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Mayor Ryff called the August 3rd, 2020 regular council meeting to order at 7:00pm and led the council in the pledge of allegiance.

The Mayor asked me to do roll call, it showed the following present: David Wendt, Fred French, Gordon Hunnicutt and Robin Moniz. Ginger Stewart was absent.

Previous Meeting Minutes: Mayor Ryff said the first item is the minutes from the previous meeting and we will also include the special meeting minutes too. Gordon Hunnicutt made a motion to accept the minutes from July 6th 2020 and the special meeting from July 29th, 2020 as written; Robin Moniz seconded the motion and the motion passed 4-0.

Appropriation Ordinance: Mayor Ryff said next is appropriation ordinance #1109. Gordon Hunnicutt made a motion to approve appropriation ordinance #1109, David Wendt seconded the motion. The motion carried 4-0.

Financial Statement: Mayor Ryff said next was the Financial statement. He said he would give them time to look over the treasurer's report. Gordon Hunnicutt said it looked like a couple of the CDs were coming up due next month. A short conversation took place, no action was taken. David Wendt made a motion to approve the July financial statement, Gordon Hunnicutt seconded the motion. The motion carried 4-0.

Police Report: Mayor Ryff said next, he would turn the floor over to the deputy. The deputy said he was the newest member of the sheriff's department and his name is James Reynolds, he said he had been there a couple of months now. He said he came from Ottawa County. The Officer said there had been 27 calls and a total of 70.25 hours for last month. Deputy Reynold said if there were question's he would try to answer them if not he would role on. The Mayor asked if anyone had any questions, he said he did want to thank the sheriff's department for putting in the extra effort in controlling the kids on motorcycles and four wheelers that were not yielding at stop signs. The Council and Mayor thanked the deputy and he left.

New Business: Mayor Ryff said the next item of business is a hearing resolution on a house we inspected, he said he would turn it over to James Holland with Holland Municipal Service. Mr. Holland said the first thing is to open the public hearing. Gordon Hunnicutt made a motion to open the public hearing resolution 20-002, Fred French seconded the motion. The motion carried 4-0. Mr. Holland said the resolution in front of you is the next step to condemn and demolish the house on 2nd avenue, he said this is the public hearing portion where the property owner or representative can state their case on why that shouldn't occur. James Holland said that on May 11th we had given notice prior to the property owner that there would be an inspection of the property. Deputy Depew accompanied them to the door and Eben Youtsey an acquaintance of the property owner gave access to the property. Chad Lorson, Mayor Ryff and James Holland all inspected the property. He said that the condition of the house was documented as they walked through the house. As the public officer for the city code the Mayor then sent a letter

to them saying it is his opinion that it is dilapidated, unfit and a dangerous structure. After the letter was sent, we put together a resolution and published it in the city's official newspaper. Mr. Holland explained it was around a 60-day waiting period, you notify them twice by advertising twice in the paper, as well as being sent a notice as well. He said if the resolution is adopted tonight and then it is published in the newspaper, they will have 30-days from the day that it is published to commence repairs and offer a plan of repairs, after the 30-days the city can hire it demolished at that point. He said that it is their last opportunity. Mayor Ryff asked how long the hearing needed to be open, Mr. Holland said when he is done talking, he said ask if there is anyone here to speak on the behalf of the property owners to preserve the house. Mayor Ryff ask if there was anyone here, they should speak up and now would be the time, he said otherwise he would hear a motion that the hearing is concluded. Gordon Hunnicutt made a motion to close the public hearing at this time, Fred French seconded the motion and it carried 4-0. Fred French made a motion to adopt Resolution 20-002 and Gordon Hunnicutt seconded the motion. The motion passed 4-0. The Mayor and Council thanked Mr. Holland and he left. Mayor Ryff said the next item of business is Wesley with BG Consultants. Wesley said at long last that we are finished with the water project. He said all the final touches were put on the water tower project in July, Wesley explained that during the water line construction there was a substantial completion and a final completion, and they were spaced apart. He said due to the compactive nature on the tower project both of those events happened in the month of July. Wesley said there were no change orders on the project the work was completed as bid. He said the pay request application is the contract amount that was bid and awarded no more no less. Wesley asked if there were any questions. There was a conversation between the Mayor, Wesley, and the Council about the tower project. Gordon Hunnicutt made a motion to approve the certificate of substantial completion for the water tower rehabilitation. Fred French seconded the motion and the motion passed 4-0. Gordon Hunnicutt made a motion to approve the completion of work certificate for the water tower rehabilitation. Robin Moniz seconded the motion, the motion carried 4-0. Gordon Hunnicutt made a motion to approve the contract application payment number one, of ninety-five thousand two hundred dollars, Robin Moniz seconded the motion. The motion passed 4-0. Wesley said that I could scan and email them to him once they are signed. He said that he was sure that he would have more contact with Larry and I, but as far as the Council goes he said it was a pleasure to work with them, he said he enjoyed being down and meeting with them. The Council thanked him, and he left. Mayor Ryff said the next item of business will be, approval to advertise the budget for 2021. He said technically what it said was that this year the tax rate was at 43.881 and next year will be 46.917, he said yes the amount is a little bit more then last year, and we know it needs to be because of expenses do go up. He said that the finance committee met one afternoon, and then over the next couple of weeks I put it into the state template. I told the Council that we needed to come up with a hearing date a least ten days after it had been published. We had a discussion among the Mayor, Council, and me. Gordon Hunnicutt made a motion to approve the advertising of the budget 2021 and Fred French seconded the

motion and it passed 4-0. We will have the hearing on August 18th at 7:00pm at City Hall. Mayor Ryff said the next item of business is resolution 20-003 coronavirus relief fund. The Mayor explained that there is money from the County to help with the extra expenses due to the Covid-19. He said that we are planning to get four sanitizing stations and face masks. He said that we would be reimbursed by the County for those items and the soap dispensers recently installed in the bathrooms at the park. Gordon Hunnicutt made a motion to adopt Resolution 20-003 Hope Coronavirus Relief Fund Resolution, Fred French seconded the motion. The motion carried 4-0. Mayor Ryff said the next item of business is a building permit for Eugene Geissert, he is building a deck on the Eastside of his house, it will be 12' X 20'. David Wendt made a motion to approve the building permit. Gordon Hunnicutt seconded the motion, the motion passed 4-0. Mayor Ryff said the next item of business is it is my anniversary month of August, he said the city employment policy manual says that I am to be reviewed, he said it is up to the Council to decide whether I get a pay raise or not. Gordon Hunnicutt made a motion to go into executive session for 15 minutes to discuss nonelected personnel performance, Fred French seconded the motion and it carried 4-0. Fred French made a motion to come out of executive session Gordon Hunnicutt seconded the motion and it passed 4-0. Robin Moniz moved to give me a pay raise of 3.5% effective August 1st, 2020 and Fred French seconded the motion. The motion passed 4-0. I thanked the Council for the raise. Mayor Ryff said moving on, he said the maintenance department is chugging along, he said John had been doing a very good job. He said John is getting something done everyday, trying to keep up until Pat comes in. Most of it has been either equipment repair and or mowing and weed eating. I said that I also wanted to add that a person of the community had come in and said they thought the park looked really good, and wanted me to pass that along to whoever was doing the work.

Mayors Discussion: Mayor Ryff said he didn't have a lot to discuss. He said the step taken with BG tonight, is a step in where we need to get. He said basically we will pay the pay request and make the last draw from the bank. Then the paperwork will be submitted to NCPRC. Also, a couple of miscellaneous bills. He said in the next month we will finalize the paperwork with commerce department and keep Chelsea with Rural Development in the loop, so we refinance the water project construction loan into a permanent loan at 1.78% for forty years. Mayor Ryff said to make the last draw from the bank we should have a motion. Gordon Hunnicutt made a motion to authorize to make a final draw from the temporary note at the bank, David Wendt seconded the motion. The motion passed 4-0.

Clerks Report: I said that I really appreciated the raise that they gave me. I said I would let them read the report that was in their Council binders. Gordon Hunnicutt asked if I had anything to add. I explained that I had been doing some water tests and that John and I had done the meter readings this month too. Mayor Ryff said in loo of everything that has transpired that I should be more involved in the water test procedures and the water meter readings. Due to the fact that, somewhat the maintenance department people

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and are city clerks job needs to be cross-trained on different projects. He said he thinks more hands on would be better just in case someone needs to be off.

Mayor Ryff asked if there was anything else. Gordon Hunnicutt said two things. He wanted to know if there had been any difference in the water loss since the new waterlines had been installed. Mayor Ryff said that we were doing very good up until we started the water tower rehabilitation. Mayor Ryff the Council and I had a discussion. No action was taken.

Gordon Hunnicutt made a motion to adjourn and David Wendt seconded the motion. The motion carried 4-0.

_____ Larry Ryff, Mayor

Attest:

_____ Joni Rikard, Clerk