

**CITY OF HARPER, KANSAS
COUNCIL MEETING
MONDAY, APRIL 25, 2022 6:30PM
Mayor Scott Blubaugh**

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

CONSENT AGENDA

Minutes of the April 11, 2022 Council Meeting.

Appropriation Ordinance No. 04252022

March Municipal Court Publication Report.

Treasurer's 1st Quarter Treasurer's Report.

Motion by Lonnie Teel second by Rose Ann Green to approve the consent agenda. Motion carried 5-0.

Mayor Blubaugh opened sealed bids for the 5-year lease of the City owned farm ground west of town (cemetery).

Bid #1 – Chance Bergman \$39.00/acre

Bid #2 – Tyler Zimmerman \$41.50/acre

Motion by Ken Leu second by Lonnie Teel to enter into a contract with Tyler Zimmerman for a 5-year lease for \$41.50/acre per year for the 157.98 acres of cemetery farm ground west of the City of Harper. Motion carried 5-0.

Mayor Blubaugh announced that the cities of Harper and Anthony were awarded the BASE Grant through the joint application submitted by the Harper County Community Foundation. The original application was for \$3,200,000 in grant funds and the project was awarded \$3,000,000. Since the original application showed Anthony having 52.4% of the project costs, Harper having 47.6% of project costs, it seemed appropriate to keep the share proportionate. Councilmember Leu noted that the award of that size was pretty significant compared to the larger metro areas award amounts when considering the population of the applicants.

Motion by Lonnie Teel second by Ken Leu to commit \$635,370 to the HP CO Growth Initiative project awarded to the Harper County Community Foundation, on behalf of the cities of Anthony and Harper; \$200,986 ARPA funds, \$10,000 Economic Development Incentives Fund, \$260,191.70 Infrastructure Sales Tax Funds, and \$164,191.60 Street Sales Tax Funds; and for City Administrator Hartson to execute necessary agreements to fulfill the requirements of the grant. Motion carried 5-0.

The personnel committee presented the full compensation analysis that had been performed by AGH CPA's and Advisor's after review and adjusted by the personnel committee and mayor. They noted the largest change was to vacation amounts and earlier access to vacation by new employees. The wage structure was also significantly different than the pay scale that was previously used. There was a cap on cost-of-living-adjustments. The employee evaluation process will be different, including employees being required to do a self-assessment. Any evaluations receiving a higher than proficient ranking had to be submitted to the personnel committee for review and approval. Admin. Hartson noted that if adopted, there would be a supervisor training conducted by Carrie Cox with AGH, that would include the personnel committee, so that everyone understood the basis of scoring and there would be more consistency. After the training, Mrs. Cox would present the new wage structure to all employees and help answer any questions.

Motion by Brande Vogele second by Rose Ann Green to accept the employee benefits package prepared by AGH CPA's and Advisors and adopt the wage grade structure as presented. Motion carried 5-0.

Admin. Hartson reviewed with council additional recommended changes to the personnel handbook, beyond the necessary adjustments to accommodate the adopted benefits package, to help clear up some issues that had previously been experienced.

Motion by Lonnie Teel second by Ken Leu to adopt Resolution No. 833-22 a resolution adopting personnel policies and guidelines for the City of Harper, Kansas and repealing Resolution No. 789-19 and amendments thereto. Motion carried 5-0.

Admin. Hartson reviewed with council the health and dental renewals. The BCBS portion of the plan was up 8.45% from the previous year, the dental was up 1.82%. Adjusting for the health insurance reserve balance, the overall increase experienced was 6.82%.

Motion by Brande Vogele second by Lonnie Teel to approve the 2022 BCBS Simple BronzeSG Choice HDHP health insurance renewal, maintaining Freedom Choice as the 3rd party administrator, maintaining the group plan equal to BCBS BlueCare Classic 1SG Choice; to include also include the 2022 BCBS Dental Care Program renewal. Motion carried 5-0.

UNFINISHED BUSINESS Admin. Hartson noted that the BASE grant, 11th Street Culvert and HWY 160 CCLIP projects were all ready for engineering so she would be working on sending out RFP's.

NEW BUSINESS Admin. Hartson asked council if they would want to consider creating a loan program similar to the PRIDE Home loan program for commercial/retail properties. The terms would be similar, but would open it up for exterior conditions of commercial properties. It would be a mutually beneficial program, improving the appearance of commercial districts in the community with the owner having access to additional funding opportunities. She noted that funds would be limited until the BASE grant and some other projects were wrapped up. Council favored the idea and requested Admin. Hartson to communicate with Harper County Community Development Director Shelly Hansel to see if there was an opportunity for the county to participate.

DEPARTMENT REPORTS Admin. Hartson reported that the pool was ready for filling, repairs and painting were complete with the new liquid chlorine system being installed. Water Foreman McCartney had made note that a full-scale paint job would likely be necessary before the next pool season. There were large areas of chipping when it was being sandblasted.

NOTICES & COMMUNICATIONS Admin. Hartson reviewed with council Patterson Health Center's request for a letter of support from the City for a mobile unit to help expand its campaign of bringing healthcare to people who may not be able to make it out to PHC. The governing body declined to submit a letter of support due to not understanding the need for a mobile unit when both Anthony and Harper still had hospital campuses that were previously used for clinic type services that had room available.

Harper County CORE Communities had sent an invite to hear guest speaker Christie Brungardt with Jana's Campaign on May 2, 2022 at 6:30 p.m. Jana's Campaign delivers educational programs that prevent domestic and dating violence, sexual violence and stalking.

There was also an invitation read for the Harper County Community Foundation Grant & Awards Ceremony May 24, 2022 at 7:00 p.m.

Motion by Brande Vogele second by Ken Leu to adjourn. Motion carried 5-0.

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