

## 1 | Hope City Council Meeting November 2nd, 2020

Mayor Ryff called the November 2nd, 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, and Fred French. Gordon Hunnicutt attended via phone call. Robin Moniz and Ginger Stewart were absent.

Previous Meeting Minutes: Mayor Ryff said the first item of business is the minutes from the previous meeting. David Wendt made a motion to accept the minutes from the previous meeting and approve them as written. Fred French seconded the motion and the motion passed 3-0.

Appropriation Ordinance: Mayor Ryff said next is appropriation ordinance #1112. Fred French made a motion to accept appropriation ordinance #1112, David Wendt seconded the motion. The motion carried 3-0.

Financial Statement: Mayor Ryff said the next item of business is the financial report with Heather Stackley. Heather said there is nothing to exciting, she said she knew that there was a question about the amounts on the trash fund from the previous meeting, that the expense and receipts were the same amount. She said we had gone back and looked at it, and it was actually the same amount. The Mayor said everything looks good except the sewer Fund has a deficit, he said he was sure that it was from the sewer cleaning bill and he asked if she would take it out of the General Fund to fix it. Heather said she would get it fixed. Fred French made a motion to accept the financial statement, David Wendt seconded the motion. The motion carried 3-0. Mayor Ryff said he wanted to talk about the special water project account. He said that the account will not be closed until sometime in August of next year. He explained that there a still a few expenses going to be coming out of that account before we know what the final balance is. More than likely we will make an additional payment on our loan with Rural Development he said.

Police Report: Mayor Ryff said that we had already looked at the police report. He said the deputy wasn't able to attend. Mayor Ryff said there was 73.25 hours put in for last month and a total of 21 calls. Business checks, park checks and traffic stops.

New Business: Mayor Ryff said moving on to new business, he said first is a building permit from Daniel Schwindt. He said the building permit is for an existing building that use to be a saddle shop. Mayor Ryff said that he is planning on improving it and making it into an office and guest room. David Wendt made a motion to approve the building permit for Daniel Schwindt. Gordon Hunnicutt seconded the motion. The motion passed 3-0. The next item of new business is the demolition estimate on the property that has been condemned. He said we have an estimate from Blixt Construction of \$8500.00. He said Jeff was down and looked at it, there is a house, garage, a tree that set in the middle of the house and a back yard full of trash. The Mayor said he talked to a couple of other contractors and neither one was interested in messing with it. A conversation among the Council and Mayor took place. Fred French made a motion to approve the estimate and Gordon

Hunnicuttt seconded the motion. The motion carried 3-0. The Mayor said that he would have me get a hold of Blixt Construction to let them know it is a go. Gordon Hunnicutt asked if we were going to step into another house once this one was done. Mayor Ryff said that since it takes about six months to get the paperwork out of the way, that he would like to start another one in January.

Old Business: Mayor Ryff said the next item of business is old business, it has to do with the audit that is necessary to satisfy our loan with the USDA, he said he would let me tell the Council about it. I explained that I spoke to Cindy Jensen out of Council Grove and had talked to the Council at the last meeting. Cindy wanted to check with one of her associates about their interpretation of the wording in the letter of conditions that explain what type of audit is required. She said that she would hopefully get back to me before the meeting, but she really thought that her quote of \$5250 would be the amount. I also called a firm in Salina, the gentleman that I spoke to thought it would roughly run around \$9000, assuming it would be a single audit. Since I hadn't heard back from Cindy Jensen, that is what she was going to try and clarify, so that is what I know about that. Mayor Ryff said due to the fact of not having a good estimate, he thought it should be set a side until next month. The Council agreed. Mayor Ryff said the other item of old business we got; at one time the Council was talking about changing the meeting hours. Maybe meeting earlier during the winter and back to 7:00pm during the summer. He asked if the Council had given it any more thought. A discussion with the Council and Mayor took place. David Wendt made a motion to have next month's meeting start at 6pm, during standard time. But during daylight savings start the meetings at 7:00pm. Fred French seconded the motion. The motion passed 3-0.

Clerks Report: I scanned the amended sewer rate ordinance into the computer and then emailed it to the Abilene Reflector Chronicle to have it published. Larry asked me to email Wesley with BG Consultants a list of warranty items that Pat had been coming up with. In the email I let him know that so far, there is a valve that needs to be hydro vac'd and a fire hydrant that does not work. Went to the City's website and updated the meeting minutes and added the ordinance prohibiting certain truck traffic on the public streets of Hope. Looked in the National Sign Company catalog for a sign to put up so we are able to enforce the ordinance pertaining to truck traffic on the streets. I called Kansas Gas Service to confirm that the service at 101 E 2<sup>nd</sup> Ave had been removed. I spoke with several people and finally to the service supervisor. He confirmed that the service line was killed 10/6/2020. Then, I made a phone call to Blixt Construction out of Chapman to see if they were planning to send us a bid to demo the property at 101 E 2<sup>nd</sup> Ave., Katie explained that Jeff was not available but she would speak with him on Monday and send the bid via email. I sent out an email on the list-serv, to get information from other cities on who they use for auditing. I made a list of them that were fairly close, then made some phone calls to get some pricing. There were 3 firms that I contacted besides the one I had already reached out to. I emailed Chelsea with USDA and then called her. She called me back and I asked her about the years and what type an audit she needed. She explained that it would need to be for 2019 and 2020, but it only needed to be the special water project account. Cindy Jensen

the one I spoke to originally asked for me to send her some information and she would try and get back to me Monday before the meeting. As far as the others, one I have not heard back from, one would not be able to do anything until the summer or fall of 2021, and the other one estimated a price of around \$15000.00.

Maintenance Report: Mayor Ryff said moving on we do have the maintenance man here tonight, he said so he would turn it over to Pat so he can tell you what he has been up to and where he's going. Pat said he had been doing a lot of things. He said he had been fixing stuff, putting in meters, he said they are going to pour concrete around the sewer manholes out in the field before the crop gets up, he said in fact they are ready. Pat said they are going to figure the yards of concrete so they can get it ordered and do that this week. He said he had been winterizing things. Pat said that he got the motor grader running and put the rubber blade on it. He said everything is pretty much serviced. He said the New Holland tractor, has some issues. He said the fuel pump is leaking, and he said he thinks that it is because it didn't get much use in the past, and that its fuel tank is all rusted. He said it shows a fuel fault while you're running it, and the problem is how to get it worked on. He said you would have to haul it to KanEquip or have them come get it. Pat said that is also the tractor the City uses to run the generator. A lengthy conversation among the Council, Pat and the Mayor took place. Mayor Ryff said how about you call KanEquip and talk to them, we bought it from them, they should know how to fix it. Pat said that he would call KanEquip. The Mayor said basically he knows that Pat has been real busy and things are starting to shape up. He said between him and John, he knew there had been some radiator issues with the case backhoe in the last 3 months and they got them fixed, they put in four different water meters, he said there is four more on the list and the water meters will be cleaned up. Mayor Ryff said in the last 60 days he had gone through two loads of asphalt. Mayor Ryff said the sewer manhole lids out in the farm ground between the city limits and the lagoons over the last 25 years have been hit by farming equipment and the some of the tops have been busted loose. He said this is a project both Pat and John have been working on now. He said one of them was completely broke loose so there was a hole setting out there that was collecting corn stalks, soybean leaves and everything else and the stuff was all headed to the lagoons. So, it has not helped the lagoons at all. The Council, Mayor and Pat had a conversation. Pat said he had one thing, he said when there was a full Council, he would like to discuss the future of the city truck and what we are going to do with the city's dump truck. He said there was some issues with the heaters in the bathrooms, but they are getting new heaters for them. He said he also fixed the door down at the city shop, so it closes better and so there shouldn't be as high a bill this winter.

Mayor Ryff said as far as he knew, all the business was taken care of except to help set up for the election. Fred French motioned to adjourn the meeting. David Wendt seconded the motion. The motion carried 3-0.

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\_\_\_\_\_ Larry Ryff, Mayor

Attest:

\_\_\_\_\_ Joni Rikard, Clerk