

CITY OF ALTAMONT

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ALTAMONT CITY COUNCIL

Mayor Richard Hayward
Councilmembers: Ben Cochran, Raymond Coffey,
Cameron Johnston, Lyle Sykes and Kyle Wiford

July 27, 2023

7:00 PM Regular Meeting

CALL TO ORDER

PLEDGE OF ALLEGIANCE & PRAYER

MINUTES - Regular meeting of July 13, 2023

INVOICES - \$200.00 + \$70,933.76 = **\$71,133.76**

PUBLIC COMMENT & GUESTS

A.

ORDINANCES/RESOLUTIONS /PROCLAMATIONS

A. Inoperable Vehicles - Ordinance #647

OLD BUSINESS

A. Kansas Public Water Supply Loan Fund Notification

NEW BUSINESS

A. Volunteer Fire Assistance Grant Notification

TABLED & PENDING BUSINESS

- A. Old Fire Department Building Demolition
- B. Lansdowne Garden
- C. War Veteran Memorial
- D. McMillen Park
- E. Sewer Rate Increase

DEPARTMENT REPORTS

A. City Administrator

EXECUTIVE SESSION MOTION

COMMUNICATIONS:

- The City of Altamont Budget and Exceeding the Revenue Neutral Rate hearings are Thursday, August 24, 2023 at 6:30 PM in the City Council Room.



- Back to School Swim Party – Saturday, August 12, Altamont Pool, 7:00 PM – 8:30 PM. Free admission.

ADJOURNMENT



MINUTES
CITY OF ALTAMONT
JULY 13, 2023

REGULAR MEETING	<p>The meeting was called to order at 7:00 PM with Mayor Richard Hayward presiding. Councilmembers present: Ben Cochran, Raymond Coffey, Kyle Wiford & Cameron Johnston.</p>
MINUTES	<p>Councilmember Coffey moved and Cochran seconded to accept the minutes from June 22, 2023. Motion carried.</p>
INVOICES	<p>Councilmember Coffey moved and Wiford seconded to pay the invoices in the amount of \$56,034.07. Motion carried.</p>
DUMPSTER	<p>Council was provided with Ordinance #420 which prohibits unlawful dumping into city dumpsters by persons whom are not sanitation customers and/or the unlawful dumping of prohibited items. Also included were some pictures of things that had been left at the dumpster. The cameras that had been placed at the dumpsters weren’t able to go back and view the previous recordings. Those cameras were being fixed to record and send that footage to a specific place to be viewed. Brad Myers utility superintendent said that he and the guys have discussed taking the dumpster and moving it for a month to see how long the trash route would take them. Brad also said that the citizens of Altamont have always had the ability to take their trash to the dumpsters 24 hours a day, 365 days a year. Councilmember Cochran asked about updating the ordinance and increasing the fine. City Administrator LeaAnn Myers said that the City of Altamont has 60 rural trash customers, which brings in \$1380 a month or \$16,560 a year. Councilmember Cochran asked about increasing the fine amount for illegal dumping. He stated that some of this dumping may not be our citizens, but others from other towns who know there is a dumpster in Altamont. Mayor Hayward agreed with Councilmember Cochran and suggested leaving it in place, checking the cameras daily or every other day and start writing citations for the maximum amount. Councilmember Wiford asked what options there were for not having the trash in a residential area.</p> <p>Councilmember Cochran moved and Coffey seconded to move it for a month, place signage, work on getting cameras and hard drive functional and start prosecuting. Motion carried.</p> <p>Councilmember Wiford said that still wouldn’t solve the issue at hand with the location of the trash still being in the same location and the neighbors having the trash blowing in their yard. He asked about leaving the trash truck secured in the building, still having the cameras there and moving the dumpsters to the shop or possibly behind City Hall. Councilmember Coffey suggested placing dumpsters inside the pole yard and customers making arrangements to come and dump. Brad Myers said that location isn’t ideal as it isn’t ready for something like that with all the stuff that’s already located there, and the sliding gate wheel is broken. Councilmember Coffey said that the wheel needs to be replaced no matter what, to something better than the plastic that is currently on it. Brad Myers said no matter where you move the dumpster to, there is still going to be trash blowing and bugs no matter the location. LeaAnn Myers stated that she did reach out to the pest control place and there was no solution for that problem. Mayor Hayward said the better of possible locations would be the pole barn. Brad Myers said if the trash was getting moved then there would need to be ample notice, a month or two prior to the dumpsters no longer being available for dumping by rural customers. LeaAnn Myers suggested just doing as Mayor Hayward said and monitoring the current location with the cameras and writing tickets. Councilmember Coffey said that the monitoring could be the first step and then move it in a month or two. This would allow rural trash customers to still have access.</p> <p>Councilmember Cochran rescinded his previous motion and Coffey rescinded his second.</p> <p>Councilmember Cochran mentioned getting rid of rural trash all together, not immediately, but then pulling the dumpsters. LeaAnn Myers said there has been an issue in the past of people dumping in the lake dumpster as well as other locations. Businesses are having to be charged for extra dumps when people are dumping in their dumpsters, which isn’t fair to the business owners. City Clerk Heather Beasley suggested businesses being responsible for locking their own dumpsters to keep that from happening. LeaAnn Myers said there were locations that didn’t have lids for their dumpsters. Brad Myers said there were a couple of locations that used to lock theirs and it only lasted about 3 months. Trying to thaw out locks in the ice and snow isn’t fun while on the trash route.</p> <p>Councilmember Coffey moved and Cochran seconded to get signage, if the ordinance needs to be changed to enact what we were discussing on the fines and everything, I don’t know if needs to be changed or not but if it does work on that, get the cameras up and get signage up. Leave the dumpster there for the time being, work on and if we can just work on an</p>

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JULY 13, 2023

idea of what might be the next steps if that doesn't start a solution. Time period of 2 months, 60 days. Motion carried.

Councilmember Coffey requested that LeaAnn try to come up with some options of some other solutions. Doesn't have to be in depth, just an idea. Councilmember Cochran is hopeful that if there are a couple people caught and prosecuted, then the word will get out.

LANDSDOWNE

Council was provided with some seating options for Landsdowne as well as updated concrete quotes. Volmer Construction provided two quotes for Landsdowne, one quote was for just the east slab which would be 4" at \$11,150.00 or both the east and west slabs at 6" for \$20,400.00. Also included was the City's cost for rock if the west end didn't get poured and that cost was \$115 per truck load. Mayor Hayward and Councilmember Cochran said the hexagon table option was their favorite. LeaAnn Myers wanted to make sure that the council kept in mind ADA options on the tables as well. City Clerk Heather Beasley shared the concerns of downtown business owner Gordon Miller and the amount of parking taken up with the food truck and the grain trucks not able to get down the street. Councilmember Coffey said that even with the gravel pad and with a lot of people parking on the street there will still be a lot of parking spots used. Heather Beasley said his concern was more about the food truck on the street more than people visiting and using parking. Richard Hayward said that we just need a starting point to decide the best route to go with traffic, he does understand his concerns and wants to be sensitive to them.

Councilmember Wiford moved and Cochran seconded to buy 1 of the regular hexagon recycled plastic picnic tables and 1 of the ADA compliant as in the packet. Motion carried.

Councilmember Johnston asked if we would be purchasing umbrellas for them as well. Councilmember Coffey said they would be placed on the sidewalk and that there is a canopy. LeaAnn Myers stated the canopy belonged to Gordon Miller at Main Street Auto Detail. Brad Myers asked where the tables would be sitting all the time and LeaAnn Myers stated on the sidewalk, next to Landsdowne.

Council had requested a new quote from Volmer Construction for concrete at Landsdowne, the new quote had gone up \$500 from the previous quote that had been received. Brad Myers suggested doing both slabs at the same time, because doing them at separate times would cause the city to pay \$2,000 more. Councilmember Wiford asked what it would cost to put the gravel on the west end of Landsdowne. Brad Myers said that there would be continuous cost and work put into keeping the gravel there and level as the gravel will settle and disappear into the ground. LeaAnn Myers asked if the gravel would have to be dug out prior to putting concrete on the west end if they decided to pour a slab on that end in the future and Brad stated yes. Brad Myers asked the council if they were ok with the utility department removing some of the shrubs and trees out of there. He also said the ground needed to be leveled up and to clean up Landsdowne to be more presentable. Councilmember Wiford said that he received an email from a downtown business owner who was in favor of the downtown project but liked the idea of pouring concrete on one end and a gravel pad on the other in order to save money. Councilmember Coffey said that the only thing that has ever been paid for is utility needs and everything else has been grants or donations. Mayor Hayward stated that Heather Beasley was keeping her eye out for grants all the time. Heather Beasley stated that she has two grants open currently for that project, she is trying and has been. But stated that it isn't just a matter of writing a letter and getting money. LeaAnn Myers reminded the council about the money that was donated from Leadership Labette in the amount of \$908 that is in the current park donation fund. She also wanted to make sure that the public was aware that there is an option to add donations for the park fund on their utility bill every month.

TRASH TRUCK POLE

Brad Myers provided an estimate from Twin Valley to replace the 3 phase double dead end pole located near the basketball court at the city park. Twin Valley anticipates 2 full days of work, totaling 14 hours. Brad said this specific pole located at the trash truck is the main feed electric pole and is rotted off at the ground. Brad Myers stated that the quote came in less expensive than they had expected for all the work that will need to be done. The quote from Twin Valley came in at \$7,251.67. Brad said there is another pole that needs to be replaced by the water tower and that the city will replace that one. Councilmember Cochran asked about the project being in the budget. LeaAnn Myers stated that there is currently almost \$91,000 in the electric reserve.

Councilmember Cochran moved and Wiford seconded to approve the estimate for Twin Valley to replace the electric pole by the basketball court as city park in the amount of \$7,251.67. Motion carried.

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POOL SHADE

Council was provided a quote for two sunshades at the Altamont Swimming Pool in their packets. The two shades a 20x10 slanted shade for \$10,400 and an 8x9 lifeguard shade for \$4,090 totaling \$16,356 after freight and engineering drawings were included. This cost would not cover the installation of the shades at the pool. Mayor Hayward thought it was a good idea but would like LeaAnn to look for other options. LeaAnn said she had no clue on the cost until the quotes were in because they don't post them on the website. Councilmember Wiford suggested looking into the UV shades over actual pool canopies, he felt they would serve the purpose of what people are wanting without the cost of pool canopies. The council would like to table the pool shade discussion and have LeaAnn look into some other options.

CITY ADMINISTRATOR

- 1) Budget** – Working on the 2024 city budget.
 - a)** Budget information is due to the county by July 20th so they can notify taxpayers of all the taxing subdivisions exceeding the Revenue Neutral Rate (RNR).
- 2) Streets** – The County will be asphaltting Oak Avenue in the next couple of weeks. LeaAnn said that \$25,000 was the amount that she gave Brad that was able to be spent on that project, minus wages, fuel and any other cost outside the main construction.
- 3) Pool** – Labette Center for Mental Health donated to the Altamont Pool to pay for the first 50 people to the Pool was held on July 10th & 11th.
- 4) Little League Sports** – Reviewed the Little League Sports Programs
 - a)** The Altamont Recreation Commission is creating two 3 person boards to oversee Little League Baseball and Softball
- 5) Trash** – Ordered 8 dumpsters and 100 poly carts to refill our supply.
- 6) Worker's Comp Audit** – The City of Altamont received a 100% on our safety score which will save the city 5% on our worker's comp premiums.
 - a)** For 2023, the 5% discount was \$547.00
- 7) KMU Safety Training** – Employee's participated in the monthly safety meeting regarding Hazard Communication Standard and the Global Harmonizing Standard.
- 8) Kansas Public Water Supply Loan Fund (KPWSLF)** – Submitted the KPWSLF pre-application to see about funding for new water meters and advanced metering infrastructure (AMI) system.
 - a)** The State will go through the pre-applications to determine which projects are eligible for funding.
 - b)** Projects eligible for funding must then complete an application which would require an engineering report and a public hearing.
 - c)** The State will then look to see if the eligible loan recipients qualify for loan forgiveness, which is available if the recipient is determined to be a disadvantaged community.
- 9) Water Meter Pilot Program** – We are working with D.C.&B Supply to do a pilot program for advanced metering infrastructure (AMI) and new ultrasonic water meters. They will be getting us test meters to try.
 - a)** D.C. & B is partnering with Smart Earth Technologies and Innovative Utility Solutions to provide the AMI service. Their system can do AMI for electric, gas and water.
 - b)** They are hopeful if we decide to update our water meters with them, they can input the electric and gas reading into their software via a tablet with mobile data. They are working with their programmers to try to find a solution for this.
 - c)** We need to find a solution for our current utility palm pilots which we use to read meters. They are starting to have issues. Bridget received a bid to replace what we currently have but the technology is extremely out-of-date. The bid for 5 palm pilots like our current ones is just over \$16,000.
 - d)** Shipping dates have been delayed. They are still waiting on the solar end point which would send the readings back to the City Office.
- 10) Lead and Copper** – If you have not turned in your Lead and Copper Survey, please get those turned in. Contact the City Office if you need a new copy of the survey.
 - a)** Brad Myers and Heather Beasley have been working on the Lead and Copper report.

Councilmember Cochran suggested that the rec commission look into the comments from some coaches that were posted on Facebook, in regard to creating a board.

POLICE QUARTERLY

- The Police Department has handled numerous calls during this period from animal control, civil standby's/child exchanges, citizens assist, lake patrol, and safety checks.
- Warnings issued for traffic infractions by officers – 19
- Citations issued for traffic infractions by officers – 32
- KBI adult reports – 4 possession of marijuana, 2 possession of drug paraphernalia, 2 Theft
- 1 DUI, 1 Misuse of financial card, 2 driving while suspended
- All officers have been busy with patrol duties and community relations, very proactive lately and preparing for the summer months which are usually very busy for us.
- We recently handled some animal ordinance complaints, which at some point we may

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- have to review that ordinance based on the ongoing situation.
- Met with City Administrator Myers and City Attorney Myers to discuss, handling and enforcement of several ordinances the department will begin investigating pertaining to junk yards, inoperable vehicles and animal control.
 - All officers have received a completed training on administering Narcan through DCCCA and received a case of Narcan for the department, we now carry 2 doses of Narcan in each patrol vehicle.
 - Officer Anthony Austin completed his 14 weeks at the KLETC police academy and graduated May 19th, we're very pleased to have him back and patrolling the streets, I would like to mention that two weeks after he graduated from the police academy, Officer Austin during his patrol duties, stopped a vehicle around 3AM for a traffic violation which resulted in the arrest of 2 suspects for possession of 11 grams of Methamphetamines laced with Fentanyl and 26 grams of Marijuana, very impressive for his first major stop.
 - All officers have completed their mandatory 40 hours of continuing education.
 - I was elected as a board member and region rep for the Kansas Narcotics Officers Association.
 - All officers have been very active with patrol duties and enforcement.

Mayor Hayward requested a 60 second recess and stepped out with Attorney Myers at 8:05 and came back into the regular meeting from the recess at 8:06. Mayor Hayward asked for a motion for attorney-client privilege executive session for 30 minutes.

EXECUTIVE SESSION Councilmember Cochran moved, and Coffey seconded that the city council recess into executive session to discuss Attorney-Client privilege matter exception, K.S.A. 75-4319 (b) (2) to include: the city administrator, and city attorney. The open meeting will resume in the city council room at 8:40PM. Motion amended to include at a later time potentially the pool manager. Motion carried. Out at 8:10PM.

Regular meeting resumed at 8:42PM. Councilmember Wiford moved and Cochran seconded to amend the 2023 Altamont Pool swim instructor contract to add the role of Basic Swim Instructor for swimming lessons at a rate of \$12.00. Motion carried.

COMMUNICATIONS - The Ice Cream Social and Music in the Park will be Saturday, July 15th at the Altamont City Park starting at 6PM everyone is invited.

Councilmember Wiford said there had been a complaint come to him about the campground and the long-term campers. The question was to have the long-term campers assigned to the last two or three stalls on the south side rather than to bigger pull-throughs. Councilmember Cochran said maybe even putting them on the north side and not occupying those bigger pull throughs on the south side. LeaAnn Myers shared that spots 1 and 9 were 14-day maximum stay based on the rules. She suggested adding 19 and 20 to that 14-day maximum stay in the rules also.

ADJOURN Councilmember Cochran moved and Wiford seconded to adjourn. Motion Carried 8:46PM

DATE Heather Beasley, City Clerk

AP Check Register (APLT43)

City of Altamont

Check No		Check Date	Vendor No	Vendor Name	Check Amount
Bank No:		1	Account: 006572		
36805		7/14/2023	80592	City of Oswego	\$200.00
Bank Account Totals:					\$200.00
Total Of Checks:					\$200.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	Invoice	PO	Description	Account Description	Invoice Amt
80592	City of Oswego				
	07142023		BSI Training - Gatton & Wolgamott	Contractual	\$200.00
Subtotal for Vendor 80592 - City of Oswego :					\$200.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	PO	Description	Account Description	Invoice Amt
Invoice				

Grand Total: \$200.00

Approved Invoices - Fund/Dept. Totals

Fund	Fund Total	Fund Name
01 General Fund		
11 Municipal Pool		\$200.00
		\$200.00
	Grand Total:	\$200.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	Invoice	PO	Description	Account Description	Invoice Amt
40	City of Altamont Petty cash				
	07192023		Luke Wolgamott Lifeguard Certification	Contractual	\$23.00
Subtotal for Vendor 40 - City of Altamont Petty cash :					\$23.00
83	Verizon				
	9939202083		Police Cellphones	Contractual	\$180.40
Subtotal for Vendor 83 - Verizon :					\$180.40
800	IIMC				
	07062023		Heather Beasley Annual Membership Renewal	Contractual	\$185.00
Subtotal for Vendor 800 - IIMC :					\$185.00
863	KANSAS DEPARTMENT OF LABOR				
	17741007		Unemployment Tax	Contractual	\$49.86
	17741007		Unemployment Tax	Contractual	\$49.86
	17741007		Unemployment Tax	Contractual	\$49.86
	17741007		Unemployment Tax	Contractual	\$49.86
	17741007		Unemployment Tax	Contractual	\$49.86
	17741007		Unemployment Tax	Contractual	\$49.86
Subtotal for Vendor 863 - KANSAS DEPARTMENT OF LA					\$299.16
949	KANSAS MUNICIPAL ENERGY AGENCY				
	EMP3-AL-2023-06		Electric Supply	Utility Costs	\$37,508.96
Subtotal for Vendor 949 - KANSAS MUNICIPAL ENERGY					\$37,508.96
950	Kansas Municipal Gas Agency				
	KMGA-AL-2023-06		Natural Gas & Transportation	Utility Costs	\$10,398.12
Subtotal for Vendor 950 - Kansas Municipal Gas Agency					\$10,398.12
971	KANSAS STATE TREASURER				
	R1230901122402		Gas Emergency Loan Payment	Payment Plan- Loan Payback	\$8,854.10
Subtotal for Vendor 971 - KANSAS STATE TREASURER					\$8,854.10

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
1373	LeaAnn Myers			
07132023		Flood Plain Meeting Mileage - Oswego	Contractual	\$15.72
Subtotal for Vendor 1373 - LeaAnn Myers :				\$15.72
1444	National Sign Company Inc.			
IN-204376		10FT .065 Round Galvanized Post	Commodities	\$530.00
Subtotal for Vendor 1444 - National Sign Company Inc. :				\$530.00
1660	POSTMASTER			
07192023		Postage	Contractual	\$250.00
Subtotal for Vendor 1660 - POSTMASTER :				\$250.00
1909	SEK Auto Sales, Inc.			
51727		2010 Ford F-150	Contractual	\$81.41
51727		2010 Ford F-150	Contractual	\$81.41
51727		2010 Ford F-150	Contractual	\$81.41
51727		2010 Ford F-150	Contractual	\$81.41
51727		2010 Ford F-150	Contractual	\$81.41
Subtotal for Vendor 1909 - SEK Auto Sales, Inc. :				\$407.05
2000	SMITH AND LOVELESS INC			
PS134650		Swith Float 120VAC X2	Commodities	\$172.80
Subtotal for Vendor 2000 - SMITH AND LOVELESS INC :				\$172.80
79500	Als Fitness Center			
07192023		Michael Shields, Christian Powell & Anthony Austin	Benefits	\$30.00
07192023		Daniel Hefley, Ethan Day & Chelsea Smith	Benefits	\$30.00
07192023		Annetta Henry	Benefits	\$10.00
07192023		Josh George, Justin Bertling, LeaAnn Myers & Ben Cochran	Benefits	\$40.00
07192023		Al's Fitness Monthly Enrollment	Contractual	\$65.00
Subtotal for Vendor 79500 - Als Fitness Center :				\$175.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
79968	ATLAS STEEL PRODUCTS INC			
824331		8 Rear Load Dumpsters	Commodities	\$7,600.00
Subtotal for Vendor 79968 - ATLAS STEEL PRODUCTS I				\$7,600.00
80263	Lassen Printing Services			
182418		Police Department Ticket Books	Commodities	\$552.99
Subtotal for Vendor 80263 - Lassen Printing Services :				\$552.99
80385	Luke Wolgamott			
07172023		Basic Safety Instructor Training Luke Wolgamott	Contractual	\$17.03
Subtotal for Vendor 80385 - Luke Wolgamott :				\$17.03
80412	Edna Diesel & Auto Repair, LLC			
17230		Old Trashtruck Filter	Commodities	\$95.80
Subtotal for Vendor 80412 - Edna Diesel & Auto Repair,				\$95.80
80432	Serenity Stephens			
07242023		Park Building Deposit Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80432 - Serenity Stephens :				\$40.00
80464	Brightspeed			
31301338307		Landline Phones	Contractual	\$119.55
31301338307		Landline Phones	Contractual	\$10.00
31301338307		Landline Phones	Contractual	\$47.65
31301338307		Landline Phones	Contractual	\$47.65
31301338307		Landline Phones	Contractual	\$10.00
31301338307		Landline Phones	Contractual	\$216.10
31301338307		Landline Phones	Contractual	\$57.65
Subtotal for Vendor 80464 - Brightspeed :				\$508.60
80499	Emert Chubb, LLC			
6817		Defense Attorney Case #T23-0026	Contractual	\$400.00
Subtotal for Vendor 80499 - Emert Chubb, LLC :				\$400.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
80577 Chuck Meyer				
07202023		Park Building Deposit Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80577 - Chuck Meyer :				\$40.00
80596 Gracie Gatton				
07172023		Basic Safety Instructor Training Gracie Gatton	Contractual	\$17.03
Subtotal for Vendor 80596 - Gracie Gatton :				\$17.03
80597 Terra Bound Solutions				
Altamont1		Landsdowne Hexagon Tables & Freight	Commodities	\$2,263.00
Subtotal for Vendor 80597 - Terra Bound Solutions :				\$2,263.00
80599 Ashton Hughes				
072023		Park Building Deposit Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80599 - Ashton Hughes :				\$40.00
80600 Karmon Godsey				
07242023		Park Rent & Deposit Refund (Church Event, No Charge)	Park Building Deposit Refunds	\$80.00
Subtotal for Vendor 80600 - Karmon Godsey :				\$80.00
80601 Brad Dutton				
07242023		Park Building Deposit Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80601 - Brad Dutton :				\$40.00
80602 Robin Gudde				
07242023		Park Building Deposit Refund	Park Building Deposit Refunds	\$40.00
Subtotal for Vendor 80602 - Robin Gudde :				\$40.00
80606 Emergency Fire Equipment				
45072		Storm Siren Repair	Contractual	\$200.00
Subtotal for Vendor 80606 - Emergency Fire Equipment :				\$200.00

Approved Invoices by Vendor- Summary

City of Altamont

Vendor	PO	Description	Account Description	Invoice Amt
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Grand Total: \$70,933.76

Approved Invoices - Fund/Dept. Totals

Fund	Fund Total	Fund Name
01 General Fund		
01 General Government	\$492.51	
02 Gen Police	\$882.94	
03 General Court	\$410.00	
04 General Fire	\$77.65	
05 General Park	\$280.00	
06 General Street	\$530.00	
11 Municipal Pool	\$104.71	
	<hr/>	
	\$2,777.81	
04 Library		
00 NonDepartmental	\$10.00	
	<hr/>	
	\$10.00	
09 Lake Fund		
00 NonDepartmental	\$10.00	
	<hr/>	
	\$10.00	
50 Water Utility Fund		
00 NonDepartmental	\$131.27	
	<hr/>	
	\$131.27	
51 Electric Utility Fund		
00 NonDepartmental	\$37,655.95	
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	\$37,655.95	

Approved Invoices by Vendor- Summary

City of Altamont

Vendor Invoice	PO	Description	Account Description	Invoice Amt
	52	Gas Utility Fund		
	00	NonDepartmental	\$19,599.59	
			<hr/>	
			\$19,599.59	
	53	Sewer Utility Fund		
	00	NonDepartmental	\$344.07	
			<hr/>	
			\$344.07	
	54	Sanitation Utility Fund		
	00	NonDepartmental	\$8,077.07	
			<hr/>	
			\$8,077.07	
	62	Capital Improvement Fund		
	00	NonDepartmental	\$2,263.00	
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			\$2,263.00	
	65	Al's Fitness Center		
	00	NonDepartmental	\$65.00	
			<hr/>	
			\$65.00	
			<hr/>	
		Grand Total:	\$70,933.76	

AP Check Register (APLT43)

City of Altamont

	Check No	Check Date	Vendor No	Vendor Name	Check Amount
Bank No:	1	Account:	006572		
	36806	7/27/2023	79500	Als Fitness Center	\$175.00
	36807	7/27/2023	80599	Ashton Hughes	\$40.00
	36808	7/27/2023	79968	ATLAS STEEL PRODUCTS INC	\$7,600.00
	36809	7/27/2023	80601	Brad Dutton	\$40.00
	36810	7/27/2023	80464	Brightspeed	\$508.60
	36811	7/27/2023	80577	Chuck Meyer	\$40.00
	36812	7/27/2023	40	City of Altamont Petty cash	\$23.00
	36813	7/27/2023	80412	Edna Diesel & Auto Repair, LLC	\$95.80
	36814	7/27/2023	80606	Emergency Fire Equipment	\$200.00
	36815	7/27/2023	80499	Emert Chubb, LLC	\$400.00
	36816	7/27/2023	80596	Gracie Gatton	\$17.03
	36817	7/27/2023	800	IIMC	\$185.00
	36818	7/27/2023	949	KANSAS MUNICIPAL ENERGY AGENCY	\$37,508.96
	36819	7/27/2023	950	Kansas Municipal Gas Agency	\$10,398.12
	36820	7/27/2023	971	KANSAS STATE TREASURER	\$8,854.10
	36821	7/27/2023	80600	Karmon Godsey	\$80.00
	36822	7/27/2023	80263	Lassen Printing Services	\$552.99
	36823	7/27/2023	1373	LeaAnn Myers	\$15.72
	36824	7/27/2023	80385	Luke Wolgamott	\$17.03
	36825	7/27/2023	1444	National Sign Company Inc.	\$530.00
	36826	7/27/2023	1660	POSTMASTER	\$250.00
	36827	7/27/2023	80602	Robin Gudde	\$40.00
	36828	7/27/2023	1909	SEK Auto Sales, Inc.	\$407.05

AP Check Register (APLT43)

City of Altamont

Check No	Check Date	Vendor No	Vendor Name	Check Amount
36829	7/27/2023	80432	Serenity Stephens	\$40.00
36830	7/27/2023	2000	SMITH AND LOVELESS INC	\$172.80
36831	7/27/2023	80597	Terra Bound Solutions	\$2,263.00
36832	7/27/2023	83	Verizon	\$180.40
Bank Account Totals:				\$70,634.60
Total Of Checks:				\$70,634.60

AP Wire Register (APLT44)

City of Altamont

Wire Nbr.	Wire Date	Vendor No	Vendor Name	Wire Amount
Bank No: 1 Account: 006572				
-1122	7/27/2023	863	KANSAS DEPARTMENT OF LABOR	\$299.16
Bank Account Totals:				\$299.16
Total Of Wires:				\$299.16

ORDINANCE NO. 647

AN ORDINANCE RELATING TO INOPERABLE VEHICLES: PROHIBITING CERTAIN PLACEMENT OR STORAGE OF SAME ON PRIVATE PROPERTY; PRESCRIBING DUTIES FOR CERTAIN OFFICERS AND PRESCRIBING PENALTIES, AND REPEALING ORDINANCE NO 241.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALTAMONT, KANSAS.

SECTION NO. 1. Findings of the Governing Body

The Council finds wrecked, dismantled, inoperative or abandoned vehicles affect the health, safety, and general welfare of citizens of the city because they:

- (a) Serve as a breeding ground for flies, mosquitoes, rats and other insects and rodents;
- (b) Are a danger to persons, particularly children, because of broken glass, sharp metal protrusions, insecure mounting on blocks, jacks or other supports;
- (c) Are a ready source of fire and explosion;
- (d) Encourage pilfering and theft;
- (e) Constitute a blighting influence upon the area in which they are located;
- (f) Constitute a fire hazard because they frequently block access for fire equipment to adjacent buildings and structures.

SECTION NO. 2 Definitions

As used in this section, unless the context clearly indicates otherwise:

“Inoperable” means a condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned or unable to perform the function or purpose for which it was originally constructed.

“Vehicle” means, without limitation, any automobile, truck, tractor, or motorcycle which as originally built contained an engine, regardless of whether it contains an engine at any other time.

SECTION NO. 3 Nuisances unlawful – defined - exceptions

It shall be unlawful for any person to maintain or permit any motor vehicle nuisance within the city.

(a) A “motor vehicle nuisance” is any motor vehicle which is not currently registered or tagged pursuant to K.S.A. [8-126](#) to [8-149](#) inclusive, as amended; or parked in violation of city ordinance; or incapable of moving under its own power; or in a junked, wrecked or inoperable condition. Any one of the following conditions shall raise the presumption that a vehicle is junked, wrecked or inoperable:

- (1) Absence of a current registration plate upon the vehicle;
- (2) Placement of the vehicle or parts thereof upon jacks, blocks, or other supports;
- (3) Absence of one or more parts of the vehicle necessary for the lawful operation of the vehicle upon street or highway.

(b) The provisions of this section shall not apply to:

- (1) Any motor vehicle which is enclosed in a garage or other building;
- (2) To the parking or storage of a vehicle inoperable for a period of 30 consecutive days or less; or
- (3) To any person conducting a business enterprise in compliance with existing zoning regulations or who places such vehicles behind screening of sufficient size, strength, and density to screen such vehicles from the view of the public and to prohibit ready access to stored vehicles by children. However, nothing in this subsection shall be construed to authorize the maintenance of a public nuisance.

SECTION NO. 4 Public officer

The mayor, with the consent of the council, shall designate a public officer to be charged with the administration and enforcement of this section.

SECTION NO. 5 Complaints – Inquiry and inspection

The public officer shall make inquiry and inspection of premises upon receiving a written complaint stating that a nuisance exists and describing the same and where located or is informed that a nuisance may exist by the board of health, chief of police or the fire chief. The public officer may make such inquiry and inspection when he or she observes conditions which appear to constitute a nuisance. Upon making any inquiry and inspection the public officer shall make a written report of findings.

SECTION NO. 6 Right of entry

It shall be a violation of this section to deny the public officer the right of access and entry upon private property at any reasonable time for the purpose of making inquiry and inspection to determine if a nuisance exists.

SECTION NO. 7 Notice

Any person found by the public officer to be in violation of Ordinance no. 647 Section no. 3 shall be served a notice of such violation. The notice shall be served by restricted mail, postage prepaid, return receipt requested; provided, that if the owner or his or her agent in charge of the property is a resident of Altamont, Kansas, the notice shall be personally served by the public officer or a law enforcement officer.

SECTION NO. 8 Notice - Contents

The notice shall state the condition(s) which is (are) in violation of Ordinance no. 647 Section no. 3. The notice shall also inform the person that:

- (a) He, she or they shall have 10 days from the date of serving the notice to abate the condition(s) in violation of Ordinance no. 647 Section no. 3; or
- (b) He, she or they have 10 days from the date of serving the notice to request a hearing before the governing body of the matter as provided by Ordinance no. 647 Section no. 12;
- (c) Failure to abate the condition(s) or to request a hearing within the time allowed may result in prosecution as provided by Ordinance no. 647 Section no. 9 and/or abatement of the condition(s) by the city as provided by Ordinance no. 647 Section no. 10.

SECTION NO. 9 Failure to comply - penalty

Should the person fail to comply with the notice to abate the nuisance or request a hearing, the public officer may file a complaint in the municipal court of the city against such person and upon conviction of any violation of provisions of Ordinance no. 647 Section no 3, be fined in an amount not to exceed \$100.00 or be imprisoned not to exceed 30 days or be both fined and imprisoned. Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense.

SECTION NO. 10 Abatement

In addition to, or as an alternative to prosecution as provided in Ordinance no. 647 Section no. 9, the public officer may seek to remedy violations of this section in the following manner. If a person to whom a notice has been sent pursuant to Ordinance no. 647 Section no. 7 has neither alleviated the conditions causing the alleged violation or requested a hearing before the governing body within the time period specified in Ordinance no. 647 Section no. 8, the public officer may present a resolution to the governing body for adoption authorizing the public officer or other agents of the city to abate the conditions causing the violation at the end of 10 days after passage of the resolution.

The resolution shall further provide that the costs incurred by the city shall be charged against the lot or parcel of ground on which the nuisance was located as provided in Ordinance no. 647 Section no. 13. A copy of the resolution shall be served upon the person in violation in one of the following ways:

- (a) Personal service upon the person in violation;
- (b) Service by restricted mail, postage prepaid, return receipt requested; or
- (c) In the event the whereabouts of such person are unknown and the same cannot be ascertained in the exercise of reasonable diligence, an affidavit to that effect shall be made by the public officer and filed with the city clerk, and the serving of the resolution shall be made by publishing the same once each week for two consecutive weeks in the official city newspaper and by posting a copy of the resolution on the premises where such condition exists.

SECTION NO. 11 Disposition of vehicle

Disposition of any motor vehicle removed and abated from private property pursuant to this section shall be as provided by K.S.A. Supp. [8-1102](#), as amended.

SECTION NO. 12 Hearing

If a hearing is requested within the 10-day period as provided in Ordinance no. 647 Section no. 8, such request shall be made in writing to the governing body. Failure to make a timely request for a hearing shall constitute a waiver of the person's right to contest the findings of the public officer before the governing body. The hearing shall be held by the governing body as soon as possible after the filing of the request therefore, and the person shall be advised by the city of the time and place of the hearing at least five days in advance thereof. At any such hearing, the person may be represented by counsel, and the person and the city may introduce such witnesses and evidence as is deemed necessary and proper by the governing body. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the governing body shall record its determination of the matter by means of adopting a resolution and serving the resolution upon the person in the matter provided in Ordinance no. 647 Section no. 10.

SECTION NO. 13 Costs assessed

If the city abates the nuisance pursuant to Ordinance no. 647 Section no. 10, the cost of abatement shall be charged against the lot or parcel of ground on which the nuisance was located. The city clerk shall, at the time of certifying other taxes to the county clerk, certify the costs as provided in this section. The county clerk shall extend the same on the tax roll and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid.

SECTION NO. 14

This ordinance shall take effect and be in full force form and after its passage and publication in the official city paper.

ADOPTED by the Governing Body and approved by the Mayor of the City of Altamont, Kansas, this 20th day of July 2023.

Richard o. Hayward, Mayor

Attest:

Heather N. Beasley, City Clerk

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



Phone: 785-296-1535
Fax: 785-559-4264
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

July 10, 2023

LeaAnn Myers, City Administrator
City of Altamont
PO Box 305
Altamont, Kansas 67330

Re: Kansas Public Water Supply Loan Fund (KPWSLF)
Meter Replacement
KPWSLF Project No. 3234

The Kansas Department of Health and Environment regrets to inform you that the above referenced project for the City of Altamont was not ranked high enough on our Project Priority List of the 2024 Intended Use Plan (IUP) to receive first round funding from the Kansas Public Water Supply Loan Fund. However, there is still a possibility that the project can be funded. After October 16th, 2023, if any projects that were ranked high enough for first round funding did not submit a complete application, the funds reserved for those projects will become available for lower ranked projects. When that happens, the City of Altamont will be notified that funds are available and will be given a deadline to submit a complete an application.

If desired, the City of Altamont can complete and submit an application before receiving notice from KDHE that funds are available, however there is no garentee that funding will be available unless the City of Altamont is notifed by KDHE. Application forms and instructions can be found by clicking the "Drinking Water Loan Application" link found at www.kdhe.ks.gov/516/Applications. Please note, projects needed solely for fire flow or future projected growth, are not eligible.

No response is required from City of Altamont at this time. The project will remain on the Project Priority List and considered for funding when funds are available.

William J. Carr

William J. Carr
Assistant Director
Bureau of Water
Kansas Department of Health and Environment

WJC:lw

pc: SE District
City of Altamont KPWSLF Project No. 3234

May 23, 2023

Bryson Shaffer, Chief
Altamont FD
407 S Huston
Altamont, KS 67330

FDID #LB303

RE: APPLICATION FOR FEDERAL ASSISTANCE - 2023
Volunteer Fire Assistance, Cooperative Fire Protection Program

Dear Fire Department:

I'm pleased to inform you that your application for Volunteer Fire Assistance has been approved. **Not all items in your application may have been approved, if not, it is imperative that these grant funds only be used to purchase the items listed below. Should you need to change the items you wish to purchase, IT MUST BE DONE IN ADVANCE. FAILURE TO NOTIFY THE KANSAS FOREST SERVICE OF THESE CHANGES COULD RESULT IN DENIAL OF FUNDS.**

By accepting this grant, your department must have the ability to pay for the approved items prior to receiving the Federal reimbursement. Defaulting on this entire grant may result in the department being denied a grant next year. If there is a financial emergency, contact Mark Neely.

You will not be penalized if you spend more than the approved amount, but you will not receive cost-share beyond the approved amount. If the final cost of the project is less than the amount approved, the federal share will be reduced to 50% of the **actual** final project cost.

Place your equipment orders AS SOON AS POSSIBLE as your supplier may encounter delays or back orders. **READ THE DIRECTIONS ON PAGE 2 OF THIS LETTER!!!!**

We encourage you to notify area media outlets that you have received this grant and importance of the continued Kansas Forest Service support.

Congratulations on your successful application. Let me know if you have any questions.

APPROVED: TIC

GRANT TOTAL:	\$6200.00
Dept. Share-	\$3100.00
KFS Share-	\$3100.00

Sincerely,



Mark R. Neely
Fire Management Officer

READ ON READ ON READ ON

Federal accounting procedures require that these funds be dispersed in a specific manner. In order to receive the amount of federal funds approved for your department's project, proceed as follows:

1. Proceed with the authorized expenditures as soon as possible. Remember, your department must pay for the approved items in full.
2. After you have completed **all** of the approved expenditures, send a complete package (do not send partial packages) of the **paid receipt(s)** along with a **copy of the Proof of Payment attached to the receipt** and a copy of the front page of the department's **current, signed w9 form** to me as soon as possible. The receipt must be on a company form, dated and itemized showing the correct amount for each item. **Only hard copies will be accepted, no email submission will be accepted.**

The photo image from the bank can be accepted as a copy of the cancelled check.

3. We will review the documentation to assure it is for the approved items and amount. We will then authorize a check to be issued to your department for up to 50% of the approved total expenditure as shown on page 1.

Send hard copy **receipt(s), Proof of Payment** and the **current, signed w9 form** to:

Mark R. Neely
Kansas Forest Service
2610 Claflin Road
Manhattan, KS 66502-2798.

ALL EXPENDITURES FOR 2023 VOLUNTEER FIRE ASSISTANCE MUST BE COMPLETED AND PAPERWORK RECEIVED BEFORE CLOSE OF BUSINESS ON December 31, 2021. If you cannot make this deadline, be sure to contact me, Mark Neely at mneely@ksu.edu or (785) 532-3314, if you do not contact me the award will be forfeited.

Should you find your department is unable to utilize any or the entire award, please contact me as soon as possible so another department can be approved.

We encourage you to send a news release to the local media about what you purchased, how much was awarded, how it will benefit your department and that it was made possible by the Kansas Forest Service.

Congratulations on your successful application.

City Administrator Report City Council July 27, 2023

1. **Budget** - Worked on the 2024 City budget
 - a. Submitted the 2024 City budget information to the County Clerk for taxpayers notification
 - b. The RNR and Budget Hearing is scheduled for August 24, 2023, at 6:30 PM prior to the regular Council meeting.
2. **Streets** – The County will asphalt Oak Avenue on July 28.
3. **Junk Yards and Inoperable Vehicles** – Met with Attorney Robert Myers and Police Chief Michael Shields regarding the junk yards and inoperable vehicles ordinances
4. **Kansas Department of Labor** – KDL completed the City's safety inspection on July 20th.
5. **Labette County Flood meeting** – Attended the flood meeting in Oswego
6. **Pool** – The second session of swim lessons started on July 24th.
 - a. Luke Wolgamott and Gracie Gatton attended Basic Swim Instructor training.
 - b. The Back to School Swim Party is scheduled for August 12th.
 - c. The last day the Pool is open is August 13th.
7. **Gas** – Brad Myers and Bridget Nash attended the Kansas Municipal Gas Association meeting in Humboldt.
8. **Loan Fund (KPWSLF)** - Submitted the KPWSLF pre-application to see about funding for new water meters and advanced metering infrastructure (AMI) system
 - a. The City of Altamont was not selected for funding. A notification letter was included in your packet.
9. **Water Meter Pilot Program** - We are working with D.C.&B. Supply to do a pilot program for advanced metering infrastructure (AMI) and new ultrasonic water meters. They will be getting us test meters to try.
 - a. D.C.&B. is partnering with Smart Earth Technologies and Innovative Utility Solutions to provide the AMI service. Their system can do AMI for electric, gas, and water.
 - b. They are hopeful if we decide to update our water meters with them, they can input the electric and gas reading into their



- software via a tablet with mobile data. They are working with their programmers to try to find a solution for this.
- c. We need to find a solution for our current utility palm pilots which we use to read meters. They are starting to have issues. Bridget received a bid to replace what we currently have but the technology is extremely out-of-date. The bid for 5 palm pilots like our current ones is just over \$16,000.
 - d. Shipping dates have been delayed. They are still waiting on the solar end point which would send the readings back to the City Office.
10. **Lead and Copper** - If you have not turned in your Lead and Copper Survey, please get those turned in. Contact the City Office if you need a new copy of the survey.
- a. Brad Myers and Heather Beasley have been working on the Lead and Copper report.

Louis P. Gartner Recreation Area

Idle Hour Lakes

Rules and Regulations

Revised July 18, 2023

The following rules are hereby established concerning the use of the Louis P. Gartner Recreation Area, dba Idle Hour Lakes. This policy shall be in full force and effective on July 18, 2023.

1. Pets must be kept on a leash and the owners are responsible for cleaning up after their pets and properly disposing of the waste. Absolutely no pens may be erected, except for a temporary, foldable, collapsible pen 4'x4' or less in size. The pen must be removed when not in use.
2. No wood is to be cut or used without permission, except wood, branches, and limbs which have fallen and or loose on the ground. Campfires must be extinguished by the person(s) starting the fire prior to leaving the campsite. It shall be unlawful for any person, except duly authorized city employees, to take, injure, or disturb any live tree, plant, shrub, or flower, or otherwise interfere with the natural state of city property – recreation area. There shall be no digging or planting of any vegetation without the consent of the Altamont Governing Body.
3. All motorized vehicles must be operated on roads only. Vehicles may not be parked in any place that blocks or impedes traffic.
4. No camper may be left for more than 60 days at a time. If the camper would like to request a longer stay, they may do so from the Altamont Governing Body at a regularly scheduled council meeting. Council meetings are held the 2nd and 4th Thursdays of each month at 7:00 p.m. at 407 S Huston Ave, Altamont, KS unless otherwise posted.
5. Campsites number 1, 9, 19 and 20 are for short-term camping only with a maximum 14 day stay. After 14 days, the camper doesn't have to leave the park only move to a different campsite.
6. Camping and Shelter Prices
 - RV Campsite charge: \$15 per night (includes electric, water, sewer, and Wi-Fi)
 - Primitive Camping: Free (no access to campsite utilities)
 - Shelter charge: \$15 per day (includes electric); if a camping group utilizes 5 or more RV campsites, they may use the shelter at no charge if the shelter is not already reserved by another party.

A notice of 48 hours must be given for cancellation of camping for full refund; if less than 48 hours' notice is given, only half refund will be returned.

7. The speed limit in the Louis P. Gartner Recreation Area and Idle Hour Lakes is 15 miles per hour.
8. Quiet time will be from 10 p.m. until 8 a.m. Please do not leave your generators running during this time.
9. The official time for payment begins at 6:00 p.m. each day.
10. A dump station is available at the Louis P. Gartner Recreation area located at the north entrance drive.
11. No trash shall be left at the campsites. Place all trash in the dumpster located at the north or south camping areas.
12. Payments and reservations may be made at:

Monday thru Thursday from 7:30 a.m. to 5 p.m.

Friday from 7:30 a.m to 1:30 p.m.

Altamont City Office 620-784-5582

407 S Huston Ave

Altamont, KS 67330

cityoffice@altamontks.com

After hours, weekends, and holidays

Altamont Police Department

620-784-5582

13. No bulk water is to be used by anyone unless they are camping. Bulk water is limited to filling RV water storage only.
14. The City may post such rules and regulations, as are approved by the Governing Body, pertaining to the use of the Louis P. Gartner Recreation Area and Idle Hour Lakes in a conspicuous place in the park. Actions in conflict with these posted rules shall constitute a violation and fines may apply and/or being banned from the park.
15. This area is patrolled by the Altamont City Police Department and any other authorized law enforcement agency.
16. The City of Altamont is not responsible for accidents, incidents, loss, injuries, theft of property, etc.

Camper's Signature: _____ Date: _____

Back to School



Saturday August 12

7:00 - 8:30 p.m.

Altamont Swimming Pool

7th & Wabash

Free admission

Come join the Fun!

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;