



MINUTE RECORD
Regular Council Meeting City of Haven

Meeting: REGULAR

Date: July 5, 2022

THE CITY COUNCIL MEETING IN REGULAR SESSION HELD AT 120 S. KANSAS AVENUE WAS CALLED TO ORDER AT 7:00 PM BY MAYOR ADAM WRIGHT. THE FOLLOWING PEOPLE WERE PRESENT:

Council Members: Sandra Williams, Christopher Scott, Kylie Rush, Mark Robinson, Austin Borden.

Absent: None.

Others: Leslie Atherton, Derek Stoll, Steven Phillips, Rick Gates, Kip Hart, Scot Loyd, Martha Holmes, Tom Collins, Dean Chesnut, Ann Chesnut, Dale Milleson, Tracie Milleson.

Because the City Attorney was not in attendance, the executive session was removed from the agenda after motion from Borden and second from Scott. Motion passed unanimously.

Tom Collins, candidate for Reno County Commissioner District 5 and resident at 2709 S. Lorraine in Hutchinson, spoke during public comment time.

As a “housekeeping item,” Mayor Wright asked members to refrain from using their cell phones during the meeting.

Minutes

Williams moved to approve the minutes of the June 20, 2022, meeting. Robinson seconded, and the motion passed unanimously.

Accounts Payable

Robinson moved and Williams seconded to approve accounts payable, totaling \$102,107.29. Motion passed unanimously.

Scot Loyd of Loyd Group: Discuss 2023 Budget Proposal

Members were provided with a copy of the draft 2023 budget proposal. Loyd provided an overview of the budget, noting it was created based on keeping the mill levy the same as it was last year – 60.851 mills. In 2022, that yields around \$458,816.54. Because the City’s assessed valuation has increased from \$7,540,732 to \$8,065,691, in 2023, 60.851 mills will yield around \$490,763.31. That means that keeping the mill levy the same would cause the City to exceed the Revenue Neutral Rate and would require the City to 1) let the County Clerk know by July 20th and 2) go through two public hearings (held on the same night) between August 20th and September 20th. An item of discussion was whether to keep the mill levy the same or go with the revenue neutral rate of 56.890 mills. The difference between the two is 3.961 mills or around \$30,000.

Ultimately, Williams moved to set the mill levy at 60.851 and Borden seconded. Motion passed unanimously. Atherton will work with Loyd to notify the County Clerk and get public hearings scheduled.

Shannin Rettig, Haven Chamber of Commerce: Discuss Haven Fall Festival

Rettig was not in attendance.

Consider Agreement to Purchase Real Estate from USD 312

Members were provided a copy of the seven-page Real Estate Sale and Purchase Contract between USD 312 and City of Haven to purchase a portion of ground for Wildcat Landing for the sum of \$50,000. Robinson moved and Scott seconded to authorize the Mayor to sign the contract on behalf of the City. Motion passed unanimously.

Approved 08.01.2022



Kip Hart, McLiney & Company: Consider Authorizing Bonds for Wildcat Landing Project

Members were provided with a listing of estimated expenses for Phase A, totaling \$908,304.63, though Atherton noted an estimate for inspection services is still being sought, and estimated possible funding sources for the project, including a Moderate-Income Housing grant of \$650,000 which the City will apply for in September. To proceed expeditiously with the project, in the event that some of those funding sources don't come through and to only authorize bonds for Phase A one-time, the EDC recommended the Council authorize \$1.2 million in bonds for the project, though it is likely that only a portion of those bonds would actually be issued. Kip Hart of McLiney & Company presented to the Council a handout showing the annual payment on a \$400,000 bond issue over twenty years to be \$27,000 to \$32,000. Hart outlined the process the Council would need to follow in order to authorize \$1.2 million in bonds for the project, including the passage of two ordinances, which members were provided with.

After brief discussion, Williams moved to adopt Charter Ordinance 703, exempting the City of Haven from the provisions of KSA 12-834 and providing substitute and additional provisions on the same subject relating to improvements for gas, water, electric power, heating or telecommunications service and the issuance of bonds for the purpose of paying for said improvements, and Charter Ordinance 704, exempting the City of Haven from the provisions of KSA 15-731 and providing substitute and additional provisions on the same subject relating to street improvements and the issuance of bonds for the purpose of paying for said improvements. Rush seconded, and the motion passed with five "yes" votes.

Consider Bid for Cyber Liability Insurance

Members were provided with a copy of a sixty-one-page handout, including the Cyber Liability proposal and quote from Gallagher Core 360. Atherton noted that in years past, cyber liability insurance has been provided to the City through its policy with Midwest Public Risk. However, due to the increase in cyber liability claims and the expensiveness of those claims, MPR is no longer including that coverage in its policy but arranged for members to receive quotes for Cyber Liability insurance, if they so desired, through Gallagher. Atherton noted that both Foulston and Hill reviewed the policy documents and found the coverage to be sufficient. Atherton also had Gavin Rose of Custom Internet Services, a company tasked with assisting KPP members with cybersecurity matters, review the policy. He felt the coverage was very good as well. As for price, Atherton noted that MPR paid \$3,582 for the City's last cybersecurity policy, which ended June 30, 2022, with a limit of \$2 million. Under the current quote, the same policy would cost \$4,655, an increase of \$1,073, which is a 30% increase. However, Atherton noted, Rose pointed out that he's seen some policy price increases of nearly 300%. Atherton recommended the Council approve the proposal for the \$2 million limit for \$4,655. Scott moved to approve Atherton's recommendation; Borden seconded, and the motion passed unanimously.

Consider Ending PCA Storm Surcharge

In February of 2021, due to the Arctic Blast / energy shortage, Kansas Power Pool implemented a storm surcharge of \$0.01 per kWh to recoup their cash reserves, estimating the charge would be in place for 24 months. Starting with the April 2021 bills, as a result of City Council decision, the City passed the charge on to customers at \$0.02 per kWh. Members were provided with a handout comparing the surcharge charged or estimated to be charged to the City of Haven by KPP (\$248,127.12) and the total surcharge billed to Haven customers to date (\$274,991.44). This comparison indicated the City has collected enough from customers to cover what will be charged by KPP, though Atherton noted that the numbers listed for June 2022 through February of 2023 are projections and likely would change. Still, Atherton felt safe recommending the City end the PCA storm surcharge to customers. Borden moved and Williams seconded to approve Atherton's recommendation. Motion passed unanimously.

Public Works:

Consider Purchase of Parts for Electric Department



Stoll requested authorization to purchase stock items from Border States Industries for the Electric Department, not to exceed \$1,500, including tax. Rush moved to approve the request. Scott seconded, and the motion passed with five “yes” votes.

Consider Purchase of Parts for Water Department

Stoll requested authorization to purchase stock parts from Core & Main for the Water Department, not to exceed \$2,600. Williams moved to approve the request. Scott seconded, and the motion passed five to zero.

Updates

Stoll delivered the following updates:

- Sewer jetting went well; the proactive work shed light on some manholes that needed raised.
- Street sweeping may be complete; Stoll was unsure of their scheduling.
- An order for street signs has been placed.
- Stoll is getting quotes to have some primary line work done by Kilian Electrical.
- Another meter order for AMI has been placed.
- Parts for the K96 light pole should come in July 15th according to contractor.

Police Updates: Officer Phillips noted no problematic issues over the 4th of July holiday.

Consider Expenditure to Revise Employee Handbook (Not to Exceed \$3,500)

Atherton noted that City Attorney, Jennifer Hill, received a quote from League of Kansas Municipalities to overhaul the City’s Employee Handbook. LKM indicated their base rate is \$3,500, and according to Atherton, Hill felt confident the work could be kept under that price and would be worth the expenditure. Scott moved and Borden seconded to approve the expenditure to revise the Employee Handbook. Motion passed with five “yes” votes.

Council Concerns

Williams expressed concern about the railroad tracks by the seed plant. Mayor Wright said he thinks the Coop owns those. Stoll will reach out to Kansas and Oklahoma Railroad to see if there’s a plan for improvements and / or how to get one in the works.

Rush said she would like for Council members to have a way to review and discuss employee performance, specifically with Department Heads. After brief discussion about the purpose of the same, it was determined this would be best conquered through executive session(s) with Department Heads. The Council agreed to tackle the task in the future.

Agenda Planning: Items listed for the July 18th Council meeting were read aloud.

Adjournment

At 8:03 PM, adjournment was unanimously approved after motion from Robinson and second from Borden.

/s/
Adam Wright, Mayor

Attest:

/s/
Leslie Atherton, City Clerk