



City of Valley Falls

Established 1854

City Council Agenda

The City Council meeting is open to the public and will be held at City Hall.

Meetings will be streamed via Facebook Live (<https://www.facebook.com/cityofvalleyfalls>) Please email questions to cityadmin@valleyfalls.org before the meeting.

April 2, 2025, 6:30 PM

Regular Meeting

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL - City Council and Staff

PUBLIC COMMENTS & GUESTS:

Public Comment Policy

CONSENT AGENDA:

1. Minutes - Regular Meeting of March 19, 2025
2. Administrator Report
3. Public Works Report
4. Police Department Report
5. Invoices & Reports
6. City Water Resources Update - NPL & Heinen PHE started the River Bore 3/31/2025
7. Walking Trail - The crew is working to clear the trail.

BUSINESS ITEMS:

1. School Zone Discussion - 7th Street/Francis Street
2. Sexual Assault Awareness Month Proclamation
3. Arbor Day Proclamation
4. Eminent Domain Resolution - City Lake Property
5. Walking Trail Workday Discussion

REPORTS:

Mayor

Fire District

City Council Comments/ Feedback/ Ideas

ANNOUNCEMENTS/ COMMUNICATIONS:

1. City Offices Closed - Good Friday - April 18th, 2025
2. Easter Egg Hunt - April 19th, 3:00 PM City Park
3. Job Fair - Kansas Works - April 23rd, 2025, 10:00 AM - 3:30 PM Kendall Hall.
4. USD 338 Health & Wellness Fair April 23, 2025, 6:00 PM.
5. City Wide Garage Sales - May 2 & 3, 2025.
6. City-Wide Cleanup - May 8th, 9th, 10th, 11th, 2025.

EXECUTIVE SESSION

ADJOURNMENT



City of
VALLEY FALLS

Incorporated May 17, 1869

PUBLIC COMMENT POLICY

This is a business meeting of the governing body for the City of Valley Falls. We strive to run a smooth and efficient meeting.

Public Comment is limited to 3 minutes per person. Speakers shall state their name and address. This is intended for citizens to express their views. City Council Members will not engage in dialogue with the speaker. Belligerent, rude, and offensive speakers will be stopped immediately. Citizen should reach out to City Council Members to have personal discussion of their concerns outside of City Council Meetings.

Any comment for agenda items shall be taken only during the specific agenda item. All questions posed during public forum should be answered within the specific agenda item by any City Council Member or followed up as needed by staff in a timely manner during regular business hours following the meeting.

Citizens desiring to comment on matters of a general nature, not specific to an agenda item, shall sign up in advance of the meeting & shall provide name and address, and the purpose or nature of the request. This request should be received by the City Administrator before Friday at noon preceding the meeting. No action or formal comment will be taken on such request at the council meeting. Staff will follow up in a timely manner during regular business hours following the meeting.



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CITY OF VALLEY FALLS March 19th 2025

Meeting Minutes

The meeting was called to order at 6:30 p.m. by Mayor Jeanette Shipley.

Council members present: Dennis Tichenor, Brett Dallman, Kevin Loy

Council members absent: Jason Heinen, Bret Frakes

Staff members present: Carolyn Clark (Chief of Police), Wes Lanter (City Admin), Destiny Schrick (city clerk), Andrew Werring (City Attorney), William McCoy (Public Works)

Guest present: Leslee Bowers, Paul Heinen, Mark Jepson, Officer Robert Taylor

Public Comment: Leslee-Presented council with about me document, Paul-presented council with timeline of Sunset Haven, Officer Taylor thanked the council for allowing the purchase of the 2018 Chevy Tahoe

Business Items

Insurance Renewal Brett Dallman made the motion, seconded by Dennis Tichenor 3-0 pass

VFHA 5 yr plan-completed process Kevin Loy made the motion, seconded by Dennis Tichenor 3-0 pass

Centenarian Club Easter Egg Hunt donation \$150 Brett Dallman made the motion, seconded by Kevin Loy 3-0 pass

Consent Agenda

Kevin Loy made the motion, seconded by Brett Dallman 3-0 pass

Executive Session

Attorney-Client Kevin Loy made the motion, seconded by Brett Dallman 3-0 pass. Open session will resume at 7:12pm

Open session resumed at 7:12pm no action taken

Executive Session

Property-Acquisition Kevin Loy made the motion, seconded by Brett Dallman 3-0 pass. Open session will resume at 7:30pm

Open Session resumed at 7:30pm no action taken

Adjournment

Kevin Loy made the motion, seconded by Brett Dallman 3-0 pass. Meeting ended at 7:30pm

APPROVED: _____
Jeanette Shipley, Mayor

Attest: _____
Destiny Schrick, City Clerk



City of
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**City Administrator Report
City Council April 2, 2025**

Daily Operations:

- Assist Citizens with service payments & questions.
- Citizen Notification System—Hopefully, the setup will be completed soon. We will post information on the City website and social media on how to sign up for the Everbridge system if you haven't already.
- Working on grant documentation for grants currently in progress.
 - a. ARPA – All Money obligated, working on the yearly report.
 - b. SS4A— Close-out process.
- KDOT innovative grant (radar signs)—Equipment is in the process of being installed. The moveable set has been installed on Fraizer Street, south of K16.
- Working on year-end procedures and the close-out process for 2024 financials.
 - a. I will start submitting Audit Documentation once 2024 is closed out.
- gWorks—We went live on the gWorks hub on January 23rd. We are still working through some issues with the system, which is a common occurrence when transitioning to a new system.
 - a. I am still working on the 2024 Financials so that I can begin submitting audit documentation.
- Sewer Phase 2—LMI Survey has started on March 12th. GAS is going door-to-door to complete the survey.
- Created an updated set of Bylaws for the Housing Authority. Working with the VFHA to refine their approach. I will have the city counselor review & approve the final draft.
- Sunset Haven RFP deadline is April 14th. They will be opened at the meeting on the 16th of April
- Bill & Chad attended the KRWA Conference in Wichita from March 25th to 27th.
- The Storm Spotter Safety Talk was well attended, with 56 people in attendance.
- Code Enforcement Meeting 5:00 pm 3/31/2025
- Art Council Meeting 6:30 pm 3/31/2025
- Conducted a soil sample collection on both sides of the river to investigate and submit the samples and report to NPL for the river boring project.
- Set up NPL out of Topeka to begin boring the river on March 31, 2025; they will be working with Heinen PHE to complete the project.
- Purchased a used Lawnmower trailer at the Holton Livestock Exchange Farm Auction on 3/29/2025 in the amount of \$850.00.

CITY OFFICE

417 Broadway • Valley Falls, Kansas 66088-1200
Phone 785-945-6612 • Fax 785-945-3341



City of
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Public Works Report
April 2, 2025

Water:

- Met with NPL, the new boring crew, to prepare for the boring under-river project.
- Met with double check to provide water for hydro testing of new fuel tanks at Casey's
- Provided meter for double check to do hydro testing
- Attended the KRWA conference in Wichita with Chad

Sewers:

- Installed the controller and all floats at the lagoon; everything is back in working order.
- Closed the discharge from lagoons.
- Completed sampling for testing on discharge from lagoon and sent to Pace Labs

Streets:

- Cleaned up some storm damage from streets and placed it on curbs till we can pick it up

Other:

- Walking trail tree removal is done as far as COE regulations are in effect (larger than 4")
- Removed most of the dirt from the parking area at the boat ramp
- Dug most of the stumps along the walking trail out; still have dirt work to complete



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Police Department Report
April 2, 2025

- Officer Cody Spire has been selected to serve the Valley Falls community as a Sgt. Police Officer. Sgt Spire has held previous positions, including Assistant Chief and K9 Handler, among others. He has experience in grant writing and administration duties, which would assist the department in the future growth of the police department.
- Attended Active School Shooter Safety meeting. Having these discussions with the school staff has been extremely beneficial to work together to ensure that we are working together and cooperating on the best possible scenario.
- I spoke at the 22nd Annual District AA Corrections meeting about the DAWN program and how it would be beneficial for continuing to work together to help their community battling addiction.
- Investigating the possibility of creating a reserve police program for the City of Valley Falls. Waiting on insurance information from our insurance company prior to proceeding with the process.

Calls for service:

03/17 Traffic stop
03/20 VIN inspection
03/20 VFMH transport (assist outside agency)
03/21 Traffic stop
03/21 Traffic stop (90 in a 45)
03/22 Suspicious activity
03/22 Traffic stop
03/22 Traffic stop
03/22 Traffic stop
03/22 Assist outside agency
03/22 Traffic stop
03/22 Traffic stop
03/22 Traffic stop
03/22 Traffic stop
03/22 Traffic stop

03/25 Loose dog
03/28 Traffic stop
03/29 Traffic stop



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COUNCIL MEETING DATE: April 2, 2025

INVOICES IN THE TOTAL AMOUNT OF: \$26,474.03

APPROVED:

STATE OF KANSAS

COUNTY OF JEFFERSON

I hereby certify that the attached bills are just and correct and that the amount therein is actually due and owing according to law.

Approved by:

City Administrator

Subscribed and sworn to before me this _____ day of April 2025

City Clerk

Claims Report

Period: 03/20/2025 To 04/02/2025

Vendor Name	References	Invoice Amount	Transaction #	Date
SPECIAL HWY & STREETS - 300				
STREET - 140				
MID STATES MATERIALS LLC	Alley Way	\$ 1,051.16	24236	03/30/2025
MID STATES MATERIALS LLC	Valley Liquor Access	\$ 442.37	24236	03/30/2025
Hamm	Valley Liquor Access	\$ 213.37	24242	03/30/2025
Department Total - STREET		\$ 1,706.90		
Fund Total - SPECIAL HWY & STREETS		\$ 1,706.90		
SOLID WASTE (TRASH) - 740				
SOLID WASTE - 740				
WASTE MANAGEMENT	Dumpsters	\$ 5,057.96	24230	03/30/2025
WASTE MANAGEMENT	Recycle	\$ 2,903.60	24230	03/30/2025
Department Total - SOLID WASTE		\$ 7,961.56		
Fund Total - SOLID WASTE (TRASH)		\$ 7,961.56		
GENERAL FUND - 100				
STREET - 140				
Casey's Business Mastercard	Fuel	\$ 986.31		03/24/2025
Department Total - STREET		\$ 986.31		
ADMINISTRATION - 110				
PEC	PEC	\$ 510.00	24234	03/30/2025
Credit Card Services	Carbonite, website	\$ 870.31		03/31/2025
PEN PUBLISHING	Microsoft Subscription	\$ 300.00	24233	03/30/2025
KAPIO	KAPIO membership	\$ 50.00	24238	03/30/2025
KANSAS FIRE & SAFETY EQUIPMENT	Annual inspection	\$ 358.00	24239	03/30/2025
GIANT COMMUNICATIONS	Giant	\$ 40.56	24243	03/30/2025
Midwest Barns	Gazebo-RV Park	\$ 2,647.50	24229	03/25/2025
RADARSIGN LLC	Mobile Base	\$ 1,288.00	24232	03/30/2025

Credit Card Services	Ktag, Cognito	\$ 24.08		03/31/2025
Department Total - ADMINISTRATION		\$ 6,088.45		
POLICE - 120				
RON SCHRICK	Tahoe/Expedition Work	\$ 419.00	24231	03/30/2025
Casey's Business Mastercard	Fuel	\$ 776.05		03/24/2025
GIANT COMMUNICATIONS	Giant	\$ 40.55	24243	03/30/2025
Department Total - POLICE		\$ 1,235.60		
LIABILITIES - 050				
KPERS	Payroll Run	\$ 1,175.18		03/24/2025
KPERS457	Payroll Run	\$ 235.00		03/24/2025
EFTPS	Payroll Run	\$ 1,139.92		03/24/2025
EFTPS	Payroll Run	\$ 403.93		03/24/2025
KSDOR PAYROLL	Payroll Run	\$ 173.04		03/24/2025
AFLAC CAFETERIA	Payroll Run	\$ 91.52		03/24/2025
Department Total - LIABILITIES		\$ 3,218.59		
POOL - 160				
GIANT COMMUNICATIONS	Giant	\$ 40.55	24243	03/30/2025
Department Total - POOL		\$ 40.55		
Fund Total - GENERAL FUND		\$ 11,569.50		
WATER UTILITY - 720				
WATER - 720				
HAWKINS	Chlorine x7	\$ 70.00	24241	03/30/2025
GIANT COMMUNICATIONS	Giant	\$ 40.56	24243	03/30/2025
K4 AG & SERVICE LLC	2 tires, mount, disposal	\$ 750.00	24240	03/30/2025
Casey's Business Mastercard	fuel	\$ 87.00		03/24/2025
COMPUTER DOCTORS LLC	Firewall Renewal	\$ 700.00	24245	03/30/2025
MIDWEST OFFICE TECHNOLOGY	Copier	\$ 108.48	24235	03/30/2025
Department Total - WATER		\$ 1,756.04		
LIABILITIES - 050				

KPERS	Payroll Run	\$ 625.68		03/24/2025
KPERS457	Payroll Run	\$ 20.00		03/24/2025
EFTPS	Payroll Run	\$ 200.81		03/24/2025
EFTPS	Payroll Run	\$ 572.90		03/24/2025
KSDOR PAYROLL	Payroll Run	\$ 106.04		03/24/2025
AFLAC CAFETERIA	Payroll Run	\$ 55.34		03/24/2025
Department Total - LIABILITIES		\$ 1,580.77		
Fund Total - WATER UTILITY		\$ 3,336.81		
SEWER UTILITY - 730				
LIABILITIES - 050				
KPERS	Payroll Run	\$ 625.67		03/24/2025
KPERS457	Payroll Run	\$ 20.00		03/24/2025
EFTPS	Payroll Run	\$ 200.81		03/24/2025
EFTPS	Payroll Run	\$ 572.90		03/24/2025
KSDOR PAYROLL	Payroll Run	\$ 106.03		03/24/2025
AFLAC CAFETERIA	Payroll Run	\$ 55.34		03/24/2025
Department Total - LIABILITIES		\$ 1,580.75		
SEWER - 730				
GIANT COMMUNICATIONS	Giant	\$ 40.55	24243	03/30/2025
MID-AMERICAN RESEARCH CHEMICAL	Energizer plus 1g x4	\$ 277.96	24237	03/30/2025
Department Total - SEWER		\$ 318.51		
Fund Total - SEWER UTILITY		\$ 1,899.26		
Report Total		\$ 26,474.03		

Treasurer Report

Calendar : 04-2025, Fiscal : 04-2025

Fund #	Fund Name	Beginning Balance	Received	Disbursed	Change in Liabilities	Ending Balance
100	GENERAL FUND	\$ 65,330.71	\$ 0.00	\$ 0.00	\$ 0.00	\$ 65,330.71
120	Police Donations	\$ 380.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 380.00
125	DIVERSION FUND	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00
126	Court Bond	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
150	Parks & Recreation	\$ 11,769.10	\$ 0.00	\$ 0.00	\$ 0.00	\$ 11,769.10
160	POOL RESERVE	\$ 1,189.79	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,189.79
200	CAPITAL IMPROVEMENT	\$ 50,643.78	\$ 0.00	\$ 0.00	\$ 0.00	\$ 50,643.78
300	SPECIAL HWY & STREETS	\$ 108,776.19	\$ 0.00	\$ 0.00	\$ 0.00	\$ 108,776.19
400	EQUIPMENT RESERVE	\$ 94,052.71	\$ 0.00	\$ 0.00	\$ 0.00	\$ 94,052.71
500	BOND & INTEREST	\$ 377,473.25	\$ 0.00	\$ 0.00	\$ 0.00	\$ 377,473.25
600	RHID	\$ 162,173.58	\$ 0.00	\$ 0.00	\$ 0.00	\$ 162,173.58
720	WATER UTILITY	\$ 23,914.35	\$ 0.00	\$ 0.00	\$ 0.00	\$ 23,914.35
721	WATER RESERVE	\$ 76,556.59	\$ 0.00	\$ 0.00	\$ 0.00	\$ 76,556.59
730	SEWER UTILITY	\$ 90,454.09	\$ 0.00	\$ 0.00	\$ 0.00	\$ 90,454.09
731	SEWER RESERVE	\$ 189,683.20	\$ 0.00	\$ 0.00	\$ 0.00	\$ 189,683.20
740	SOLID WASTE (TRASH)	\$ 82,275.74	\$ 0.00	\$ 0.00	\$ 0.00	\$ 82,275.74
790	INSURANCE RESERVE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total		\$ 1,334,923.08	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,334,923.08



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PROCLAMATION

Sexual Assault Awareness Month – April 2025

Whereas, nationally one in two women and one in three men will experience some form of sexual assault in their lifetime; and

Whereas, Sexual Assault Awareness Month draws attention to the fact that sexual violence is widespread and has implications for every community member; and

Whereas, there is compelling evidence that we can be successful in reducing sexual violence through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

Whereas, we must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

Whereas, anyone can be a leader in preventing and ending sexual violence. As employers, educators, parents, and friends, we all have an obligation to uphold the basic principle that every individual should be free from violence and fear; and

Whereas, our theme for Sexual Assault Awareness Month this year is “Start the Conversation,” we encourage every person to start conversations about what sexual violence is, how to prevent it, and how to help survivors connect with services, and to speak out against harmful attitudes and actions.

Now therefore, be it resolved, that the City of Valley Falls Governing Body, on behalf of all residents of Valley Falls, does hereby proclaim the month of **April 2025**, as **Sexual Assault Awareness Month**

in Valley Falls, to keep our community members safe from this crime and to stand with survivors and victims of sexual assault.

Date this 2nd day of April, 2025

Jeanette Shipley, Mayor

ATTEST:

Destiny Schrick, City Clerk



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, _____, Mayor of the City of _____, do hereby proclaim _____ as **ARBOR DAY** In the City of _____, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____, _____

Mayor _____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF VALLEY FALLS, KANSAS, DECLARING THE NECESSITY OF THE CITY OF VALLEY FALLS, KANSAS, A MUNICIPAL CORPORATION, TO APPROPRIATE THROUGH THE EXERCISE OF EMINENT DOMAIN CERTAIN INTERESTS IN REAL PROPERTY FOR THE USE OF SAID CITY PURSUANT TO K.S.A. 26-501 ET SEQ., AND GRANTING AUTHORIZATION TO OBTAIN A SURVEY AND DESCRIPTION OF THE LAND OR INTERESTS TO BE CONDEMNED, ALL IN ACCORDANCE WITH K.S.A. 26-201.

WHEREAS, the Governing Body of the City of Valley Falls, Kansas, for purposes of appropriating title to and easements upon real property pursuant to K.S.A. 26-201 to secure access, maintenance, use, and other rights to the city lake; and

WHEREAS, the Governing Body of the City of Valley Falls, Kansas finds that it is necessary and in the public interest to acquire certain property interests including a fee simple interest in real estate as well as a permanent easement as to real property located in Jefferson County, Kansas, commonly located at 18441 Jackson RD, Valley Falls, KS 66088 for the purpose of the above said project; and

WHEREAS, the Governing Body also authorizes the making of a survey and description of the land or interests to be condemned, by a licensed land surveyor or professional engineer, who shall be competent to conduct a land survey, and directs that said survey and description of the land or interests to be condemned be filed with the City Clerk of the City of Valley Falls, Kansas.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY FALLS, KANSAS:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if set forth in full.

SECTION 2. It is necessary and in the public interest to appropriate, through the exercise of eminent domain, certain private property interests, including fee simple and an access easement, for the use of the City for the purpose of setting and acquiring a fixed route of access to the lake owned by the City as well as ownership of surrounding lake property to secure and protect its ownership rights to the lake and to ensure the protection of the health, safety, and welfare of the citizens of Valley Falls, including construction of a permanent roadway and other appurtenances thereto, on property commonly located at 18441 Jackson RD, Valley Falls, KS 66088 Jefferson County, Kansas.

SECTION 3. A licensed land surveyor or a professional engineer, who is competent to conduct a land survey, shall be employed to provide a survey and description of the land or interests to be condemned. When completed, said survey and description of the land or interests to be condemned shall be filed with the City Clerk of the City of Valley Falls, Kansas.

PASSED by the Governing Body of the City of Valley Falls, Kansas, this 2nd day of April, 2025.

APPROVED

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

NOTICE TO PUBLISHER

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.

EXECUTIVE SESSION MOTIONS

There is no standard format for the motion to recess into executive session which will apply to all situations. Because the statutory language requires the motion contain both the "justification" and the "subjects" to be discussed, the motion should include the statutory reason for recessing into executive session and a more specific description of the topic for discussion.

1. **Statutory reason for non –elected personnel needs a more specific reason which could be Individual employee's performance**

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.

2. **Statutory reason for Attorney – Client privilege needs a more specific reason which could be discuss contract, Litigation, Claim, or other such more specific item.**

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

3. **For employer-employee negotiations a more specific description could be salary.**

I move the city council recess into executive session to discuss salary pursuant to **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.

4. **For property acquisition matters a more specific description could be purchase cost.**

I move the city council recess into executive session to preliminary discuss purchase cost pursuant to **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.

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;