

Dixon City Commission
Regular Session
Monday, August 8, 2022, 6pm

Dixon City Commission met in session Monday, August 8, 2022, 6 p.m. Attending were Mayor Terry Webb, Commissioners Randy Norman, Dorris Crowley, and Peggy Poole, City Clerk Barbara Goff, and residents Sondra Norman and Stace Poole. Commissioner Jeff Graham and City Attorney Ben Leonard were absent.

Minutes were approved on a motion by Commissioner Poole, seconded by Commissioner Norman, all ayes.

Bills were approved on a motion by Commissioner Crowley, seconded by Commissioner Norman, all ayes.

Mayor Webb reported water loss is at 36%. KRWA is expected be here within the next week to assist in looking for a leak on 132W believed to be the main cause of the high water loss. There has also been a problem found near the Post Office and First Baptist Church; following investigation by the water department, it has been determined this is surface water, not a leak, and only causes a problem during heavy rains.

Donations have been received for Baker Park in memory of Melba Clark, from Larry and Amy Villines and Bruce and Julianna Rhye.

Several properties were mentioned that continue to need to be addressed by Code Enforcement. The Code Enforcement Board is scheduling to meet by next week.

Discussion continued regarding the house at Baker Park. It cannot be remodeled as an open meeting space due a load-bearing wall. Likely, the house could not be moved. Mayor Webb has received a verbal quote for around \$10,000 to tear it down; Commissioner Crowley will look into other options for tear down. United Community Bank, who holds the City's loan for the property, will require at least a \$5,000 payment before authorizing demolition.

The outside appearance of the transaction window that has been installed at the City office came into question. Commissioner Crowley made a motion to pay the current owed bill for installation (about \$1,500) plus have the contractor, Kevin Mason, change the siding to a color that blends better with the building, and add a drop box near the transaction window, seconded by Commissioner Norman, all ayes.

Budget amendments due to receipt of American Rescue Plan Act funds were approved on a motion by Commissioner Poole, seconded by Commissioner Crowley, all ayes. For 2021-22 the total budget was amended to \$1,311, 892.99, and for 2022-23 the total budget was amended to \$1,047,405.93.

Commissioner Norman made a motion to table the Golf Cart ordinance due to requesting further information, seconded by Commissioner Poole, all ayes.

A work session was scheduled for August 16, 3:30pm. One of the main topics planned to be discussed is the City's Personnel Policy and Procedures.

A first reading of an ordinance regarding adjustment due to annual swimming pool fill-ups was approved on a motion by Commissioner Poole, seconded by Commissioner Norman, all ayes. The ordinance allows a once-a-year sewer adjustment for those that use over 3,000 gallons above average use filling a

swimming pool. An adjustment may also be made for customers not connected to sewer for water use above average.

Mayor Webb addressed the need to increase water rates, due to continued water related rising costs to the City. Commissioner Poole reminded the City previously charged a Line Maintenance Fee of \$6.25 monthly, until water billing was restructured in 2011. Water rates have not increased since that time. Commissioner Poole suggested reinstating the Line Maintenance Fee. A rate increase would also add extra tax for customers and the City, whereas a Maintenance Fee would not increase the tax portion. Commissioner Norman made a motion to add a monthly \$6 Water Line Maintenance Fee to all customers and the monies be deposited into the Operation and Maintenance Fund, seconded by Commissioner Poole, all ayes.

Mayor Webb also suggested an increase in Late Penalty fees. There are several customers who continuously only pay what is required to keep water service going and never fully pay the balance owed on their account. Following the Mayor's recommendation, Commissioner Poole made a motion to increase the Late Penalty to a flat \$10 monthly for bills up to \$100 and 10% of those bills over \$100, seconded by Commissioner Crowley, all ayes.

Commissioner Crowley initiated discussion on having new customers be responsible for a bore charge, should a bore be required to connect to the main water line. Currently, the average bore charge is about \$700, which our tap fee of \$750 barely covers. He proposed new customers that require a bore be required to pay the tap fee, deposit fee, plus the additional bore charge at the current rate for boring. All others were in agreement, but no official action was taken.


Upon recommendation from the Code Enforcement Board, Commissioner Poole made a motion to appoint Sondra Norman to the Board, with a term expiring 1/11/24, seconded by Commissioner Crowley. Due to Mrs. Norman being his spouse, Commissioner Norman abstained from the vote.

Mayor Webb presented rates for 2022 Property Taxes and made a motion to elect the compensating rates, seconded by Commissioner Poole, all ayes. The rate for real property is set at 0.123 and personal property at 0.1546.

Commissioner Crowley made a motion to approve the use of Webster County PVA to prepare property tax bills, seconded by Commissioner Norman, all ayes.

Alexander, Thompson, Arnold is expected to make an audit presentation at the next regular Commission meeting.

A motion to adjourn was made by Commissioner Norman, seconded by Commissioner Poole, all ayes.

Signed: 
Terry Webb, Mayor, City of Dixon


Barbara Goff, City Clerk, City of Dixon