

August 1, 2022
5:15 P.M.
City Hall

The Commissioners of the City of Horton met for a regular meeting on Monday, August 1, 2022, at 5:15 p.m. at City Hall.

Tina Nigh called the meeting to order, and the opening prayer was led by Pastor Nick Marsh from First United Methodist Church. The Pledge of Allegiance was recited by all.

Present: Mayor Stirton (via telephone), Commissioner Carmela Boller, Rex West, Richard Lovelady, and Tina Nigh. City Administrator John Calhoon and City Attorney Kevin Hill were also present.

Motion by Commissioner West to adopt the agenda after adding approval of publication of Notice of Hearing to Exceed Revenue Neutral Rate and Budget Hearing. Seconded by Commissioner Boller. All aye.

Motion by Commissioner Boller to approve the minutes from the July 18, 2022, regular meeting. Seconded by Commissioner West. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3723 (Payroll) for \$43,829.29. Seconded by Commissioner West. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3724 (Disbursements) for \$324,460.97. Seconded by Commissioner West. All aye.

Public Comments

No comments.

Request to be Placed on Agenda

Sarah Gerving was not present and will attend the next meeting on August 15th instead.

Request to be Placed on Agenda

Rita Boller and Lisa Becker were present to share that there will be an 80's Trivia Party at the Blue Building on August 27th, with trivia beginning at 6:00 p.m. A team of up to 6 people is \$120.00. HHS baseball team will be serving ballpark food. All proceeds go to the sound system at the Horton Ballfield.

Request to be Placed on Agenda

Tim Lentz was present on behalf of HIDC to provide updates on the ballfield donations. Lentz feels that HIDC has exceeded their goal amount that they said they would raise, currently raising \$215,000. That does not include donations for the scoreboards which was \$15,000, and donations for the concession stand which was \$10,000. Volunteers are coming on board to help facilitate the dugout work and the interior of the concession stand. The school district is involved with having a class come in and help with the concession stand also. Lentz said two big tickets items that they are lacking is bleachers, and the entire fence for field #2. Lentz's question to the city was are they willing to be more supportive on the project above what they invested originally. Clerk Knudson said that the ballfield improvement fund currently has \$185,764.93 in cash, and the city has contributed approximately \$70,365.00 to the fields thus far. This includes \$30,000 from the city, and invoices paid by the city to BG Consultants and Western Consultants. Calhoon wanted to make sure that it was noted that the city staff has also contributed a great amount of labor thus far during the project. Nigh

and C. Boller voiced that they are in favor of seeing the project through and said that the city should assist further.

Motion by Commissioner West to approve the city to make up the difference to install fencing at the ball fields not to exceed \$54,000 after all the donations, grants, and fundraisers have been tallied. Seconded by Commissioner Boller. All aye. Funds will be taken from the American Rescue Plan Act.

Garrett Nordstrom was present to speak on behalf of The Horton Industrial Development Corporation (HIDC). Nordstrom presented the Contract for Services which is an agreement between the city of Horton and Western Consultants, whereas the city of Horton hereby retains Western Consultants dba Governmental Assistance Services for the preparation of a 2023 Community Development Block Grant through the Kansas Department of Commerce. Whereas the purpose of this contract is to provide the city of Horton a community development block grant for a 2023 housing improvements project & assessment study. \$10,500.00 due upon signing of this contract.

C. Boller asked Calhoon if he spoke with HIDC about splitting the cost for submitting the grant application & housing assessment. Calhoon said he has not because he didn't expect the Contract for Services so quickly and thought that we could ask HIDC while they were here. Motion by Commissioner Boller to move forward with the grant application and housing assessment and take \$10,500 from the American Rescue Plan Act funds that the city received. Seconded by Commissioner Nigh. All aye.

Request to be Placed on Agenda to Discuss Acquisition of Property

Jeff and Rainey Auen shared their intent to build and help in revitalizing the community by their recent purchase of lots within the city of Horton. They would like to purchase four additional lots that are adjacent to theirs to build a series of single-family dwellings with access to utilities. Jeff asked the Commission if they would forgive the special assessments on the property at 405 East 14th Street. The city demolished the house in 2014 and the special assessments were applied to the property to cover the cost of demolition. Kevin Hill said that the city has the authority to do so since the property was on the last tax sale and didn't sell. Clerk Knudson will need to submit a letter to the County Clerk certifying that assessments should be removed from the tax roll. Calhoon noted that he had spent several hours over the past two weeks with the Auen's and he was very excited about their plan. Motion by Commissioner Boller to waive the special assessments for the property at 405 East 14th Street conditioned upon Jeff and Rainey Auen purchasing the property from the county. Seconded by Commissioner West. All aye. Auen also stated that he would make a donation to the new ballfields.

Public Works Updates

Randy Mayfield and Andrew Monson are attending Water and Wastewater certification class this week in Wichita.

Police Department Updates

Chief Boller presented the Commission with July 2022 Dispatch Call by Service Type. Boller also recommended that the Commission consider adopting an Ordinance specifying the rules for electric scooters.

Boller stated that he would work with Kevin Hill to get the ball rolling on house demolitions in town as the time had expired on all the properties. Boller said that he will select the worst of 4 or 5 on his list to start with. West asked if we were still on schedule and Boller replied that we were.

Review of Service Fees Provided by City

Calhoon presented the Commission with several pages of potential fees that the city could charge for permits, licenses, etc. and asked for them to let him know which ones they would like to propose.

West suggested that the Commission review and implement the revenues prior to budget time to keep the mill levy down.

Revisit Discussion on Tree/Stump Removals

Jeremy Lee Deshazo has done some tree, brush, and stump removals for the city earlier this year. At the last meeting Nigh 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. Kevin Hill said that Deshazo did supply the city with his insurance information, and it is paid in full for a year. Hills opinion is that the city should pay the individual who is performing the work and the one that the city entered a verbal contract with. His opinion is that Deshazo add his spouse onto the insurance policy before the city issues anymore checks in her name.

Calhoon said that Deshazo has done a lot of good work to beautify the city and he charges reasonable rates, but his main concern is that they are insured, and payment is legal.

Consider Pay Request #23 for WWTF Project

Motion by Commissioner Boller to approve payment request No. 23 from AHRs Construction for Phase III Sewer Project in the amount of \$56,536.40. Seconded by Commissioner West. All aye. The payment will be sent to USDA for final approval before payment is submitted.

Calhoon said that AHRs Construction needs to complete fencing and seeding before the project is finalized. Seeding will be done later as deemed appropriate.

City Administrator

The League of Kansas Municipalities Annual Conference 2022 will take place in Overland Park on October 8th – 10th. Calhoon has reserved three rooms for the event and advised the Commissioners to let him know if they are interested in attending. Commissioner Nigh said she is interested.

Mayor Stirton

Not present.

Commissioner Lovelady

Commissioner Lovelady said that there is an opening on the Parks and Recreation Board due to the resignation of Bruce Whetstine. The Commission would like Calhoon to advertise the position.

Commissioner West

No report.

Commissioner Boller

No report.

Commissioner Nigh

No report.

2023 Budget Workshop

Motion by Commissioner West to approve scenario #1 of the 2023 budget and publication of Notice of Hearing to Exceed Revenue Neutral Rate and Budget Hearing. Seconded by Commissioner Lovelady. All aye. Scenario 1 put the City's mill levy at 62.819, which is slightly above the RNR rate of 61.491. This an approximate 1.4 mill increase.

Motion by Commissioner West to adjourn at 6:53p.m. Seconded by Commissioner Boller. All aye.

Kim Knudson, City Clerk

Bryan Stirton, Mayor