

1 | The City of Hope Council Meeting December 5th, 2016

Mayor Ryff called the December 5th, 2016 regular council meeting to order at 7:00pm and led the council in the pledge of alliance. Mayor Larry Ryff asks for roll call, it showed the following present: Jared Morgan, Carol Lauxman, David Wendt, and David VanHook. Gordon Hunnicutt was absent.

Carol Lauxman made a motion to dispense with reading the previous meeting minutes and approve the minutes the way they were written. David VanHook seconded the motion. The motion carried 4-0.

Appropriation Ordinance: The Council reviewed the ordinance and Jared Morgan said if there were no questions he would make a motion to approve the Appropriation Ordinance #1065 and Carol Lauxman seconded the motion and the motion passed 4-0.

Financial Statement: Heather was not able to attend. The report was presented by Mayor Ryff. Carol Lauxman motioned to approve the financial statements and Jared Morgan seconded the motion and the motion passed 4-0.

Police Report: The report was presented by the Dickinson County Sheriff Deputy, he explained that they had put in a total of 63.25 hours in the month of November for the City of Hope and had 9 calls. The Council thanked him, the deputy left.

Visitors: Mayor Ryff said he would like to introduce a couple of visitors. The first one was Mr. Ed Patton the City Manager from Herington and next was Mr. Doug Thompson the City Attorney for Hope. Mayor Ryff said he would like to move onto the New Business section of the meeting and start with Mr. Patton.

New Business: Mr. Patton explained that he had brought a copy of the current plan the City of Herington has come up with. He said what they had decided to do after checking with surrounding communities, the KDHE and in around about way with the EPA. Prior to him working for the City of Herington the City had already looked into rebuilding the water treatment facility. He explained after looking over the City's budget and getting thing put together they decided to go with an Ozone System. The City is hoping to get funding for the new system through USDA and Kansas Rural Water Association. He went onto say that effective December 20th, 2016 they would be having a hearing to approve that system. Then if in 61 days no one complains they will change the system completely out. During this process he had his operator adjust the baffles around the system and their last test for TTHM'S was in the sixty's. They are expecting that the next test in January due partially to the cold weather that it will be in fifty's. Mr. Patton explained he had already received a letter that

confirmed a certain percentage of funding was already guaranteed. He said he is hopeful that in March 2017 they will be able to start the building process. Mr. Patton went on to say that he don't think we will have violations in 2017. But beyond that he is not able to predict while in the construction phase what effective it could have on the water quality. He explained while under construction it could stress the system and cause some problems. He is just not sure what effects it will have. But whatever it takes they will take care of it. Mayor Ryff then explained that the City of Hope has their grant application in and has been approve for the loan with the USDA. He said one question that we have been asked from the USDA is what impact the new project will have on the City's water rates. Mr. Patton said if there is a change in the rates he does not anticipate a large change. Jared Morgan then explained that for the last 18 months we have been working on our own project. Jared said that we have done a good job and we are close to being funded with what we are anticipating. He went onto say that if that is going to change it wouldn't wreck our plans but it might make us eligible for more funding. Jared explained that if there was even a chance that you anticipate for the rates to rise it would be best for the City of Hope to know now then even in January. Mr. Patton said he would sit down in the next two weeks and do a complete over hall of the figures to see where it leads him. Mr. Patton said he would do his best to let us know in the next two weeks to ten days if the city's rates will go up. The Council and Mayor Thanked Mr. Patton for coming to the meeting and said we would keep in touch.

Mayor Ryff explained he was going to change the schedule up and go to Mr. Doug Thompson the city's attorney to discuss the Nuisance Ordinance. Jared Morgan explained that we had a committee meeting to discuss making some changes to the Nuisance Ordinance to the help prevent and keep ahead of the issues that he the City is now has. Jared continued explaining that I had found some examples of the LKM website. After the committee had met they made some suggestion on what they would like to see added. Mr. Thompson said that the Council would have to figure out where you wanted to them to wind up. He said that when you want the property cleaned up but the owner don't comply and then moves away. So then the City goes and cleans up the property and puts it on the property, then owners don't pay their taxes for three years, then it ends up on the sheriff's sale and sales for a dollar. So then the money the city spent cleaning up the properties gets eliminated. So the question is how much can the budget take. He suggested that having the owner appear in court sometimes is more effective. Mr. Thompson said we would have to pick and choose which ones that need the most attention. Then decide what approach is

best. Mr. Thompson said that it all depends on the circumstances what the best way to deal with these types on issues. He said Municipal Court generally works best for most situations but there are times where the owners wants to comply but is not physically able to do the work and financially is unable to hire it done. He suggested that perhaps put the word out that you are planning a clean-up day and explain that the owners are not able to do it for their selves and need help. He said that they had success doing that is several towns around the area. He said you just need to balance it out. Jared Morgan said that the Council would like to address these types of issues before they get out of hand. Would like to be able to identify the issue while they are still manageable. Perhaps by doing a work day. He went on to explain that the Council would like the Ordinance as in depth as the city is able to afford to enforce. Mr. Thompson said that there is nothing wrong with the direction that the Council is going however he would cautioning that there could be instances where the City would have to stand the expense. Mr. Thompson also mentioned a clean-up day where the City would allow residence to set out items and the City makes arrangements to pick up the items and haul them off to help the blight issue. Mr. Thompson went on to say that once the word gets out that this is the way the City is going to handle things now, the people that is getting a little lax with their property will start working to get it in better shape because of the consequences have become tougher. He said he would happy to look at whatever the Council was wanting to do with the Nuisance Ordinance just email him the information and he would help with the Ordinance. His recommendation was that those that are on the border line bring into Municipal Court. Having the Court address those is a good way to handle those particular issues and he said the word would move quickly throughout the community. Jared Morgan then explained to Doug Thompson that it would be more like a list of items to be put into an Ordinance and asked if that would work for him. Mr. Thompson said that it would be fine. He continued and suggested that while preparing the budget put some funding to maybe plan to abate one house a year to get started. Jared Morgan then asked about the fines if it should be left up to the Judge or would that be something the Council should come up with. Mr. Thompson replied he would suggest that the Council set the range to give him guide lines. Jared Morgan then asked if he had spoke to Thaniel with BG Consultant any more about the contract, if there was anything we needed to be made aware of moving forward. Mr. Thompson said that he had sent a letter to USDA Rural Development because they had issues with the language concerning the limited liability. He said he felt like the liability coverage was sufficient and did not need to be adjusted. He did not see any other issues. Jared Morgan also asked if we do get the CDBG grant

awarded to us if there was anything we should be informed of or caution moving forward with the project. Mr. Thompson said that BG Consultant would funnel the paperwork through his office as well. So he would see all the contractors and sub-contractor contracts also. The Council Thanked Mr. Thompson for his time and he left.

Mayor Ryff said next on the agenda was the Law Enforcement Contract with the Dickinson County Sheriff's Office. He explained that the amounts had stayed the same and it was basically the same as last year's contract. Jared Morgan motion to approve the contract with the Dickinson County Sheriff's Department for Law Enforcement for the year of 2017 and Carol Lauxman seconded the motion and the motion carried 4-0.

Next was a building permit for Hilton and Pat Helbach. The Council looked over the permit Jared Morgan motioned to approve the permit and Carol Lauxman seconded the motion and the motion passed 4-0.

Mayor Discussion: M & K Trash Contract was the next item and Mayor Ryff explained that Mike had called and spoke to me but had not sent any paperwork for next year's contract. Mike had explained that everything would remain the same and that he would not be raising the rates for 2017. Next the Mayor explained that we would need to have a special meeting for the USDA Rural Development for Chelsea to present the contract with them and pass the resolutions that are necessary to move forward.

Maintenance Report: Billy Lininger explained that he thought things had been going pretty good. He said that he had closed the bathroom in the park and had been winterizing the equipment as well put the blade on the dump truck. Jared Morgan asked about Billy getting certified and Mayor Ryff explained that KDHE requires you to work for at least 6 months before be eligible. Mayor Ryff went on to say he would like to have Brian Shippy come down and work with Billy about some of the water sample. He asked me to check into the requirements with the KDHE.

Clerks Report: It was a quite month. I spoke to Ed Patton the City Manager of Herington about attending the meeting to give us an update on the water situation. We lost a resident this month so Mayor Ryff, Billy Lininger and I went up to the cemetery and Billy got to help mark the gravesite. Billy also found two dogs at large and the Mayor had me write up a couple of tickets. I phoned and spoke to Mr. Thompson about attending the meeting to discuss the Nuisance Ordinance. Then I got to stuff envelopes to send the KDHE warning letter and the water bills to all residence in town. Billy Lininger then

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mentioned that he would like to get a dog catching stick and Mayor Ryff said that he had a short list of things to get depending on how the budget looks if at the end of the month or next year.

Jared Morgan motioned to adjourn and Carol Lauxman second the motion and the motion carried 4-0.

_____ Mayor, Larry Ryff

Attest:

_____ Clerk, Joni Rikard