

November 7, 2022
5:15 P.M.
City Hall

The Commissioners of the City of Horton met for a regular meeting on Monday, November 7, 2022.

Mayor Stirton called the meeting to order, and the opening prayer was led by Pastor Bud Elliott from Zion Lutheran Church. The Pledge of Allegiance was recited by all. The crowd also observed a moment of silence in honor of Steve Davies.

Present: Mayor Stirton, 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 Boller to adopt the agenda as presented. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Boller to approve the minutes from the October 17, 2022, regular meeting. Seconded by Commissioner West. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3735 (Payroll) for \$36,305.92. Seconded by Commissioner West. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3736 (Payroll) for \$41,008.09. Seconded by Commissioner West. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3737(Disbursements) for \$347,762.65. Seconded by Commissioner West. All aye.

Public Comments

No comments.

Public Hearing to Close out CDBG Grant for Ballfield Improvements

Garrett Nordstrom from Governmental Assistance Services was present to say we are having a public hearing to meet the Community Development Block Grant (CDBG) public participation requirement and asked the mayor to open the hearing for public comment to discuss the performance of the ballfield project. The public hearing was opened by Mayor Stirton. After no public comments the hearing was closed by Mayor Stirton.

Public Hearing Regarding Demolition Resolution No. 2022-003

The public hearing was opened by Mayor Stirton. Chief Boller provided current photos and a summary of the current condition of each of the properties that were listed in Resolution 2022-003.

Motion by Commissioner Nigh that 1041 2nd Avenue West be deemed as an unsafe and dangerous structure and should be condemned with appropriate action being taken. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Nigh that 120 West 9th be deemed as an unsafe and dangerous structure and should be condemned with appropriate action being taken. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Boller that 321 East 9th be deemed as an unsafe and dangerous structure and should be condemned with appropriate action being taken. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Nigh that 433 West 12th be deemed as an unsafe and dangerous structure and should be condemned with appropriate action being taken. Seconded by Commissioner Boller. All aye.

Karen Linck was present to discuss the property she owns at 333 West 14th. She said she is now on her third contractor, and he is willing to perform the repairs needed within thirty days. Linck stated that it is a solid house, and she wants to keep it and continue with improvements. Kevin Hill said that the Commission can find that it is an unsafe structure now or allow for repairs to make the structure safe and secure within 30 days of the approval of Resolution No. 2022-004.

Motion by Commissioner West to proceed with the Resolution regarding demolition of the property at 333 West 14th because it is an unsafe and unsound structure, with the clause to get repairs completed within 30 days if improvements have been made that will justify Chief Boller's inspection, otherwise the city will proceed with the demolition. Nigh said that the house has been horrible for years, and she is concerned if they just put a band aid on it, we will be back at square one. Nigh said the grass doesn't get mowed on a regular basis and there have been varmints living in the house.

Per the recommendation of Kevin Hill, Motion by Commissioner West to find the property unsafe with conditions injurious to the health and welfare of the city and that would authorize repair, and/or removal which gives an option. Seconded by Commissioner Boller. All aye.

Kansas PRIDE Presentation

Jaime Menon, Extension State Leader for Community Vitality and Co-Coordinator of Kansas PRIDE, and Sara Bloom and Liz Heron, Community Development Specialists from the Kansas Department of Commerce were present via Zoom to provide information on how the city can benefit from utilizing the Kansas PRIDE and Kansas Department of Commerce programs.

Request to be Placed on Agenda

Bobby Bacon presented photos of the trees that were trimmed on his property by the city crews. Bacon said that the city crews butchered the trees, and they look terrible. C. Boller said that Bacon allowed the trees to grow into the power lines, did not maintain them, and would have complained if the trees had taken down a line and left him without power. C. Boller said that Bacon has been present at every Commission meeting where she said that she wanted tree trimming to be a priority with the city crews. Bacon has the opportunity as a homeowner to trim his trees. West said that this complaint should have been taken up with the city administrator since he oversees the employees who trimmed the trees.

Consider Approval of 2023 Blue Cross Blue Shield Renewal

Calhoon informed the Commission that health insurance premiums will increase by 9.9% effective, January 1, 2023, and the budget is there to support the increase. The Blue Cross Blue Shield plan is through Kansas Municipalities Insurance Trust. Motion by Commissioner Boller to approve the 2023 Blue Cross Blue Shield renewal program for health insurance. Seconded by Commissioner Lovelady. All aye.

Consider Approval of MOU with USD 430 for Potential Recreation Coordinator

With the suggested revisions by Kevin Hill, the MOU will be presented at the school board meeting this Wednesday to be considered for approval so the school can move forward with hiring someone. Motion by Commissioner Boller to approve the Memorandum of Understanding (MOU) with USD 430 and approve the MOU as to form. Seconded by Commissioner Lovelady. All aye. The MOU will be revisited for the first time in July 2023 and annually thereafter.

Consider Approval of Sewer and Solid Waste Budget Amendments

Clerk Knudson explained that the Sewer and Solid Waste funds will need to be amended for 2022 because they will be over the budgeted amount. Motion by Commissioner West to approve the suggested amendments for the Sewer and Solid Waste funds. Seconded by Commissioner Nigh. All aye. The Budget Hearing will be held on 12/05/2022 @ 5:15 p.m. to hear any objections of taxpayers relating to the proposed amended use of funds. Below is the summary of the amended funds.

Summary of Amendments

Fund	2022 Adopted Budget			2022 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Sewer			554,066	594,066
Solid Waste			106,342	126,342

Public Works Updates

Public Works Superintendent Randy Mayfield was present to provide updates to the Commission on the water, sewer, and street departments. Mayfield handed out detailed reports showing the summary of work orders created, and the status of work orders by department. Mayfield said that the John Deere backhoe and one of the fire trucks broke down last week. The fire department volunteers are in search of a motor for their truck. Calhoon is going to sell the John Deere along with other items because he doesn't feel it is worth a service call to repair the motor.

Police Department Updates

At the last Commission meeting Chief Boller said that he requested interest rates from the three local banks for a loan to purchase a 2022 fully equipped Dodge Durango from Superior Emergency Response Vehicles in Andover, KS. He received an interest rate of 4.95% for 48 months from First Option Bank, and 4.19% from GNBank.

Since the last meeting, Boller also received an interest rate quote of 4.95% from Union State Bank. The city went with GNBank since they offered the lowest interest rate.

John Pietrzak will attend the police academy beginning November 28th.

Motion by Commissioner West to approve Resolution No. 2022-003, A RESOLUTION OUTLINING THE FINDINGS OF THE GOVERNING BODY OF THE CITY OF HORTON, KANSAS THAT CERTAIN STRUCTURES LOCATED ON PROPERTIES IN THE CITY OF HORTON, KANSAS ARE UNSAFE AND/OR DANGEROUS; DIRECTING THAT SAID STRUCTURES ON THE PROPERTIES BE REPAIRED AND/OR REMOVED AND THE PREMISES MADE SAFE AND SECURE IF THE SAME ARE NOT REPAIRED AND/OR REMOVED BY THE OWNER OR INTERESTED PARTIES WITHIN 30 DAYS FROM THE DATE THIS RESOLUTION IS APPROVED AND DELIVERED TO THE OWNER OF THE SAME. Seconded by Commissioner Boller. All aye.

Calhoon opened and read aloud bids that were received to tear down homes on the demolition Resolution that was passed. The following bids include tear down, haul off, dumping fees, and hauling in dirt for leveling lots.

Bids Received			
	Address	Brox Contracting, LLC	Martin Construction
#1	1041 2nd Avenue West	\$10,308.00	\$8,500.00
#2	120 West 9th	\$18,217.00	\$9,500.00
#3	321 East 9th	\$6,440.00	\$8,500.00
#4	433 West 12th	\$7,170.00	\$8,500.00
#5	333 West 14th	\$12,732.00	\$12,500.00

Motion by Commissioner Nigh to award the bid to Martin Construction for structures #1 - #4, and table structure #5 at 333 West 14th Street for 30 days before a decision is made. Seconded by Commissioner West. All aye.

Review Tribal Emergency Water Agreement

The Commission was provided a draft of the agreement for discussion purposes. Calhoon asked the Commission to provide suggested revisions to the Kickapoo Tribal Emergency Water Agreement prior to the next meeting so Kevin Hill can revise the agreement prior, and the Commission can consider approval of the agreement at that time. The Commission discussed adding a provision on how often the agreement should renew.

Kansas Housing Assessment - Discussion on Appointing a Housing Commission

Garrett Nordstrom from Governmental Assistance Services said they are currently prepared to begin the Housing Assessment but are on hold because the Department of Commerce has yet to release their revised Housing Assessment Tool (HAT). As soon as they have it, they will begin the process of assessing the city's housing stock. They will provide the city with a general executive statement about the condition of the current housing stock, recent trends and future needs. Nordstrom suggested appointing a housing commission comprised of local stakeholders in the community that would like to help guide the housing program and represent the city in front of the Housing Inter-Agency Commission when that time comes. They suggest a 3-5-member panel. The members will have direct input on what area of the city is targeted for rehabilitation and what current/future needs the city anticipates. They will be charged with making recommendations to the commission. Calhoon requested feedback from the Commission regarding the stakeholder panel.

City Administrator

Calhoon provided the Commission information that he received from Nick Kramer from the Kansas Department of Wildlife and Parks regarding the general steps for potentially dredging the Little Lake.

Per discussion at the last Commission meeting Calhoon said that J & B Contractors will take care of the curb at 16th and Wilson Drive but will cost for added concrete. Calhoon spoke with J & B Contractors, and they can finish it this week for \$3,800 - \$4,000 for additional concrete. Calhoon will tell them to proceed since there are still budgeted funds remaining for curb cost share.

C. Boller, Calhoon, and the city crews will meet Wednesday morning with Everyg about the city generating while they perform upgrades to the substation at the power plant.

Mayor Stirton

It was the consensus of the Commission to approve a \$500 memorial contribution to the Handicapped Equipment Playground Fund at Horton Elementary School in lieu of flowers for Steve Davies. Funds will be taken out of the city diversion fund.

Commissioner Lovelady

No report.

Commissioner West

No report.

Commissioner Boller

Commissioner Boller touched base on the community healthcare collaboration meeting that she and Calhoon recently held with healthcare representatives in the area. Boller said that NEK Home Health & Hospice is donating an AED to carry in a police vehicle since there are long wait times for an ambulance and a lot of times, they are the first responder. The big discussion was the concern for ambulance services for this area and transportation. There was a lot of information shared that each entity got from each other. Boller would like to hold a meeting annually at the minimum.

Commissioner Nigh

At the last Commission meeting Chief Boller stated that there is a probability that the circuit boards in all the school zone lights will need to be replaced and costs could reach \$11,700 if all are replaced. Commissioner Nigh said that the lights have been flashing but Calhoon said that Andrew Jones is scared to shut them off in fear that they won't come back on. West said that another option to replacing the circuit boards would be to have the current signs display a solid yellow light and post a sign showing the school zone speed limit times. Several Commissioners also mentioned that there are grants available to purchase school zone lights.

Motion by Commissioner Boller to adjourn at 7:22 p.m. Seconded by Commissioner West. All aye.

Kim Knudson, City Clerk

Bryan Stirton, Mayor