

July 18, 2022  
5:15 P.M.  
City Hall

The Commissioners of the City of Horton met for a regular meeting on Monday, July 18, 2022, at 5:15 p.m. at City Hall.

Mayor Stirton called the meeting to order, and the opening prayer was led by Dan Burns of Everest Christian. The Pledge of Allegiance was recited by all.

Present: Mayor Bryan Stirton, Commissioner Carmela Boller, Rex West, and Tina Nigh. City Administrator John Calhoon and City Attorney Kevin Hill were also present. Richard Lovelady was absent.

Motion by Commissioner Boller to adopt the agenda after adding a 5-minute executive session to discuss attorney client privilege at the end of the agenda. Seconded by Commissioner West. All aye.

Motion by Commissioner Boller to approve the minutes from the July 5, 2022, regular meeting. Seconded by Commissioner Nigh. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3721 (Payroll) for \$46,863.82. Seconded by Commissioner Nigh. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3722 (Disbursements) for \$50,217.66. Seconded by Commissioner Nigh. All aye.

#### **Public Comments**

Bobby Bacon asked if blue-green algae is present in both the little and big lakes. Calhoon said that it is present in the big lake, and it has been posted. Bacon also said that the lily pads in the little lake are worse than last year. Calhoon said they have been sprayed once.

#### **Discussion on Housing Options in Horton -HIDC Board and Garrett Nordstrom**

Garrett Nordstrom was present to speak on behalf of The Horton Industrial Development Corporation (HIDC) about options to bring affordable housing to Horton. Nordstrom said that a Community Development Housing Grant (CDBG) offers up to \$25,000 into each home to make significant rehabilitations. The United States Department of Agriculture (USDA), and the Kansas Housing Resources Corporation also offer housing programs. Nordstrom suggested that the city first get a housing assessment which is a compilation and evaluation of specific demographic data, economic characteristics and trends, current housing inventory and characteristics, government policies and incentives, and the adequacy and availability of selected community services, as well as collecting the input of area stakeholders and residents. Additionally, the assessment is used by local entities (government, economic development, chamber of commerce, etc.) to attract and encourage residential development activity and investment. These assessments are also used by private developers and non-profit entities to identify areas of development potential so that they can strategically develop the types of housing most needed in the community. CDBG would charge \$10,500 for the housing assessment and the application process. The housing assessment can also be used to apply with the United States Department of Agriculture (USDA), and the Kansas Housing Resources Corporation. Nordstrom will visit more with HIDC and send a proposal to Clerk Knudson on what the contract and housing assessment would look like.

Several HIDC Board members were also in attendance.

### **Public Works Updates**

Public Works Superintendent Randy Mayfield was present to provide updates to the Commission on the water, sewer, electric, and street departments. Mayfield handed out a detailed report showing past and present projects broken down by department. Mayfield said that the new wastewater treatment facility is near completion. Final grading and fencing are all that is left to be finalized.

### **Police Department Updates**

Chief Boller was absent.

### **City Administrator**

Calhoon said that he spoke with Brad from J & B Contractors regarding curb replacements in town. He said that he would be in Horton in September or October. Calhoon said that the \$30,000 that was budgeted for the 50/50 curb cost share program is almost expended, but there is still some funding available for 2022 if anyone is interested.

Calhoon said that there are a lot of grant opportunities coming up and he would like to prioritize with the Commission on which ones to apply for.

Grasshopper Township requested to have repairs to the road, ditch repairs, and a drainage tube replaced due to the wear and tear because of the high volume of truck traffic during the wastewater treatment facility improvements. West said that he would agree to make the road as good as it was when the project started. Calhoon stated that AHRS Construction agreed to provide some rock, and the Commission said that the city could provide a drainage tube. Calhoon will submit a response to Grasshopper Township. Calhoon also said that an adjacent landowner had a couple rows of crops damaged during the project. Calhoon said he would have the landowner submit an invoice for the Commission to consider.

### **Mayor Stirton**

Mayor Stirton thanked the Horton Chamber and Fair Board for their work to provide a successful parade and fair this year.

### **Commissioner Lovelady**

Calhoon stated that Lovelady came into his office and called to bring up the dead tree removals that were discussed at the last meeting and wanted to know what the city was going to do. He wanted to know if John spoke with Oswald Lawn Services, and Calhoon said that he does not do tree work he hires it out. Nigh said that since we are on the subject, she wondered why the city isn't making checks payable to Jeremy Lee Deshazo or his business, instead of his wife? Calhoon said that he thinks he had some credit issues and some bad business experience because he couldn't get a check cashed. Calhoon said that Deshazo did supply the city with his insurance information, and they ran it by the city auditor. Nigh wants to be on the record stating that she doesn't think it is right that his spouse is being paid, so that if anything comes back on the city, she made her opinion known.

Calhoon said that he has done a lot of good work to beautify the city and he charges reasonable rates. Kevin Hill said that he would like to see all the information on Jeremy Lee Deshazo presented to him before he makes an opinion. He said he is not involved at all since it goes through insurance.

West is sticking with his opinion that the city has the manpower and the equipment to remove the trees, other than grind the stumps.

### **Commissioner West**

No report.

**Commissioner Boller**

Commissioner Boller would like to see trash receptacles placed at the four corners downtown. With higher traffic downtown she feels that there should be places to dispose of trash.

**Commissioner Nigh**

Commissioner Nigh received a complaint of a possible clogged drainage tube at 3<sup>rd</sup> Avenue East and 13<sup>th</sup>. Nigh showed pictures to the Commission and Mayfield that were on her cell phone.

**5 Minute Executive Session to Discuss Attorney Client Privilege**

Motion by Commissioner Boller to go into a 5-minute executive session to discuss attorney client privilege to include the Commission, John Calhoon, and Kevin Hill. Seconded by Commissioner West. All aye. After executive session no action taken, information only.

Motion by Commissioner West to adjourn at 6:30p.m. Seconded by Commissioner Boller. All aye.

**2023 Budget Workshop**

The Commissioners continued discussions in preparation of the 2023 budget. The Commission will consider approving the 2023 budget for publication at the next meeting on August 1<sup>st</sup>.

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Kim Knudson, City Clerk

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Bryan Stirton, Mayor