

**CITY OF HARPER, KANSAS
COUNCIL MEETING
MONDAY, MARCH 14, 2022 6:30PM
Mayor Scott Blubaugh**

Council met in regular session with Mayor Scott Blubaugh in chair. Present were Eric Barker, David Earls, Rose Ann Green, Kenneth Leu, Lonnie Teel and Brande Voegelé.

CONSENT AGENDA

Minutes of the February 28, 2022 Council Meeting.

Appropriation Ordinance No. 03142022

Order of Violations:

- Chapter 28 Article II Section 28-19
 - 703 Oak St.
 - 810 Maple St.

Motion by Eric Barker second by Lonnie Teel to approve the consent agenda. Motion carried 6-0.

RECOGNIZE GUEST

Shannon Ummel, HTTAC, was present for the 1st Quarter Transient Tax Funding Requests.

#1 – Helping Hands of Harper – Christmas in the Park	Request - \$2,500.00
#2 – USD 361 – Picnic Tables for School Courtyard	Request - \$4,240.00
#3 – Harper Recreation Commission – Semi Pro Game	Request - \$1,550.00
#4 – PEEPS/Harper Co. Fair Board – Derby/Fair	Request - \$3,800.00
#5 – Harper Co. Fair – Testicle Festival	Request - \$550.00

Discussion of the funding request included inquiry of whether previous demolition derbies that were sponsored by the local chamber were ever funded through transient tax or not. They were not. Thee previous year, first year sponsored by PEEPS, \$3,800 was requested with \$1,800 being approved to be used towards advertising the event. Wade Beal, PEEPS representative, was in attendance and responded that PEEPS took the funds they make at their events ack into the community where the Chamber did not. Councilmember Leu would like to see the list of PEEPS goals for the community. Mr. Beal, also representing the Harper Recreation Commission, noted that if there was not full funding for the semi-pro game it would be unlikely for the event to be able to be held. Mrs. Ummel noted that the HTTAC spent some time during consideration of the Helping Hands of Harper’s request to deliberate previous funding approval and identifying who’s was what. There were provisions for tangible commodities, not permanent, belonged to the city so other groups/events could utilize the assets without having to duplicate purchases. Previous request for the downtown Christmas decorations included pieces (chords, bulbs, etc) that went towards completing pieces that were also owned by someone other than the City. The City had already invested nearly \$10,000 towards the downtown Christmas display and if Tim Johnson and other community volunteers chose to no longer to put on the display, that would be a significant loss of investment. With the current request, it was a single piece that could be owned and stored by the City and used by the downtown Christmas committee or others in the future. Admin. Hartson stated that she could invite Mr. Johnson to an upcoming meeting for council to have those conversation with him so everyone understood the expectations. There was also discussion of tables for the school. The applicants suggested that their project would further activities for members of the community, taking the position that students are a part of the community that the tables would serve. As far as the location of the tables, the provisions did allow for improvements to be on public property, even if owned by another public entity.

Motion by Eric Barker second by Rose Ann Green to approve/deny the 1st Quarter HTTAC funding requests as recommended by the HTTAC Commission. Motion carried 6-0.

#1 – Helping Hands of Harper – Christmas in the Park	Fund - \$2,500.00
#2 – USD 361 – Picnic Tables for School Courtyard	Fund - \$2,400.00
#3 – Harper Recreation Commission – Semi Pro Game	Fund - \$150.00
#4 – PEEPS/Harper Co. Fair Board – Derby/Fair	Fund - \$1,500.00
#5 – Harper Co. Fair – Testicle Festival	Fund - \$0.00 (unrepresented)

Mayor Blubaugh opened the single sealed bid received for Health Nuisance Mowing – 2022 Season. Shawn Hicks, Commercial and Residential Mowing, \$70/lot with or without primary structure.

Motion by David Earls second by Brande Vogele to enter into a contract with Shawn Hicks, Commercial and Residential Mowing, for the 2022 mowing season for tall grass and weeds abatements. Motion carried 6-0.

Street Committee Members Teel and Barker reviewed with the governing body the different options that they considered for addressing the street sweeper replacement. They recommended entering into a lease agreement for five years on a demo machine, with an option for buyback at the end of the lease if the City was happy with its performance. The agreement included a 5-year warranty, that included most everything except for normal operating part replacement such as brooms. The demo unit that was being recommended had 288 hours and included additional accessories than what is found on standard sweepers.

Motion by Ken Leu second by Eric Barker to authorize the lease of the 2020 Global M3 from Berry Tractor, entering into a 5-year lease with a buy-back option for \$230,700, first payment to be paid from the Street Reserve Fund. Motion carried 6-0.

Admin. Hartson noted that there was no real value to the Johnston street sweeper other than the engine. Staff would utilize purple wave or similar option to get highest bid on it.

The personnel committee and mayor presented a new wage structure as a part of the compensation analysis that had been performed by AGH. They explained how each positions job description was reformatted and then scored based on seven categories. Each score within a category was defined so the positions were scored equitably. AGH had performed market research on compatible positions from entities in similar size and region as well as utilizing data supplied by the local private sector. The new wage structure created a range for each position with minimum, midpoint and maximums for each position. Of the thirteen full-time employees, there were four that they felt would need adjusted from their current rate to come in line with the current wage structure. The budget would limit the amount those employees could be adjusted, so a couple would have to be phased in as funding allowed. The committee preferred the recommended structure because it provided data-backed, impartial guidance on placement of individuals in the position relevant to their experience and qualifications for the position rather than in comparison to other positions or other individuals. Councilmember Earls was concerned with adjusting wages of any employees without seeing where they were at on the wage structure. It was explained that the wage structure was a piece to a larger compensation/benefit package. In order for the package to be completed, the structure needed to be approved. If not approved as presented, then alternatives needed to be recommended so the rest of the package could be adapted and completed. There were no recommended changes to the proposal.

Motion by Ken Leu second by Brande Vogele to approve the proposed pay structure developed by AGH CPA's and advisors and to authorize the personnel committee, mayor and administrator to place employees within their respective position pay range based on tenure, performance evaluations and compa ratio. Motion carried 5-1, with David Earls voting no.

UNFINISHED BUSINESS Admin. Hartson informed council that the 2022 KAIP grant for upgrades to the airport fuel system was not awarded. There were multiple reasons why the grant may not have awarded. The City still had two outstanding grants related to acquisition and obstruction mitigation. Staff had struggled with knowing when to quit pursuing landowners for avigation easements and closing out the grant. The obstruction mitigation approach was heavily dependent on which land and easements were acquired. The City of Anthony was awarded their grant for \$250,000. Their airport was a larger airport with FAA funding support. Harper was also less than 60 miles from Wichita's national airport. When considering how competitive the KAIP grant was, given Harper's location, it was likely not high on the priority list. Deputy Clerk Befort would be convening a meeting with the airport committee to evaluate the current conditions of the airport and its continued operations.

DEPARTMENT REPORTS Police Chief Burns had provided council with his department's previous month's stats. Street department had started removing asphalt from the 600 block of 8th Street to convert it back to dirt, performed maintenance on equipment, cleaned drains and culverts. Cemetery had a funeral and worked on resetting stones. Water had installed the new pump at the pool and started preparing it for the season, replaced water service on Oak St., and continued to address overflow issues at the water treatment plant. Admin. Hartson also noted that staff had sent out RFP's for long-term water tower maintenance agreements, upon evaluation of the bids received it would not be financially feasible to enter into any of the agreements at the current time. Staff was re-bidding the project with specific scope of work to be completed without the continued maintenance.

Admin. Hartson reported that there were zero bids received for the basic improvements to the airport lounge. Three bids were received for the replumbing of City Hall (Eck Services, Hazel Sheet Metal, Darnell Co.), Darnell Company was the low-bid and was awarded the project.

Motion by Lonnie Teel second by Brande Vogele to recess into executive session pursuant to K.S.A. 75-4319(b)(12) exception in order to discuss matters relating to security measures, specifically tactical operations of the Harper Police Department, that such measures may be jeopardized if discussed in an open meeting, the open meeting to resume in the city council chamber at 7:46 p.m. with Police Chief Burns and Admin. Hartson being invited in. Motion carried 6-0.

7:46 p.m. Out of executive session. Mayor Blubaugh announced no official action was taken.

Motion by Eric Barker second by Brande Vogele to adjourn. Motion carried 6-0.

Tiffany M. Hartson, CPM, CMC
City Administrator/Clerk