

June 5, 2023  
5:15 P.M.  
City Hall

The Commissioners of the City of Horton met for a regular meeting on Monday, June 5, 2023, at 5:15 p.m.

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.

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

Motion by Commissioner Boller to adopt the agenda after adding Consider Proposal for Commercial Dumpsters after Water Tower Maintenance discussion. Seconded by Commissioner Nigh. All aye.

Motion by Commissioner Boller to approve the revised minutes from the May 1, 2023, regular meeting. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Boller to approve the minutes from the May 15, 2023, regular meeting. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3764 (Payroll) for \$41,443.71. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3765 (Payroll) for \$43,204.71. Seconded by Commissioner Lovelady. All aye.

Motion by Commissioner Boller to approve Appropriation Ordinance #3766(Disbursements) for \$182,000.00. Seconded by Commissioner Lovelady. All aye.

#### **Public Comments**

No comments.

#### **Request to be Placed on Agenda**

Avery Thornton was present to voice concern about the conditions of the yard at 1570 Central. Thornton stated that this issue has been voiced to multiple chiefs of police and he feels that it has fallen through the cracks. Thornton said that there are tents set up in the yard and stacked pallets, which has attracted rats. Assistant Chief Spire was present and said that there are several years of cases at this address and there is currently a warrant for arrest on the property owner. Officer Spain, also present, said that the landowner is hiding out across state lines and he addressed some issues with the son and issued a Notice to Appear with a July 10<sup>th</sup> court date. Kevin Hill said that the city could use the nuisance abatement Ordinance which allows prosecution in city court and also abatement, so it would just take a Resolution for the city to step in and abate the nuisances.

**Consider Approval of Water Tower Maintenance Contract**

Tony Grant from Maguire Iron, Inc. was present. Per Calhoon, Grant did what the Commission requested a few meetings back and provided some revisions to the Contract for Services which include a 5-year maintenance plan that reduces the cost significantly compared to what was originally presented. The cost schedule is \$17,640.00 annually for the next five years which is the total scope of work being done which includes blasting and coating the interior, all of the inspections, a new roof vent, and the repair of the holes on the top of the tower. Kevin Hill recommended several revisions to the contract and confirmed them with Tony Grant verbally before changing them on the Contract for Services for review. Motion by Commissioner Boller to approve the water tower agreement contingent upon the language added by the city attorney and approval from Maguire Iron, Inc. Seconded by Commissioner Lovelady. All aye. Calhoon said he attempted to work with Utility Service Co., Inc. but they in fact do not want to come down on the proposal they provided and don't appear to have any interest.

**Consider Proposal for Commercial Dumpsters**

Representatives from Miller Trash Service Inc. from Troy, KS presented their Proposal for Commercial Dumpsters to the Commission. Calhoon reached out to them and Hamilton Recycling and Disposal for proposals due to the significant increase in rates from Grey Snow Sanitation, which is who the city currently utilizes for our commercial dumpsters. Calhoon recommended that the city place a 6-yard dumpster at the Blue Building to accommodate the larger events.

Motion by Commissioner Boller to terminate services with Grey Snow Sanitation effective July 1<sup>st</sup> and switch to Miller Trash Service Inc. for commercial dumpsters. Seconded by Commissioner Nigh. All aye.

**Consider Approval of Electric Rate Increase**

The Commission discussed again the increase in the electric service charge due to the cost of the substation upgrades. Calhoon has been working with KMEA on the rates and said the figure they came up with should be very defensible. C. Boller said that with the proposed \$5.00 a month would generate enough money to pay bond payments without increasing taxes. The total bond will be approximately 1.5 million for upgrades needed to the substation.

With the proposal, residential customers service charge will increase \$5.00 per month, and commercial customers will increase \$6.00 a month annually for the next three years.

Motion by Commissioner Boller to make the service charge in increments of \$5.00 per year for the next three consecutive years for residential customers, and \$6.00 per year for the next three consecutive years for commercial customers. The rates will also affect customers outside of the city limits and large commercial users. The money generated from this will be earmarked for the substation and infrastructure improvements towards the bond payments of those. Seconded by Commissioner Nigh. All aye.

Electric fees have not been increased since 2009.

See attached graph showing increase amounts over three years:

	<b>Current Cost</b>	<b>1st Increase</b>	<b>2nd Increase</b>	<b>3rd Increase</b>
Residential Meters (CL)	\$ 8.00	\$ 13.00	\$ 18.00	\$ 23.00
Residential Meters (OCL)	\$ 14.00	\$ 19.00	\$ 24.00	\$ 29.00
Commercial Meters (CL)	\$ 8.00	\$ 14.00	\$ 20.00	\$ 26.00
Commercial Meters (OCL)	\$ 14.00	\$ 20.00	\$ 26.00	\$ 32.00
Large Commercial Users	\$ 50.00	\$ 56.00	\$ 62.00	\$ 68.00
*CL - City Limits *OCL - Outside City Limits				

Electric fees have not been increased since 2009.

#### **Discuss Possible Date(s) for WWTF Open House**

The Commission will select a date to have the new wastewater treatment facility Open House at the next meeting (leaning more towards a Saturday). The Open House will provide some education to the residents on the facility and they can see where their tax dollars are going. The Open House will include representatives from BG Consultants, and USDA who worked closely on the project.

#### **Update Discussion on Proposed Time for Chip Seal/Haydite**

The Commission was provided a list of streets on the proposed haydite/chip seal route. Calhoon said that it will be scheduled in August sometime and they will get the list to Approved Paving LLC. West recommended that prior to the chip sealing to have the city crews use the skid loader bucket to go up and down by the curbs and clean the streets. This will cut down on debris getting kicked in people's yards.

#### **Discuss 2024 Budget Process**

Calhoon recommended that following adjournment of the next Commission meeting on June 19<sup>th</sup> that the Commission has a 2024 budget workshop. A preliminary draft of the budget will be provided to the Commission at this time.

#### **Public Works Updates**

Public Works Superintendent Randy Mayfield was present to provide updates to the Commission on the water, sewer, electric, and street departments. Detailed reports showing the summary of work orders created, and the status of work orders by department were provided.

**City Administrator**

KCAMP (Thomas McGee Group) conducted a risk assessment recently of the city's facilities and attached a report with recommendations for addressing conditions that can lead to property damage or liability claims. They requested that the city send the documented report back to them by 7/1/2023. Calhoon said that the city will need to invest in shatterproof bulbs and flammable storage cabinets, and rectify observations and recommendations from the Risk Assessment.

**Mayor Stirton**

Mayor Stirton asked if there were locks on the keypad entries at the water, generations, and sewer plants. Calhoon tasked the IT Director with getting touchpads but hasn't followed up recently.

Mayor Stirton said that the red Ford street truck that is getting a new high-pressure oil pump in Seneca should be finished this week.

**Commissioner Lovelady**

No report.

**Commissioner West**

No report.

**Commissioner Boller**

C. Boller voiced concern over letters being sent out to city residents from the Service Line Warranties of America (SLWA) with the City of Horton logo on it. Calhoon said that back in 02/2020 a unanimous vote was passed to authorize the city to enter into an agreement to communicate the National League of Cities Service Line Program at no cost to the City, using no City tax dollars, as a voluntary program for all residents, with no requirement for any resident to participate. It however was not approved that they use the cities logo or letterhead. Calhoon will reach out to the representative and advise them not use the city letterhead.

C. Boller would like the city to look into an app-based time clock for the city employees. She tasked the cities IT Director with finding options. Clerk Knudson said that the city's current payroll software offers a module, but it is pricey.

C. Boller said that the city needs to enforce those who continuously are not mowing around their campers at Mission Lake per the Campground Agreement.

**Commissioner Nigh**

Nigh asked about the Housing Assessments and heard that the program will need contractors in place when it gets to the construction phase. Nigh said that she has a list of local contractors that she could provide, as did C. Boller. Nigh asked if the city can advertise for contractors on the city website and Facebook pages.

The city of Horton, Kansas initiated a comprehensive Housing Assessment on behalf of the residents. A housing committee comprised of local stakeholders has been convened with the intent of applying for the Kansas Department of Commerce's Community Development Block Grant (CDBG) Housing Rehabilitation Program. The CDBG

Housing Program will make improvements to homes that include but are not limited to roofs, siding, windows, foundations and interior upgrades. To qualify for CDBG assistance the occupant family must be Low-to-Moderate income.

Motion by Commissioner Boller to adjourn the meeting at 6:41 p.m. Seconded by Commissioner Lovelady. All aye.

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Kim Knudson, City Clerk

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Bryan Stirton, Mayor