting will resume in the City Council room at 8:33 PM. Motion carried.</p>
CITY ADMINISTRATOR	<p>Councilmember Cochran moved and Garretson seconded to fill the City Administrator position with LeaAnn Myers; salary within the range of the ordinance effective Monday. Motion carried.</p>
EXECUTIVE SESSION	<p>Councilmember Cochran moved and Garretson seconded the City Council recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1) to include: the Attorney, soon to be City Administrator and the deputy City Clerk to be called in later. The open meeting will resume in the City Council room at 8:50 PM. Motion carried. No action at this time.</p>
EXECUTIVE SESSION	<p>Councilmember Cochran moved and Garretson seconded the City Council recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1) to include: the Attorney, soon to be City Administrator and Deputy City Clerk. The open meeting will resume in the City Council room at 9:00 PM. Motion carried.</p>
CITY CLERK	<p>Councilmember Cochran moved and Carnahan seconded to promote Heather Beasley to the City Clerk position with the salary within the range of the ordinance effective Monday. Motion carried.</p>
DEPUTY CITY CLERK	<p>Councilmember Cochran moved and Garretson seconded to open the Deputy City Clerk for applications. Motion carried.</p>
CITY ADMINISTRATOR APPOINTMENT	<p>Mayor Hayward appointed LeaAnn Myers as City Administrator.</p> <p>Councilmember Cochran moved and Garretson seconded to accept the appointment of LeaAnn Myers as the City Administrator. Motion carried.</p>
CITY CLERK APPOINTMENT	<p>Mayor Hayward appointed Heather Beasley as City Clerk.</p> <p>Councilmember Cochran moved and Garretson seconded to accept the appointment of Heather Beasley as the City Clerk. Motion carried.</p>
RUMMAGE SALES	<p>Altamont City Wide Rummage Sales will be Saturday, September 25.</p>
BULK TRASH	<p>Bulk Trash will be September 27 - 29.</p>
ADJOURNMENT	<p>Councilmember Cochran moved and Carnahan seconded to adjourn the Council meeting at 9:03 PM. Motion carried.</p>

DATE

LeaAnn Myers, City Clerk

AP Check Register (APLT43)

City of Altamont

		Check No	Check Date	Vendor No	Vendor Name	Check Amount
Bank No:	1	Account: 006572				
		35010	10/14/2021	68	A.L.E.R.T.	\$240.00
		35011	10/14/2021	885	ADVANCE INSURANCE COMPANY	\$57.30
		35012	10/14/2021	80241	Allie Lay	\$40.00
		35013	10/14/2021	150	Altamont Builders Supply	\$376.45
		35014	10/14/2021	245	Batteries Plus LLC	\$559.90
		35015	10/14/2021	80259	Brad Thompson	\$200.00
		35016	10/14/2021	60	CITY OF ALTAMONT	\$2,170.58
		35017	10/14/2021	40	City of Altamont Petty cash	\$40.00
		35018	10/14/2021	404	Corner Store	\$2,094.20
		35019	10/14/2021	1251	Credit Card MasterCard 0547	\$449.95
		35020	10/14/2021	1250	Credit Card VISA 3470	\$42.06
		35021	10/14/2021	79532	Credit Card VISA 6275	\$519.77
		35022	10/14/2021	80064	Ditch Witch Financial Services	\$927.72
		35023	10/14/2021	79653	Dollar General-Regions 410526	\$56.75
		35024	10/14/2021	1000	EVERGY	\$881.64
		35025	10/14/2021	80229	GFL Environmental	\$2,835.94
		35026	10/14/2021	579	Green Environmental SVCS	\$439.16
		35027	10/14/2021	80264	Heather Beasley	\$162.96
		35028	10/14/2021	691	HIGHER CALLING TECHNOLOGIES LLC	\$285.00
		35029	10/14/2021	740	HUGO'S INDUSTRIAL SUPPLY	\$232.14
		35030	10/14/2021	79967	INSURANCE AND BENEFITS GROUP	\$103.00
		35031	10/14/2021	864	Kansas Alcoholic Bev. Control	\$25.00
		35032	10/14/2021	863	KANSAS DEPARTMENT OF LABOR	\$314.06

AP Check Register (APLT43)

City of Altamont

Check No	Check Date	Vendor No	Vendor Name	Check Amount
35033	10/14/2021	865	KANSAS DEPARTMENT OF REVENUE	\$227.74
35034	10/14/2021	80099	Kansas Dept of Children & Families LIEAP	\$869.38
35035	10/14/2021	866	KANSAS DEPT OF REVENUE	\$422.65
35036	10/14/2021	949	KANSAS MUNICIPAL ENERGY AGENCY	\$45,437.18
35037	10/14/2021	960	KANSAS MUNICIPAL UTILITIES,INC	\$750.00
35038	10/14/2021	880	KANSAS ONE CALL SYSTEM INC	\$30.00
35039	10/14/2021	971	KANSAS STATE TREASURER	\$8,488.85
35040	10/14/2021	940	KDHE - WATER - ENVIRON. LABS	\$319.00
35041	10/14/2021	1057	LABETTE COUNTY PUBLIC	\$14,221.75
35042	10/14/2021	80263	Lassen Printing Services	\$62.50
35043	10/14/2021	1373	LeaAnn Myers	\$179.76
35044	10/14/2021	980	LEAGUE OF KANSAS	\$100.00
35045	10/14/2021	1245	MCCARTY'S	\$96.28
35046	10/14/2021	1340	MIDWEST MINERALS, LLC	\$496.61
35047	10/14/2021	80159	Miller Tire and Lube LLC	\$305.06
35048	10/14/2021	1439	NAPA	\$105.76
35049	10/14/2021	1616	Peregrine Corporation	\$202.56
35050	10/14/2021	1680	PUBLIC WHOLESALE WATER SUPPLY	\$10,339.05
35051	10/14/2021	9587	Raymond Coffey	\$52.08
35052	10/14/2021	1800	Regional Veterinary Service	\$195.00
35053	10/14/2021	80010	SCHAEFFER MFG CO	\$980.50
35054	10/14/2021	80266	Taylor Deer	\$40.00
35055	10/14/2021	80195	Thomas Implement, Inc	\$42.82
35056	10/14/2021	2245	Tim's Shop	\$35.00

AP Check Register (APLT43)

City of Altamont

Check No	Check Date	Vendor No	Vendor Name	Check Amount
35057	10/14/2021	9998	Tina Lansdowne	\$40.00
35058	10/14/2021	79945	Vision Service Plan (CT)	\$155.75
35059	10/14/2021	2448	Vital Signs Sign Company	\$3,539.00
Bank Account Totals:				\$100,787.86
Total Of Checks:				\$100,787.86

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
40	City of Altamont Petty cash			
09272021		Park Building Refund - Emily Smith	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 40 - City of Altamont Petty cash :				\$40.00
60	CITY OF ALTAMONT			
10012021		Utility Bills	Bldg Cost/ Utilities/ Phone	\$326.51
10012021		Utility Bills	Bldg Cost/ Utilities/ Phone	\$437.32
10012021		Utility Bills	Bldg Cost/ Utilities/ Phone	\$429.94
10012021		Utility Bills	Bldg Cost/ Utilities/ Phone	\$363.57
10012021		Utility Bills	Commodities	\$135.41
10012021		Utility Bills	Commodities	\$138.36
10012021		Utility Bills	Bldg Cost/ Utilities/ Phone	\$339.47
Subtotal for Vendor 60 - CITY OF ALTAMONT :				\$2,170.58
68	A.L.E.R.T.			
16882		Radar Certification	Contractual	\$240.00
Subtotal for Vendor 68 - A.L.E.R.T. :				\$240.00
150	Altamont Builders Supply			
116130		pliers, wire stripper, solder iron, cleanout plugs, tools, pipe supplies, keys	Commodities	\$75.29
116130		pliers, wire stripper, solder iron, cleanout plugs, tools, pipe supplies, keys	Commodities	\$75.29
116130		pliers, wire stripper, solder iron, cleanout plugs, tools, pipe supplies, keys	Commodities	\$75.29
116130		pliers, wire stripper, solder iron, cleanout plugs, tools, pipe supplies, keys	Commodities	\$75.29
116130		pliers, wire stripper, solder iron, cleanout plugs, tools, pipe supplies, keys	Commodities	\$75.29
Subtotal for Vendor 150 - Altamont Builders Supply :				\$376.45
245	Batteries Plus LLC			
P43996174		20 - 7.5V NIMH	Contractual	\$559.90
Subtotal for Vendor 245 - Batteries Plus LLC :				\$559.90

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	Invoice	PO	Description	Account Description	Invoice Amt
404	Corner Store				
	10112021		fuel	Vehicle	\$797.18
	10112021		fuel	Vehicle	\$440.60
	10112021		fuel	Commodities	\$141.41
	10112021		fuel	Commodities	\$174.02
	10112021		fuel	Commodities	\$185.78
	10112021		fuel	Commodities	\$141.41
	10112021		fuel	Commodities	\$32.00
	10112021		fuel	Commodities	\$181.80
Subtotal for Vendor 404 - Corner Store :					\$2,094.20
579	Green Environmental SVCS				
	468462		Bulk Trash Dumpsters	Utility Costs	\$439.16
Subtotal for Vendor 579 - Green Environmental SVCS :					\$439.16
691	HIGHER CALLING TECHNOLOGIES LLC				
	36718		setup new computer for Police Department	Contractual	\$285.00
Subtotal for Vendor 691 - HIGHER CALLING TECHNOLO					\$285.00
740	HUGO'S INDUSTRIAL SUPPLY				
	09302021		trash bags	Commodities	\$14.00
	09302021		trash bags	Commodities	\$84.00
	09302021		trash bags, towels, duster	Commodities	\$90.24
	09302021		first aid supplies	Commodities	\$43.90
Subtotal for Vendor 740 - HUGO'S INDUSTRIAL SUPPLY					\$232.14
863	KANSAS DEPARTMENT OF LABOR				
	226096495		unemployment tax	Benefits	\$44.87
	226096495		unemployment tax	Benefits	\$44.87
	226096495		unemployment tax	Benefits	\$44.86
	226096495		unemployment tax	Benefits	\$44.86
	226096495		unemployment tax	Benefits	\$44.87

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
863	KANSAS DEPARTMENT OF LABOR			
226096495		unemployment tax	Benefits	\$44.87
226096495		unemployment tax	Benefits	\$44.86
Subtotal for Vendor 863 - KANSAS DEPARTMENT OF LA				\$314.06
864	Kansas Alcoholic Bev. Control			
102021		CMB License	Contractual	\$25.00
Subtotal for Vendor 864 - Kansas Alcoholic Bev. Control				\$25.00
865	KANSAS DEPARTMENT OF REVENUE			
1278-AK6R-3JJ5		Utility Sales Tax	Contractual	\$227.74
Subtotal for Vendor 865 - KANSAS DEPARTMENT OF R				\$227.74
866	KANSAS DEPT OF REVENUE			
Q3		Water Protection fee	Contractual	\$422.65
Subtotal for Vendor 866 - KANSAS DEPT OF REVENUE :				\$422.65
880	KANSAS ONE CALL SYSTEM INC			
1090130		25 locates	Contractual	\$10.00
1090130		25 locates	Contractual	\$10.00
1090130		25 locates	Contractual	\$10.00
Subtotal for Vendor 880 - KANSAS ONE CALL SYSTEM I				\$30.00
885	ADVANCE INSURANCE COMPANY			
11012021		life insurance	Benefits	\$57.30
Subtotal for Vendor 885 - ADVANCE INSURANCE COMP				\$57.30
940	KDHE - WATER - ENVIRON. LABS			
52759		Colilert Drinking Water Fee	Contractual	\$319.00
Subtotal for Vendor 940 - KDHE - WATER - ENVIRON. LA				\$319.00
949	KANSAS MUNICIPAL ENERGY AGENCY			
2021-09		Electricity	Utility Costs	\$45,437.18

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	Invoice	PO	Description	Account Description	Invoice Amt
949	KANSAS MUNICIPAL ENERGY AGENCY				
Subtotal for Vendor 949 - KANSAS MUNICIPAL ENERGY					\$45,437.18
960	KANSAS MUNICIPAL UTILITIES,INC				
16315			Safety Training 4th Quarter	Training/ Conferences/ Dues	\$150.00
16315			Safety Training 4th Quarter	Training/ Conferences/ Dues	\$150.00
16315			Safety Training 4th Quarter	Training/ Conferences/ Dues	\$150.00
16315			Safety Training 4th Quarter	Training/ Conferences/ Dues	\$150.00
16315			Safety Training 4th Quarter	Training/ Conferences/ Dues	\$150.00
Subtotal for Vendor 960 - KANSAS MUNICIPAL UTILITIE					\$750.00
971	KANSAS STATE TREASURER				
09202021			Utility Loan Repayment	Payment Plan- Loan Payback	\$8,488.85
Subtotal for Vendor 971 - KANSAS STATE TREASURER					\$8,488.85
980	LEAGUE OF KANSAS				
21-2447			Deputy Clerk Wanted Ad	Contractual	\$100.00
Subtotal for Vendor 980 - LEAGUE OF KANSAS :					\$100.00
1000	EVERGY				
09282021			Electric	Contractual	\$24.06
09282021			Electric	Contractual	\$834.74
09282021			Electric	Contractual	\$22.84
Subtotal for Vendor 1000 - EVERGY :					\$881.64
1057	LABETTE COUNTY PUBLIC				
1932			Road Oil, Diesel	Commodities	\$14,221.75
Subtotal for Vendor 1057 - LABETTE COUNTY PUBLIC :					\$14,221.75
1245	MCCARTY'S				
09282021			stapler, staples, color copies, nameplate, fastener	Commodities	\$10.39
09282021			stapler, staples, color copies, nameplate, fastener	Commodities	\$65.84
09282021			stapler, staples, color copies, nameplate, fastener	Commodities	\$20.05

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
1245 MCCARTY'S				
Subtotal for Vendor 1245 - MCCARTY'S :				\$96.28
1250 Credit Card VISA 3470				
09172021		Diesel	Vehicle	\$42.06
Subtotal for Vendor 1250 - Credit Card VISA 3470 :				\$42.06
1251 Credit Card MasterCard 0547				
09172021		headlamp	Vehicle	\$264.00
09172021		chip & seal lunch, fuel filter	Commodities	\$95.95
09172021		Pipeline Safety Training - Bertling & Barnett	Training/ Conferences/ Dues	\$90.00
Subtotal for Vendor 1251 - Credit Card MasterCard 0547				\$449.95
1340 MIDWEST MINERALS, LLC				
535322 537134		rock	Commodities	\$417.25
535322 537134		rock	Commodities	\$79.36
Subtotal for Vendor 1340 - MIDWEST MINERALS, LLC :				\$496.61
1373 LeaAnn Myers				
09302021		Mileage to Certified Public Manager's Training - Park City	Training/ Conferences/ Dues	\$179.76
Subtotal for Vendor 1373 - LeaAnn Myers :				\$179.76
1439 NAPA				
54692 57257		Blue Def, Lucas Red-Tacky GRS	Vehicle	\$15.00
54692 57257		Blue Def, Lucas Red-Tacky GRS	Vehicle	\$15.00
54692 57257		Blue Def, Lucas Red-Tacky GRS	Vehicle	\$15.00
54692 57257		Blue Def, Lucas Red-Tacky GRS	Vehicle	\$43.66
54692 57257		Blue Def, Lucas Red-Tacky GRS	Vehicle	\$17.10
Subtotal for Vendor 1439 - NAPA :				\$105.76
1616 Peregrine Corporation				
447092		Utility Billing Cards	Commodities	\$30.00
447092		Utility Billing Cards	Commodities	\$75.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
1616 Peregrine Corporation				
447092		Utility Billing Cards	Commodities	\$11.28
447092		Utility Billing Cards	Commodities	\$11.28
447092		Utility Billing Cards	Commodities	\$75.00
Subtotal for Vendor 1616 - Peregrine Corporation :				\$202.56
1680 PUBLIC WHOLESALE WATER SUPPLY				
09272021		water	Utility Costs	\$10,339.05
Subtotal for Vendor 1680 - PUBLIC WHOLESALE WATE				\$10,339.05
1800 Regional Veterinary Service				
09302021		animal control	Animal Control	\$195.00
Subtotal for Vendor 1800 - Regional Veterinary Service :				\$195.00
2245 Tim's Shop				
17544		Hydraulic Cylinder	Vehicle	\$35.00
Subtotal for Vendor 2245 - Tim's Shop :				\$35.00
2448 Vital Signs Sign Company				
7351a		Signage for the Police and Fire Departments	Capital Outlay	\$3,539.00
Subtotal for Vendor 2448 - Vital Signs Sign Company :				\$3,539.00
9587 Raymond Coffey				
09302021		Water Board Meetings	Contractual	\$52.08
Subtotal for Vendor 9587 - Raymond Coffey :				\$52.08
9998 Tina Lansdowne				
10122021		Park Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 9998 - Tina Lansdowne :				\$40.00
79532 Credit Card VISA 6275				
09172021		park building supplies, employee lunch	Commodities	\$54.94
09172021		battery backups for office computers	Commodities	\$175.80
09172021		Pulse Ox	Commodities	\$18.95

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Vendor Invoice	PO	Description	Account Description	Invoice Amt
79532 Credit Card VISA 6275				
09172021		Adobe Pro annual subscrition	Contractual	\$196.52
09172021		disinfectant	Commodities	\$41.00
09172021		employees lunch	Commodities	\$32.56
Subtotal for Vendor 79532 - Credit Card VISA 6275 :				\$519.77
79653 Dollar General-Regions 410526				
10042021		drinks	Commodities	\$30.00
10042021		drinks	Commodities	\$17.00
10042021		cleaning supplies	Commodities	\$9.75
Subtotal for Vendor 79653 - Dollar General-Regions 410				\$56.75
79945 Vision Service Plan (CT)				
09182021		Vision plan	Benefits	\$31.71
09182021		Vision plan	Benefits	\$84.56
09182021		Vision plan	Contractual	\$39.48
Subtotal for Vendor 79945 - Vision Service Plan (CT) :				\$155.75
79967 INSURANCE AND BENEFITS GROUP				
51266		Crime Employee Dishonesty Coverage Add	Contractual	\$103.00
Subtotal for Vendor 79967 - INSURANCE AND BENEFITS				\$103.00
80010 SCHAEFFER MFG CO				
JX10701		torque convertor fluid	Vehicle	\$290.25
JX10701		torque convertor fluid	Vehicle	\$290.25
JX10701		torque convertor fluid	Vehicle	\$400.00
Subtotal for Vendor 80010 - SCHAEFFER MFG CO :				\$980.50
80064 Ditch Witch Financial Services				
5938132		Ditch Witch Payment	Contractual	\$927.72
Subtotal for Vendor 80064 - Ditch Witch Financial Servic				\$927.72

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	Invoice	PO	Description	Account Description	Invoice Amt
80099	Kansas Dept of Children & Families LIEAP				
	10082021		Lieap payment return for terminated account 1002-80095	Contractual	\$869.38
Subtotal for Vendor 80099 - Kansas Dept of Children & F					\$869.38
80159	Miller Tire and Lube LLC				
	09302021		tire disposal from bulk trash	Utility Costs	\$125.00
	09302021		battery	Vehicle	\$146.06
	09302021		tire disposal from bulk trash, battery, tire repair	Contractual	\$34.00
Subtotal for Vendor 80159 - Miller Tire and Lube LLC :					\$305.06
80195	Thomas Implement, Inc				
	10042021		o-ring, 10W30 oil	Commodities	\$7.69
	10042021		o-ring, 10W30 oil	Commodities	\$7.69
	10042021		o-ring, 10W30 oil	Commodities	\$7.69
	10042021		water sample freight	Contractual	\$19.75
Subtotal for Vendor 80195 - Thomas Implement, Inc :					\$42.82
80229	GFL Environmental				
	09302021		trash disposal	Utility Costs	\$2,835.94
Subtotal for Vendor 80229 - GFL Environmental :					\$2,835.94
80241	Allie Lay				
	10042021		Park Building Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80241 - Allie Lay :					\$40.00
80259	Brad Thompson				
	09252021		Park Building Refund with alcohol	Park Building Deposit Refunds	\$200.00
Subtotal for Vendor 80259 - Brad Thompson :					\$200.00
80263	Lassen Printing Services				
	172325		Business cards - Beasley	Commodities	\$62.50
Subtotal for Vendor 80263 - Lassen Printing Services :					\$62.50

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	Invoice	PO	Description	Account Description	Invoice Amt
80264	Heather Beasley				
	10042021		KACM Training Mileage	Training/ Conferences/ Dues	\$162.96
Subtotal for Vendor 80264 - Heather Beasley :					\$162.96
80266	Taylor Deer				
	10122021		Park Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80266 - Taylor Deer :					\$40.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	PO	Description	Account Description	Invoice Amt
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Grand Total: \$100,787.86

Approved Invoices - Fund/Dept. Totals

Fund	Fund Total	Fund Name
01 General Fund		
01 General Government	\$3,608.86	
02 Gen Police	\$2,003.81	
03 General Court	\$162.96	
04 General Fire	\$199.37	
05 General Park	\$360.00	
	<hr/>	
	\$6,335.00	
02 Public Safety Equipment		
00 NonDepartmental	\$559.90	
	<hr/>	
	\$559.90	
03 Municipal Equipment Reser		
00 NonDepartmental	\$927.72	
	<hr/>	
	\$927.72	
07 Special Highway Fund		
00 NonDepartmental	\$14,612.84	
	<hr/>	
	\$14,612.84	
09 Lake Fund		
00 NonDepartmental	\$1,474.40	
	<hr/>	
	\$1,474.40	
50 Water Utility Fund		
00 NonDepartmental	\$12,691.77	

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
			\$12,691.77	
	51	Electric Utility Fund		
	00	NonDepartmental	\$46,664.38	
			\$46,664.38	
	52	Gas Utility Fund		
	00	NonDepartmental	\$9,722.20	
			\$9,722.20	
	53	Sewer Utility Fund		
	00	NonDepartmental	\$1,401.78	
			\$1,401.78	
	54	Sanitation Utility Fund		
	00	NonDepartmental	\$5,158.27	
			\$5,158.27	
	59	Unapplied Credit		
	00	NonDepartmental	\$869.38	
			\$869.38	
	60	Sales Tax		
	00	NonDepartmental	\$227.74	
			\$227.74	
	82	Insurance Reserve Fund		
	00	NonDepartmental	\$142.48	
			\$142.48	
		Grand Total:	\$100,787.86	



June 19, 2020

Ms. LeaAnn Myers
City of Altamont
PO Box 305
Altamont, Kansas 67330

Re: Proposal for Professional Design Services
McMillan Park Conceptual Master Plan

Dear Ms. Myers:

The following is a Proposal for Professional Design Services by GLMV Architecture, Inc. (hereinafter referenced as "GLMV" or "Consultant") to City of Altamont (hereinafter referenced as "Owner") for the Project described below. GLMV's standard terms and conditions are attached hereto and are hereby incorporated by reference.

PROJECT:

This Project is for development of a Master Plan for a new +/-20-acre park on the south side of Altamont on currently undeveloped land at the Northwest corner of Huston Avenue and McMillan Avenue (hereinafter referenced as "McMillan Park"). The process will include site analysis to get a good understanding of the unique features of the property, program development to work with you and other stakeholders to discuss how the property should be developed to meet the local needs, and conceptual master plan design to display how the park would look when it is fully developed.

GLMV understands that this proposal is for conceptual design and master planning services only. LeaAnn, if you want to go beyond the conceptual planning process at some point in the future, we are fully prepared to talk with you about a final design which takes the conceptual design to a more detailed level, and any assistance needed to work with contractors for technical documents that may be needed for pricing and construction.

PROJECT TEAM:

The project team will include you, myself, and Dick Horton.

SCOPE OF SERVICES:

The Project shall be developed into two defined phases.

Phase One – Project Discovery

- Conduct a project kick-off meeting with you and other stakeholders that you want to invite to talk about the park and its importance to the community.
- Conduct a Site Analysis of the park to evaluate its strengths, weaknesses, opportunities, and constraints that will help all of us understand how best to develop it.
- Develop a list of activities that would be the best use of the park based on its location, size, and user preferences.
- Facilitate individual or small group interviews with you and others with whom you feel we should have a conversation. These conversations will help us understand the community's preferences while also reaching consensus about how best to develop the park.

Phase One Deliverables:

- A word document that defines the activities that you and other stakeholders would like to develop in the park.
- A word document that captures the conversations that we facilitated with you and others with whom you would like for us to meet.
- A base map of the park property based on available information and data that we can use to create the conceptual master plan.
- We at GLMV will visit Altamont one time to facilitate the interviews with you and others and visit the site to complete the Site Analysis work that was described above. Dick Horton will make himself available on a regular basis to help facilitate the communication process between you and Chad.

Phase Two – Conceptual Master Plan Design

- Create two preliminary and one final Conceptual Master Plan Design for the park based on the input gathered during Phase 1 of the project.

Phase Two Deliverables:

- Two preliminary conceptual master plan designs (black and white) for evaluation by the City.
- A final color conceptual master plan design of the park based on feedback from you on the preliminary master plan designs.
- This phase includes one virtual presentation to the Owner from the design team of the preliminary conceptual master plan designs and one in-person presentation of the final conceptual master plan design for the park.

COMPENSATION:

Total compensation for the Services outlined herein is proposed as Five-thousand Dollars (\$5,000.00). Professional Fees shall be on a lump sum basis as outlined below. The following is our proposed fee per phase:

Phase 1 – Project Discovery	\$ 2,500.00
<u>Phase 2 – Conceptual Master Plan Design</u>	<u>\$ 2,500.00</u>
Base Professional Services Compensation	\$5,000.00

REIMBURSABLE EXPENSES:

Reimbursable Expenses include transportation and subsistence for out-of-town travel; reproduction of documents; photography; shipping; postage; messenger or courier service charges; purchase of maps and similar documents; and other like expense; and as may be authorized by the Owner, professional renderings, scale models, mock-ups, off-hour expenses and the fees of any special consultant retained by the team. Billings for such Reimbursable Expenses include an administrative fee of 10 percent.

Total Reimbursable Expenses for this project are not expected to exceed five-hundred dollars (\$500). If reimbursable expenses are expected to exceed that amount, GLMV will request approval in writing in advance of incurring those expenses.

PAYMENT:

GLMV Architecture shall submit invoices monthly for Compensation and Reimbursable Expenses due for Professional Services performed. Payments shall be due and payable within 30 days from the date of our invoice, and invoices unpaid after 31 days shall bear interest from the date payment is due at the prime rate plus 1.5 percent.

In the event that the laws of the State of Missouri should change in such a way so as to require the Architect to charge sales tax for the Services and Reimbursable Expenses to be invoiced to the Owner, any such sales tax due shall be payable by the Owner in addition to the Compensation otherwise due.

ADDITIONAL SERVICES:

Services requested beyond the Scope of Services described above, or supplemental services not included under the Project Assumptions section, shall be considered Additional Services. Additional Services shall be provided if requested and authorized in writing by the Owner and will be performed on a lump sum amount to be mutually agreed to by both parties prior to beginning. Reimbursable Expenses incurred as a result of Additional Services shall be compensated as outlined above in Reimbursable Expenses.

PROJECT ASSUMPTIONS:

Our Services are based on the following assumptions:

1. Attendance at meetings other than specifically identified herein are not included.
2. Permitting or other fees required by authorities having jurisdiction are not included.
3. Environmental, hazardous materials testing, and abatement consulting services are not included.
4. Surveying, geotechnical testing, soils stabilization, and retaining wall and shoring engineering are not included.
5. Traffic impact studies are not included.
6. Documentation associated with vacation of streets or alleys, encroachment documents or for elimination of on-street parking are not included.
7. Public improvement plans for street widening, intersection improvements, signalization, utility relocation and extensions, street lighting and traffic signals, infrastructure or utility extensions are not included.
8. Consulting associated with title work, platting, replatting and/or acquisition of additional property, new right-of-way and/or easements is not included.
9. Extraordinary services to investigate existing conditions or facilities, to take measured drawings thereof, or to explore existing subsurface facilities including sewers, water mains, trenches, tanks, voids, etc., are not included.
10. Services or inspections related to construction means and methods are not included.
11. The 2012 International Building Code will be used for the governing code.
12. Graphic design and production of advertising and promotional materials for public outreach are not included.
13. Professional renderings or illustrations by a hired artist are not included (those outlined will be produced by GLMV staff only).
14. Scale models required for marketing purposes are not included.
15. Value engineering studies and life-cycle cost analysis studies are not included.
16. Playground design shall be handled as a design-build effort by a vendor and is not included.
17. Specialty consultants not listed in this Agreement are not included in our Fee.
18. Green building/Sustainable Design Services/LEED certifications are not included.
19. Bid documents or bidding assistance for the purpose of soliciting bids from contractors or building the project are not included.

YOUR RESPONSIBILITIES:

1. We will assume that you are the representative for this Project as the day-to day-contact, and decisions will be made in a timely fashion to keep the Project on schedule.
2. You will provide any existing information about the site, if there is any, that will assist us during the process.
3. The Consultant shall be responsible for coordination with their own separate consultants or vendors for the Project.
4. The Client will make payments within 30 days of the date of the invoice from the Consultant.

SCHEDULE:

It is anticipated that project will be completed within 60 days from receipt of notice to proceed. The final schedule for the Project will be developed with the Owner and based on a mutually agreeable timeline. The schedule shall include allowances for periods of time for the Client's review, public engagement, review and coordination of Consultant's documents and review with the City.

This Proposal is valid for 60 days from the date of the Proposal. This Proposal shall be deemed accepted by you, if at your request we begin work on this Project, either by email, telephone conversation or written correspondence, notwithstanding your failure to sign and return the signed Contract.

We appreciate the opportunity to submit this Proposal. If acceptable, please return a signed and executed copy to our office. We are ready to start work upon receipt of the signed Proposal.

Sincerely,

GLMV Architecture



Chad Weinand, PLA, ASLA, LEED
Senior Landscape Architect
Project Manager

CDW/bb

Accepted:

LeaAnn Myers, City of Altamont

Signature

Title

Date

GLMVArchitecture

LeaAnn,

During the site analysis portion of the scope we sent you, we will evaluate locations of utilities in relationship to the site so we understand how they would be brought to the site if they are not already there. That gives us an idea of how to locate things like restrooms so water and sanitary service feeds are understood. So yes, we will have a very basic understanding of that type of info as part of the concept and included in the \$5000 fee.

We will not be able to evaluate the capacity of the systems in that concept design as that digs into things like water line sizes and flow characteristics, sanitary flow and whether lift stations are needed, boosters on electrical service, etc. That is typically done during the design development and construction drawing phases of the project. We can look at that early on, but that is what would require some additional fee. I don't think it is necessary, but if your council would like that, we can supply it and a fee to do that. I'd need to get with my civil engineering folks to identify the fee for that type of a utility feasibility study.

Thank you!

Chad Weinand, PLA, ASLA, LEED

Senior Landscape Architect

GLMVArchitecture

9229 Ward Parkway | Suite 210 | Kansas City, MO 64114

Office 816-444-4200 | Direct 816-683-7695 | Mobile 913-484-3738

QUITCLAIM DEED

On this _____ day of October, 2021,

City of Altamont Land Bank

QUITCLAIMS to

City of Altamont

All of the following described real estate located in Labette County, Kansas, to wit:

Beginning 1125 ft. West of the NE corner of the SW1/4 of S11-T33s-R19E, Labette County, Kansas, then West N90—00-00W 1032.38 ft. along the North line of said SW1/4 then South 655.5 ft. parallel to the North line of said SW1/4, then North 390.5 ft. parallel to the East line of said SW1/4, then West 498 ft., then North 265 ft. to point of beginning; containing 20 Acres, more or less.

with the appurtenances, and all the estate, title, and interest of the said Grantor therein.

SUBJECT TO all easements and rights of way of record, if any. Exemption # 3

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand this day and year first written above.

Mayor Richard Hayward
City of Altamont

STATE OF KANSAS)
) ss:
COUNTY OF LABETTE)

This instrument was acknowledged before me, this _____ day of October, 2021, by City of Altamont, Mayor Richard Hayward.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year last above written.

Notary Public

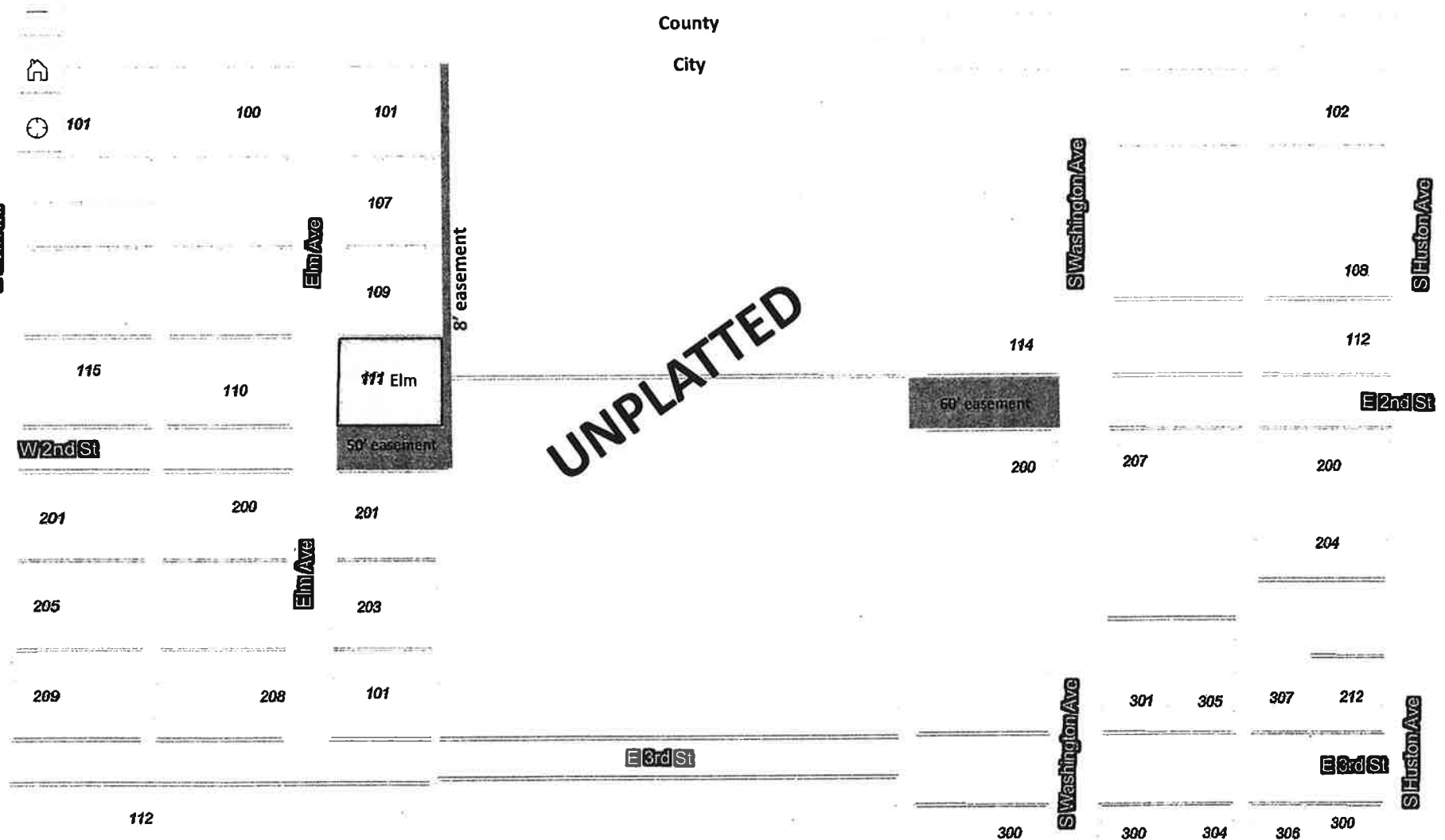
SEAL

Derek & Kersten Parrent
111 S Elm, Altamont, KS



Derek & Kersten Parrent
111 S Elm, Altamont, KS

County
City



I met with Derek + Buddy 10-12-21. The Road at 2nd + Elm is 14' wide we need to keep that distance for Truck access, we do not need a 50' easment. He is wanting to build a garage. we need to keep a 14' Easement.

Buddy Myers

October 12, 2021

Dear Mayor and City Council,

Please accept this letter as my official resignation from the position of councilmember for the city of Altamont effective October 15, 2021. I have been given, and accepted, the opportunity to coach my daughter's basketball team. This time commitment will conflict with being a member of the governing body. I have enjoyed working with you all and wish you the best of luck going forward.

Sincerely,

A handwritten signature in black ink that reads "Craig Carnahan". The signature is written in a cursive, flowing style.

Craig Carnahan

City Administrator Report City Council October 14, 2021

1. **Deputy Clerk** - Opened the application process for the Deputy City Clerk/Treasurer/Utility Clerk. Deadline for applications is Wednesday, October 20 at noon.
2. **Winter Electric** - Approved KMEA to secure additional fixed price energy (200 kW) at a rate of \$0.08365 per KWh for the months of December, January and February.
 - a. This is reduce our daily market exposure from around 33% to down around 17% for those months.
 - b. Natural gas dictates the cost of electric. With the forecasted price increase in natural gas, this will help protect the City and residents this winter.
3. **Southern Starr** - Reported gas price are expected to be elevated through 2022.
 - a. They didn't expect gas prices to normalize until well into 2023.
 - b. They expect to see lower gas production through the remainder of the decade.
4. **LMI Study** - Reached out to SEKRPC to see if they could assist with the completion of the LMI study.
 - a. The Kansas Department of Commerce stated to wait until after the application workshop next year to start an LMI survey.
5. **Police Radios Lease Purchase** - Michael and LeaAnn completed and sent off the paper work for the lease purchase of the Police radios.
6. **February Utility Bills** - LeaAnn and Heather are finalizing total electric and gas charges from the February utility bills.
7. **Trash Truck Lease Purchase** - Completed lease purchase paperwork for the trash truck.
8. **Donations on Utility Bills** - Received the new utility billing cards with the additional donation options, including fireworks, heatshare, recreation and fishing derby. We will start using them around the first the year.



Altamont Police Department

Quarterly Report

January through June 2021

The police department has handled numerous calls during this period from dog bites to animal control, horse complaints, civil standby's/child exchanges, citizens assist, lake patrol, and safety checks.

Citations and warnings for traffic violations, conducted motorist assist situations and numerous accident reports.

During this quarterly period the police dept has conducted numerous investigations and made several arrest. Some ranging from simple battery, warrants, driving while suspended, violations of protection from abuse orders, violation of stalking orders.

Assisted Sheriff's Dept. with a couple different warrant arrests, stolen motorcycle, assisted with several accidents and other incidents where deputies needed back up in the county outside of Altamont city limits.

Arrested a subject for Parsons police dept who was wanted for Agg. Child abuse and attempted second degree murder who fled to Altamont and was taken into custody by Altamont PD.

Working on several sexting cases from the High school and Grade school.

Met with new County Attorney about procedures on handling cases and working on a program with her to try and get these sexting cases under control through our schools and those in the county.

Received new Police and Fire Dept. signs, they look great and thankful to the city for purchasing the new signs.

Ordered new radio's for the police dept. and hopefully have them soon.

Things have really picked up for the department as for case loads, numerous battery, domestics, theft, ID thefts, Violations of stalking and protection orders and drug violations

Would like to congratulate Part-time Officer Lacy Atkins for completing the 2 week part-time officer certification training at the Law Enforcement Training center, officer Atkins has been patrolling the streets lately assisting in coverage for vacations and ball games security.

Michael Shields, Chief of Police

Subject: 1\4 REPORT FOR UTILITY DEPT.

CUT TREES IN ELECTRIC LINES, FROM 1ST AND ELM TO 3RD. IN PRIMARY, A LOT TO THE GROUND!!!!!!!!!!
LOCATE AND EXPOSE WATER AND GAS LINES AT KDOT BUILDING FOR FIBER OPTIC LINES
READ METERS
UNPLUG SEWER MAIN LINE BEHIND SWIMMING POOL
GAS LEAK AT 708 WELLS
REPLACE ELECTRIC FUSE NORTH OF CITY SHOP
SEWER TROUBLE AT QUAIL RIDGE, DIG UP MAIN LINE AND TAKE OUT ALL CHECK VALVES 3 DAYS OF
WORK
REPLACE ELECTRIC POLE IN ALLEY BETWEEN WABASH AND ILLINOIS ALONG WITH NEW METER STACK
CLEAN HUSTON STREET OF GRASS AND DIRT FOR RESEAL PROJECT
MOW , BUSH HOG , SPRAY WEEDS ,
REPLACE ELECTRIC POLE BEHIND HARRISON GYM AND SECURITY LIGHT
HEDGE ROW REMOVAL AT CEMETERY, MEET WITH CLINT HANNAGIN, JOHN FRAZIER, MANY TIMES!
A LOT OF FLUSHING(DUE TO EXTREMELY HOT WEATHER)
REPLACE CULVERTS , CLEAN DITCH
CUT TREE LIMB THAT FELL ON TRI PLEX AT 3RD AND WASHINGTON
START TEST ELECTRIC POLES
DRAIN AND WINTERIZE POOL
REPLACE ELECTRIC FUSE AT 2ND AND KARNER
REPLACE GAS LINE AT 200 WASHINGTON (MOVE METER TO THE HOUSE)
REPLACE ELECTRIC POLE AT 716 WASHINGTON, ROTTED AT GROUND
PATCH HOLES, GET READY FOR CHIP AND SEAL. (SEPT. 10TH)
MOVE GAS LINE AT JIM PEOPLES SHOP (411 EAST 4TH)
CHANGE OIL IN ALL OF OUR WATER PUMPS, POWER WASHER, POLARIS RANGER AND DRIVE BELT,
TRASH TRUCK ARRIVED 9-2
REPLACE ELECTRIC STACK AND MOVE TO POLE AT 1011 EAST 3RD PER CUSTOMER REQUEST HE WENT
UNDERGROUND

TREE CUTTING BADLY NEEDED

ELE. OUTAGE DUE TO TREES IN PRIMARY, REPLACE FUSE. REPLACE TRANSFORMER AT CHRIST CHURCH
TOOK OFF HYD. CYLINDER HAD TIM WASS REBUILD IT AND PUT BACK ON GMC BUCKET TRUCK
SPEED LIMIT SIGNS ON 4TH ARE ALL REPAIRED
BULK TRASH WE HAD 30 TIRES SHOW UP AT DUMP, WE HAD TO PAY TO DISPOSE OF
REPLACE STREET LIGHT AT FIRE DEPARTMENT
JB AND JOSH WENT TO ELECTRIC SCHOOL IN Mc PHERSON
NORTH WELLS IS OPEN TO TWO LANES 10-1
ORDERED 6 NEW DUMPSTERS
REPLACED CULVERTS AND CLEANED DITCHES ON NORTH HUSTON

EXECUTIVE SESSION MOTIONS

I move the city council recess into executive session to discuss an individual employee's performance pursuant to the **non-elected personnel** matter exception, K.S.A. 75-4319 (b) (1) to include: (people to participate besides governing body.) The open meeting will resume in the city council room at ____PM.

I move the city council recess into executive session to discuss **Attorney – Client privilege** matter exception, K.S.A. 75-4319(b)(2) to include: (people to participate besides governing body.) The open meeting will resume in the city council room at ____PM.

I move the city council recess into executive session to preliminary discuss **employer-employee negotiations** matter exception, K.S.A. 75-4319(b) (3) to include: (people to participate besides governing body.) The open meeting will resume in the city council room at ____PM.

I move the city council recess into executive session to preliminary discuss **property acquisition** matter exception, K.S.A. 75-4319(b)(6) to include: (people to participate besides governing body.) The open meeting will resume in the city council room at ____PM.

I move the city council recess into executive session to discuss data relating to **financial affairs or trade secrets** of corporations, partnerships, trusts, and individual proprietorships pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(4) to include: (people to participate besides governing body.) The open meeting will resume in the city council room at ____PM.

K.S.A. 75-4319. Closed or executive meetings; conditions; authorized subjects for discussion; binding action prohibited; certain documents identified in meetings not subject to disclosure. (a) Upon formal motion made, seconded and carried, all bodies and agencies subject to the open meetings act may recess, but not adjourn, open meetings for closed or executive meetings. Any motion to recess for a closed or executive meeting shall include a statement of (1) the justification for closing the meeting, (2) the subjects to be discussed during the closed or executive meeting and (3) the time and place at which the open meeting shall resume. Such motion, including the required statement, shall be recorded in the minutes of the meeting and shall be maintained as a part of the permanent records of the body or agency. Discussion during the closed or executive meeting shall be limited to those subjects stated in the motion.

(b) No subjects shall be discussed at any closed or executive meeting, except the following:

(1) Personnel matters of nonelected personnel;

(2) consultation with an attorney for the body or agency which would be deemed privileged in the attorney-client relationship;

(3) matters relating to employer-employee negotiations whether or not in consultation with the representative or representatives of the body or agency;

(4) confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships;

(5) matters relating to actions adversely or favorably affecting a person as a student, patient or resident of a public institution, except that any such person shall have the right to a public hearing if requested by the person;

(6) preliminary discussions relating to the acquisition of real property;