

## 1 | Hope City Council Meeting November 9th, 2022

Mayor Ryff called the November 9th, 2022 regular council meeting to order at 6:00pm and led the council in the pledge of allegiance.

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

Previous Meeting Minutes: Mayor Ryff said the next item of business is the minutes from the previous meeting. Robin Moniz made a motion to accept the minutes as written from October 12<sup>th</sup>, 2022. Gordon Hunnicutt seconded the motion and the motion passed 5-0.

Appropriation Ordinance: Mayor Ryff said next is appropriation ordinance #1136 He said if there are any questions please ask. Gordon Hunnicutt made a motion to approve appropriation ordinance #1136, Ginger Stewart seconded the motion. The motion carried 5-0.

Treasurers Report: The mayor said the next item of business is the Treasurer's report. Gordon Hunnicutt made a motion to accept the financial statement from October 1<sup>st</sup> to October 31<sup>st</sup>, 2022. Daniel Schwindt seconded the motion and it passed 5-0.

Mayor Ryff said moving on, the next item is visitors. He asked them to introduce themselves. Angie Scwerdtfeger with TCT, Kent Campbell with DCEDG, and Darrin Volkman. He said now we will go ahead and move into new business.

New Business: Mayor Ryff said that he had mentioned it at the last meeting. He said basically we have been in the preliminary standpoint here at Hope by getting rid of some of the dilapidated houses. The Mayor said if we don't replace them eventually everybody will end up paying bigger bills because of the lack of revenue. He said that Kent was going to tell us how to go about bringing some new housing to town. Kent started by telling us that the three examples of paperwork that he sent are tools that the state of Kansas has put forth. He explained that on this particular one there is a tax credit that goes directly to the developers/builders that we would work with. They would receive a direct tax credit on building supplies. Kent said the nice thing about it is it does not cost the City of Hope anything. There are different options when it comes to building the different types of housing. They can be income affordable housing, or a single dwelling. He said the problem most communities in Kansas are having right now is not having a builder, he said they have found two builders, it's a matter of finding the right projects for it. That's what the economic development board has encouraged him to do, is to find those locations so, we have six of them throughout the county. Kent said that is what these tools are. He went over the neighborhood revitalization program. He said that the County has benchmarks as far as values go and that he would have the county and the county administrator look it over and make sure all the documents are in order. The conversation continued, depending on the programs and the boundary maps but if you are doing historic buildings there are also state and federal historic tax credits. Kent said

that would be the first thing, if these are ideas that you see as valuable to the community, then the next part of it is you draw those boundaries. He said that there is flexibility on how as a Council you want to frame it. He said that he would work with the County to get things set for the city. Kent asked when for you as a Council would you like me to come back with something to consider as an ordinance. There was a conversation between Kent, Angie, the Mayor, the Council and me. Kent said all of these tools are possibilities, it's just I don't want to say you should do them. It's what your comfort level is as a community, every community has a different comfort level for these and that is why he sent it to you initially, he wants the council to be educated. He said so, one knowing you are comfortable, two what our timeline for seeing a draft of these types of things and he said he work with us however we wish to or if we are not ready for these things, he would understand that also. Angie added that the investors that are ready do have local ties to the community. They are not opportunists looking to come in, she thinks they really care about the community. The Mayor agreed that he felt the same way about them. Fred French made a motion to move forward with the paperwork for both programs, Ginger Stewart seconded the motion. The motion passed 5-0. There was a conversation with Kent, Angie and Darin before they left about application deadlines. The Council and Mayor Thanked them and they left. Mayor Ryff said next is a CMB license renewal for The Endzone. Gordon Hunnicutt made a motion to accept the CMB license renewal for Fred French Enterprises, Ginger Stewart seconded the motion. The motion carried 5-0.

Mayors Discussion: The Mayor said that John had been on vacation a week ago. He said that John had called Dozer Doctors because there were a couple cylinders leaking on the backhoe. He explained that he wasn't sure of what the bill would be and that the leaks were extensive. He said 3-4 years ago we had the cylinders done on the other end of the backhoe and they have been fine since. He said that he just wanted to let the Council know.

Clerks Update: Called the people that had submitted the building permits to let them know that they had been approved. I went to the bank and checked on the Certificate of Deposit that Heather asked about. They said they would fix it and to check the website to make sure we could see it. I visited with Larry about the Mayer Sewer Cleaning report that we received. I printed some of the pictures that had been taken of the problems that need to be addressed. They suggested that we would be good candidates for relining in the areas that were televised. They also gave us the name of a contractor that takes care of the roots. Larry asked me to email Thaniel Monaco with BG Consultants to visit with him about the letter we had received from KDHE after our inspection. We had a conference call with Thaniel and explained the situation. Thaniel asked for the TTHM results for the last year and said that he would reach out to KDHE and find out about the permit they are wanting. Then I emailed Tim Halfhide with KDHE with an update letting him know that we had contacted a state certified engineer and that we had made contact with the city manager for Herington. A monument company called about setting a headstone at the cemetery. I asked John to help me, we went to the cemetery and marked the plot for the new monument. Greg with UPS called and talked to me about them renting out the Northside of the building like they did last year. I visited with

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Larry, and he said that it would be fine. Then Brock with UPS called and then sent an email with some paperwork to fill out. I filled out the documents and emailed them back.

Mayor Ryff said that it was pretty much it for the meeting except in the FYI section. You have pictures of the sewer cleaning, he said he had not taken a lot of time to look at them. He said he does know that on the street that runs by the old funeral home, that it does have a lot of roots in it and has had for along time. He said his plan is to look at the pictures and figure the footage and then get estimates from J & K Contracting and Mayer Sewer Cleaning. He said that there are a couple of different ways to fix it, we could have it replaced or possibly relined. But for right now we are going to get some pricing and work on it next year. He said other than that, that's all he has unless the Council has any questions.

Gordon Hunnicutt made a motion to adjourn, Daniel Schwindt seconded the motion. The motion passed 5-0.

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

Attested:

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