

1 | Hope City Council Meeting June 1st, 2020

Mayor Ryff called the June 1st, 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 and Gordon Hunnicutt. Robin Moniz and Ginger Stewart were absent.

Previous Meeting Minutes: Mayor Ryff said the first item is the minutes from the previous meeting. Gordon Hunnicutt made a motion to dispense with the reading of minutes and approve the way they were written; David Wendt seconded the motion and the motion passed 3-0.

Appropriation Ordinance: Mayor Ryff said next is appropriation ordinance #1107. Gordon Hunnicutt made a motion to approve appropriation ordinance #1107, David Wendt seconded the motion. The motion carried 3-0.

Financial Statement: Mayor Ryff explained next was the Financial statement, but he was going to rearrange things and do the police report and take care of some of the other business first.

Police Report: Deputy Williams said that they had put in 66.50 hours and had 21 calls. He went through the calls and asked if there were any questions. Mayor Ryff asked the officer to follow up on the abandon vehicle call, Officer Williams said he would get back with me, the Council Thanked him and he left.

Mayor Ryff said under visitors was Tandi Reiff with Smart Insurance and Wesley Weishaar with BG Consultants. He said were going to start the new business and would start with Tandi Reiff.

New Business: Tandi Reiff started and said she was born and raised in Dickinson county. She said Vicky Sullivan is her Mom, she owns Flowers by Vicky in Herington and has been there a long time. Tandi said in 2005 she bought Herington Mutual Insurance in downtown Herington and owned it for 13 years. She said two years ago she partnered with Smart Insurance. She added she had been an agent for 15 years. Tandi said she had come to talk with the Council about the insurance companies that they provide. She said it is called EMC Insurance, she explained she would go through the policies and details with the Council. Tandi said that she had talked to me and Larry for the last year and we told her to go ahead and provide a quote so we could compare. Tandi went on to explain the differences between the policies and what would be available if we went with EMC. She explained they have been around for 70 years and explained that the company specialized in cities, municipalities, schools, water districts and things of that nature. She said they are not new to this; they have been at this for years and they have a big program that offers a wide array of coverages that the average company does not provide. Tandi went through the policies with the Council and explained the different coverages EMC provides. There was a discussion between Tandi and the Council. Mayor Ryff said maybe it should be tabled for 30 days so the Council has some time to think about it. Gordon Hunnicutt made a motion to table the bid by Smart insurance until July 6th, 2020, Fred French seconded

the motion. The motion carried 3-0. The Council thanked Tandi for coming and she left. Mayor Ryff said the next item of business is Wesley with BG Consulting. Wesley said the last time he was here that we had done the substantial completion for J & K Contracting, and reduced them to retainage, and at last month's meeting we did the final pay application. He said all the work has been completed. Everything is satisfactory, but they will still do any warranty work that might be needed. He said that there will be some settling around the water meters and J & K will come back with some dirt, seed and possibly some rock next fall or next spring. But the project is at a point that all the remaining work will be warranty work, so now we are at the point where we start talking about final project documentation. Wes said that Shannon with J & K had sent him all of the documents and there are copies of all of it in the Council packets. He said the only thing he would need from the Council on that item is a motion to sign the completion of work certificate. Wesley explained that he was here last week and talked with Larry and got the contract signed for the tower project, he said they had mobilized in on May 30th and had their first couple of days working, they got the ladder on and started getting the additional manway. Wesley said looking at their schedule it's looking like if everything goes well, maybe the first of next month they'll be done. He said more than likely the final payment will not be until August, but it could be as early as the July meeting. A conversation among the Council, Wesley and the Mayor took place. Mayor Ryff said the first step would be to make a motion on the completion of work. Gordon Hunnicutt made a motion to sign the completion of work certificate for J & K Contracting. David Wendt seconded the motion. The motion passed 3-0. The Mayor signed the paperwork and then asked if anyone had any more questions for Wesley, there were none. The Council thanked Wesley, and he left. The Mayor asked the Tempel's if they would like to address the Council next because there was quite a bit more business left. Mrs. Tempel asked how much trouble will they get in when they start building up their yard and it starts flooding everybody around us. She said a neighbor had drained his pool and their yard stayed wet for two months and came in their window wells. She said they can't raise their house because there isn't a ditch for the water to leave. The Mayor asked what they were planning on doing? Mrs. Tempel said that they were going to put some dirt in there, but it won't do any good if the water washes it out into the street. She said the water has nowhere to go, because their yard is the lowest point in the area. She said they did dig out the ditch a little bit and asked if the City would help dig it out some more. The Mayor said that the City would be glad to do it, but the City would not be liable for the rock wall in their yard. She agreed. Mrs. Tempel explained that she had dug out a ways from the wall but would like help with the area that was left. The Mayor said his biggest concern was the rock wall because the City would not be building a new rock wall, he said he had no problem hauling a bucket of dirt in on the Northside of the house and he had no issue cleaning some of the ditch out. A discussion about drainage issues took place between the Council, Maintenance, Mayor and Tempel's. The Mayor said we would haul dirt to the Northside of the house and get it halfway close for them. Then when we clean the ditch, we could take that dirt into the yard too. Mayor Ryff suggested that we let it dry out and shoot for the middle of next week, try cleaning some of

that up and the Tempel's agreed that would be alright. The Council thanked the Tempel's and they left. The Mayor said that we have four building permits. He said we would start with Ashly Olson's first, he said it looked like 10X20 shed on the South end of their property. Gordon Hunnicutt made a motion to approve the building permit as long as it is anchored correctly, Fred French seconded the motion. The motion passed 3-0. The Mayor said the next building permit is Shem and Alta Schohr, it is a 10X20 shed, looks like it is on the South end of the property inline with an existing shed. Fred French made a motion to approve the building permit for the Schohr's. Gordon Hunnicutt seconded the motion. The motion carried 3-0. The next item of business is a building permit for Curtis Brown. Mayor Ryff said it looks like they are adding on to an existing deck, erecting a chain-link fence and enclosing a porch. The Council had a conversation about the building permit. Fred French made a motion to approve the building permit if it is adequate and looks decent, David Wendt seconded the motion and it passed 3-0. The last building permit is for Lorrie Adkins and she is putting in a chain-link fence. Fred French made a motion to approve the fence. Gordon Hunnicutt seconded the motion the motion passed 3-0. The Mayor said he would like to move back to the financial report before moving to old business.

Financial Statement: The mayor said basically the financial statement shows the funds balances, he asked does anyone have any questions on the upper half of the statement or the special water project account? The Mayor said the City of Hope's Special Water Project account now has \$3,279.91. He said you heard Wes talk about not having to worry about a bill until August. He said we do have draw down money available at the bank. Gordon Hunnicutt made a motion to accept the financial statement for May 2020. David Wendt seconded the motion. The motion carried 3-0. Mayor Ryff said there is two certificate of deposit maturing, one matures on 6/8 and the other one matures on 6/15, he said interest rates are low, so he doesn't know what to do. He said he would suggest not locking them into anything over a year. A discussion took place among the Council and Mayor. David Wendt made a motion to put CD #14589 and CD #14853 in a 91-day CD. Gordon Hunnicutt seconded the motion and the motion carried 3-0.

Old Business: Mayor Ryff explained that Mr. Holland had done some background research on the property to see if there were liens, he also came down and did an inspection. The Mayor said that Mr. Holland, Chad Lorson and himself attended the inspection. He said that the picture show that it is dilapidated and unfit. Mayor Ryff said that there is a resolution that he sent down for the Council's approval. He said basically it says that there was an inspection and that it has been found unsafe and dangerous. Gordon Hunnicutt made a motion to pass resolution 20-001, David Wendt seconded the motion. The motion carried 3-0. Mayor Ryff said the next item of business is the consent agreement from KDHE. He said that our City attorney Brian Bina and Thaniel Monaco with BG have all looked it over and spoke with KDHE on the City's behalf. The Mayor said as long as the next TTHM test come back in compliance the agreement will go away in a year. He said so it will be very important to follow the guidelines when collecting the samples. The Council and Mayor had a discussion about the testing and agreement.

Fred French made a motion to accept the consent agreement with KDHE. Gordon Hunnicutt seconded the motion. The motion passed 3-0.

Mayors Discussion: The Mayor said that they had ordered pipe to put around the playground equipment in the park. He said he and Billy would have like to get it done before the disc golf tournament this weekend, but with the tower work starting he will be busy getting the water system adjusted to keep the City supplied with water. He said Billy has picked up the timbers around the equipment and raked it down, but he is not starting the project until after this weekend. The Mayor asked how many went through the Cemetery, he said there are pictures of the Cemetery in the FYI section of the notebooks. He said he would like to thank Billy for working real hard up there and also Damion and John Moniz and Fred. He said all you guys put a lot of time in up there.

Maintenance Report: Billy said he worked hard on the Cemetery all month getting it ready for Memorial Day. Hooked up a couple services for a couple new customers. Billy said he had been trying to keep up with collecting the trash. He said he been trying to keep the park weedeated and keep up with that, he said he started spraying a lot of weed killer on a lot of stuff. He said the he has the picnic tables half scraped down and will hopefully have them done for the tournament as long as nothing comes up. He said that was pretty much a lot of it, just mowing and mowing, hanging fence and trying to get that Cemetery done by Memorial Day. Billy said all the equipment seems to be running good for the most part.

Clerk Report: Looked through my notes from the council meeting and called the people with building permits to let them know they had been approved. I had a conversation with Larry about a complaint about a yard that needed to be cleaned up. He asked me to drive around town and take pictures of some yards that needs cleaned up and some that just needed mowed. He said I needed to send them letters with the ordinance and pictures. Then I typed up letters for the nuisance yards and got them ready to mail. After listening to the Kansas League of Municipalities conference call, I suggested to Larry that we should post signs at the park to let the public know that if they choose to use the park and the equipment that they need to do so at their own risk. So, I made some signs up. While we were at the park putting up sign's I noticed there wasn't soap dispensers in the bathrooms at the park. So, I suggested that we should have soap in the bathrooms to wash your hands with. Larry asked me to find some soap dispensers for the bathrooms. I looked on the internet and printed some that I found. I went up to the Cemetery and put markers and flags on the Veterans graves for Memorial Day. I went back to the Cemetery on Tuesday and picked up the flags and markers. I brought them back to the office and let them dry, then put them up. I received an email from Wesley Weishaar with BG Consultants. He said he was hoping to come down tomorrow and finalize all of the contracts for the tower. He said the contractor Central Tank Coatings would like to get started next week. So, I let Larry know so he could be here to sign the paperwork to allow the contractors to get moving on the water tower work.

5 | Hope City Council Meeting June 1st, 2020

Mayor Ryff said moving on, he had a couple of items. He said that the weedeater had been running kind of rough and part of the reason is the fuel. He said they are still testing that out. He said supposedly the new Stihl equipment is to be ran with 91% octane. A conversation among the Council, Billy and the Mayor took place. The Mayor suggested that Billy keep running the 91% and see how it runs. He said if there are problem's we will take it in to be worked on. He said they think some of the weedeater issues is the octane level in the fuel. The Mayor said moving on, he has had a few yards mowed around town. He explained how it works is he has me take pictures of before and after, then we invoice them as soon as possible. He said if the invoice is not paid by August, we send an assessment to the county to put on their property taxes. Mayor Ryff said that the town has been pretty much mowed up.

Gordon Hunnicutt made a motion to adjourn, David Wendt seconded the motion. The motion carried 3-0.

_____ Larry Ryff, Mayor

Attest:

_____ Joni Rikard, Clerk