

November 17, 2008
5:15 P.M.
Commission Room

The Commissioners of the City of Horton met for a regularly scheduled meeting on Monday, November 17, 2008 at 5:15 p.m. in the City Hall Commission Room.

Mayor Lentz called the meeting to order and the prayer was given by Pastor Alice Purvis of the United Methodist Church.

Present: Mayor Lentz, Commissioners Krug, Forkenbrock, Davies and Commissioner Luscombe.

Motion by Commissioner Davies to adopt the agenda as presented. Seconded by Commissioner Krug. All aye.

Motion by Commissioner Davies to approve the minutes of the November 3, 2008 regular meeting. Seconded by Commissioner Krug. All aye.

Motion by Commissioner Davies to approve the minutes of the November 10, 2008 special meeting. Seconded by Commissioner Krug. All aye.

Motion by Commissioner Davies to approve Appropriation Ordinance #2999 (payroll) \$34,312.23. Seconded by Commissioner Krug. All aye.

Motion by Commissioner Davies to approve Appropriation Ordinance #3000 (Disbursements) \$38,799.00. Seconded by Commissioner Krug. All aye.

Recommendation from Planning and Zoning Commission on Zoning Change from R1 to C2 at 1101 Central Avenue.

The City Clerk reported that Jonathan Pollock on behalf of the First Baptist Church Trustees had applied for a zoning change at 1101 Central Avenue. He requested that the property be zoned C2 (retail commercial), the current zoning is R1 (single family residential). The Planning Commission met for a public hearing on October 27 to consider the request. The recommendation of the Planning Commission is to deny the zoning change in order to maintain the residential district. There were some neighbors at the public hearing who were not in favor of the change.

Jonathan Pollock was present to give the Commission an outline of his three stage plan to turn the building (a former church) into professional office spaces. He also presented a petition with 14 signatures in favor of rezoning. At the public hearing it was stated that the Planning Commission was aware that the building was not structurally safe. Mr. Pollock presented the City Commission a one page engineering report stating that the structure is stable under normal circumstances but should not be use din times of high winds. A strong wind from straight west or east could cause collapse.

Rob Gaskell, Chairman of the Trustees of the First Baptist Church, was present to state that the Church did not build a new building because the old structure was unsafe but because they needed more room and they were confident of the engineering report.

Luke Pollock, on behalf of the Chamber of Commerce, was present to give support for the rezoning as a good opportunity for the businesses of Horton and it would be an opportunity to continue the architectural integrity in the neighborhood. He also felt the Planning Commission did not take enough time to consider the application.

Motion by Commissioner Krug to return the issue to the Planning Commission so that they could review the documentation that Mr. Pollock presented to the City Commission. Seconded by Commissioner Davies. All aye.

Ordinance on providing for Drinking Establishments, Caterers and Temporary Permits for Service of Alcoholic Liquor within the City of Horton.

This ordinance would update the City's ordinances which had not been updated since Brown County approved Liquor by the Drink. Motion by Commissioner Forkenbrock to approve Ordinance 1089. Seconded by Commissioner Krug. All aye.

Discussion of Options for Fuel Adjustment Charges

Scott Shreve presented a report showing that the City is not collecting all of its expenses for the fuel adjustment on the electric bills. The fuel adjustment fluctuates from month to month and Mr. Shreve suggested a formula to charge a 12 month rolling fuel adjustment which would be a more level charge. An ordinance will be presented at the next meeting. Mr. Shreve will be working on the rate structures for electric service.

Report on New Pool

Commissioner Davies reported that the Park and Recreation Board started looking at building a new pool about 2 years ago. They have been working with Water Edge Aquatic Design to develop a concept for a new pool. The current pool has problems with the concrete, there are leaks in the structure, the plumbing and sewer lines are in poor condition.

The current plan calls for zero entry, therapy jets, a diving area, shaded areas and a slide. The estimated cost is \$1.7 million. The Park and Recreation Board is looking at possible ways to cut the costs. The Board and the Commission would like to see the revenue and expense reports for the last 4-5 years.

New Truck Proposal for Fire Department

Several members of the Fire Department were present to present the bids on rescue/combo vehicles. They received bids on 2 new vehicles and 1 demonstration vehicle with 15,000 miles. The demonstration vehicle has several options included that will not be included with the new vehicle prices and yet the cost is similar. One of the options is a C.A.F.S system, which normally cost over \$24,000. The dealer will hold the vehicle until after January 1. This vehicle should last 25-30 years.

Chief Behrnes reported that in 2007 there were a total of 74 fire truck runs and of those 21 were fires, and 5 of those were structure fires.

Chief Behrnes suggested that the City check into getting a loan from the Firemen's Relief Fund for the first year's payment and then pay it back over several years. The City is in the process of getting a USDA/RD loan/grant for this purchase but are unsure when those funds will be available.

Motion by Commissioner Davies to pursue the purchase of the Blanchat truck (the demonstration model) and that the City give approval if financing can be found. Seconded by Commissioner Krug. All aye.

Fire Department New Fire Contract Proposal

The Fire Department requested permission to explore a new contract with an entity that has a current contract with the City of Horton. The Commission advised that was part of the duties of the Fire Chief and they could bring it back when they have more details.

Staff Report

Rex West reported the crews shot elevations for the community building, three trees on the south side had to be removed, the water department has one water leak to repair, the water department will be locating all of the water valves and evaluating them for performance, the electric department generated on Thursday,

the comminuter at the sewer plant needs to be repaired, the jetter truck has pump problems and the City should be looking at a new machine. The Commission requested that Mr. West put together a list of equipment and the age of the equipment.

Code Enforcement Officer Stuart reported that during the inspection of the Mission Lake Dam it was noted that the concrete face of the dam is sliding down and there is erosion under the concrete. The Commission asked that the staff talk with the Department of Agriculture, Division of Water Resources to see if there would be any funding for this type of project.

Officer Stuart reported that there will be a table top exercise on December 12 at the School Board Office from 1-3 pm.

City Administrator's Agenda

The City is purchasing safety vests for the Police and Fire to be used on highways. This is a new federal mandate.

Brian Donahue from the Corps of Engineers came and viewed the CDF site for the permitting process. The RFP for the project is on track.

Mr. Whisenant will be attending a KPP meeting in Wichita on November 20.

Commissioner's Agenda

Commissioner Krug

Commissioner Krug announced an informational meeting on the Horton Community Hospital on November 18 at 7:00 pm.

Commissioner Forkenbrock

Commissioner Forkenbrock reported that there were several positive things going on in the community. The Little League Football team won, the school musical was excellent, the Catholic Church redid the spire and it is very beautiful and the Christmas tree at the corner of 8th and Central is in place.

Commissioner Davies

Commissioner Davies reported that the soccer program will begin in the spring. Brian and Rhonda Rodvelt are the new leaders. Officer Stuart developed a crisis plan for the schools and did a good job. The Boy Scouts will clean the debris out of the spillway channel and the senior class will be painting in several areas around the City.

Commissioner Davies asked that the staff look at making the restroom doors at City Hall swing out instead of into the room for safety reasons.

Commissioner Luscombe

Commissioner Luscombe asked if anyone was working on the electric losses. There is no report available at this time but Scott Shreve will be looking at this as part of the study he is putting together.

Mayor Lentz

No report.

5 minute recess

City Administrator Whisenant presented the Commission with several items that will cost additional funds at the Community Center. The Commission needs to decide if these are to be done or not. Some of these items are whether to go all electric or gas/electric combination, demand or standard hot water heaters, push button ADA doors on the exterior, interior height, whether to install the moveable walls at this time, kitchen equipment, and the installation of an electric mechanical switch to allow for generation when needed.

The Commission agreed they would like to be full electric in this building and that the ceiling should be a height of 9'. They requested that Mr. Whisenant put together a cost estimate on all of the items so they could make an informed decision.

Mr. Whisenant reported that Gaskell Machine and Metal has volunteered to bend the rebar for the foundation.

Motion by Commissioner Forkenbrock to adjourn at 8:24 p.m. Seconded by Commissioner Davies. All aye.

Candy Schmitt, City Clerk

Tim Lentz, Mayor