

Hillsboro, Kansas
October 16, 2018

1. The city council met in regular session on Tuesday, October 16, 2018 at 4:00 p.m. in council chambers with Mayor Lou Thurston and Council members David Loewen, Byron McCarty, and Jonah Gehring present. Members Absent: Council member Brent Driggers.

2. Others Present: Renee Gilkey, 106 N. Cedar; Anthony Roy, Hillsboro Economic Development Director; Sandy Bartel; Susan Robson; Lena Hall, Hillsboro Chamber; Patty Decker, Hillsboro Free Press; Phyllis Zorn, Hillsboro Star Journal; Josh Boehm, City Attorney; Larry Paine, City Administrator; and, Glenda Stoppel, Deputy City Clerk.

3. CALL TO ORDER – Mayor Lou Thurston called the meeting to order at 4:00 p.m.

4. PUBLIC COMMENTS – Susan Robson asked if the Hein property on West Grand was on today's agenda. Mayor Thurston confirmed that it is on today's agenda.

Council member McCarty said a local resident had contacted him with concerns on how the new trash truck would be able to pick up heavy stuff. City Administrator Paine said that it will probably be considered a special pick-up where arrangements will need to be made in advance and may require two workers.

5. MINUTES – Motion was made by Council member Loewen and seconded by Council member McCarty to approve the minutes of the 10/2/18 meeting as presented. Motion carried unanimously.

6. VOUCHERS – Council member Gehring questioned why Check #28000 to Elcon Services was on the list for approval when it had already been approved at a previous meeting. Check #28000 to Elcon Services, in the amount of \$579.10, was removed from the manual check list.

Motion was made by Council member Loewen and seconded by Council member McCarty to approve the vouchers in the adjusted amount of \$585,617.97. Motion carried unanimously.

7. CHAMBER PROMOTIONS – Lena Hall, Hillsboro Chamber of Commerce, was present to ask the City for financial assistance for their Down Home Christmas promotion. They are wanting to purchase a 12' Christmas tree that is able to be outdoors, for \$2,024.00. A private donor is willing to give some money toward the cost of the tree. The Hillsboro Convention & Visitor's Bureau is considering also donating some money toward the cost of the tree and will be up for discussion at their next meeting. Since it's a city event, the Promotions Committee is asking the city to contribute to the cost too. The tree can be added onto in the future to make it larger. It will be located on the sidewalk by the Emprise Bank Courtyard. The tree will have lights and the Chamber asked who would be responsible for the power usage. There is a potential for some of the churches to perform live music/caroling during the evening, which will require access to one of the light poles for electricity. The money for the tree will come out of the General Fund and the electricity out of Electric Fund.

Motion was made by Council member McCarty and seconded by Council member Gehring to pay \$500.00 toward the cost of the tree and to cover the entire cost of the electricity. Motion carried unanimously.

8. ELCON INVOICE – Motion was made by Council member Loewen and seconded by Council member McCarty to approve payment to Elcon Services, Inc. in the amount of \$39.96 for parts for the Electric Department. Council member Gehring abstained from the vote. Motion carried.

9. HEIN HOUSE REPORT – CITY ATTORNEY – Dick & Carla Hein, owners of the property at 312 W. Grand, have retained Attorney Susan Robson for assistance. Ms. Robson and the attorney for the local creditor have both been in contact with City Attorney Boehm. Ms. Robson has indicated that repairs have begun on the house. Renee Gilkey was concerned as to what kind of timeline is being considered and what work is required to be done. Sandy Bartel said she wanted to publicly thank Kevin Bartel for bringing the disrepair of the property before the city council and thanked council members for their quick action. If the building is deemed unsafe, it will likely trigger foreclosure.

Ms. Robson is asking for leniency on behalf of the Hein's. City Administrator Paine said this project was started 10-11 years ago and felt like they've already had sufficient time to get started. Council members felt that it's important to keep progress moving.

Motion was made by Council member Loewen and seconded by Council member McCarty to adopt the following resolution and set the public hearing date for 4:00 p.m. on 12/4/18 - A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE CITY COUNCIL OF THE CITY OF HILLSBORO, MARION COUNTY, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIEN-HOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE. Council member Gehring abstained from the vote. Motion carried. The resolution will be assigned No. 2018-07.

10. ELECTRIC RATE REVIEW – City Administrator Paine reviewed a summary of KPP bills in preparation of a recommended adjustment to our electric rates. He has projected that the City will pay KPP approximately \$1,931,076.65 for electricity by the end of the year. Current rates are \$9.00/meter + \$0.1158/kwh. In order to reach the target point in the cash balance, \$75,000.00 will need to be added over the next 10 years. The last rate change was 3 years ago. Long range efforts to help keep the peak rate down could possibly be attained with KPP getting a natural gas generator. New rates to be considered are \$12.10/meter + \$0.1195/kwh. Council’s intent is to cover the budget and get the cash balance in line. City Administrator Paine will have more info with these numbers at the next meeting.

11. BOARD APPOINTMENTS – deferred

12. CITY ADMINISTRATOR’S REPORT –

Executive Session – Motion was made by Council member McCarty and seconded by Council member Gehring to move to recess into executive session to have discussions with the city attorney regarding contract law that such discussion is provided by the attorney client privilege and allowed pursuant to KSA 75-4319(b)2, with the open meeting to resume at 5:40 p.m. Council requested that Anthony Roy and City Attorney Boehm be present in the executive session. Motion carried unanimously.

The open meeting resumed at 5:42 p.m. No action is being taken.

13. ADJOURNMENT – Meeting adjourned at 5:44 p.m.

/s/
LOUIS THURSTON, MAYOR

ATTEST:

/s/
GLENDA STOPPEL, DEPUTY CITY CLERK