

Hillsboro, Kansas  
October 2, 2018

1. The city council met in regular session on Tuesday, October 2, 2018 at 4:00 p.m. in council chambers with Mayor Lou Thurston and Council members David Loewen, Byron McCarty, Jonah Gehring, and Brent Driggers present.

2. Others Present: Kevin Bartel, 108 N. Cedar; Steve Fast, Museum Coordinator; Phyllis Zorn, Hillsboro Star Journal; Josh Boehm, City Attorney; Patty Decker, Hillsboro Free Press; Larry Paine, City Administrator; and, Jan Meisinger, City Clerk.

**3. CALL TO ORDER** – Mayor Lou Thurston called the meeting to order at 4:10 p.m.

**4. PUBLIC COMMENTS** – Kevin Bartel asked council what the status was of the Hein house at the NE corner of Cedar & West Grand. He said it has been sitting in the same condition for 9 years and it an eyesore. He has seen cats and skunks go under the house for shelter. City Attorney Boehm said he has made initial contact with the owner, had title search done, and has sent a letter to the lien holder, which is a local institution, and they were given 10 days to respond. He said if he didn't receive a response, he will have a resolution prepared for the next council meeting to proceed with remediation, like we recently did for the property on Eisenhower Street.

**5. MINUTES** – Motion was made by Council member Driggers and seconded by Council member McCarty to approve the minutes of the 9-18-18 regular meeting as presented. Motion carried unanimously.

**6. VOUCHERS** – Motion was made by Council member McCarty and seconded by Council member Gehring to approve the vouchers in the amount of \$374,560.80. Motion carried unanimously.

**7. MUSEUM TAX CREDIT SALE** – The State of Kansas gives tax credits for rehabilitation work on buildings that are on the National Historic Register. The credit is for 25% of the amount expended. Since the city doesn't have a state income tax liability, we can sell the tax credits to other taxpayers. We have earned the following tax credits – 1) Roof work on Schaeffler House in 2009-2012 - \$4,980.00 (This credit was never applied for until now). 2) Work done last year on the Adobe House - \$4,254.00. Total = \$9,234.00. The Kansas State Historical Society recommends selling the credits for 90% of the face value. The city attorney has reviewed and reversed the state's sale-purchase agreement. We would like to use the proceeds to repair the damaged gutters, woodwork and to paint the Schaeffler House. Motion was made by Council member Driggers and seconded by Council member McCarty to approve the contract and the sale of the tax credits for a minimum of 90% of the face value. Motion carried unanimously.

**8. D STREET PAY ESTIMATE #1** – Motion was made by Council member Driggers and seconded by Council member McCarty to approve Pay Estimate #1 to Pearson Construction for mill/overlay of D Street in the amount of \$350,914.80. Motion carried unanimously.

**9. WATER PROJECT PAY ESTIMATE #1** – Motion was made by Council member McCarty and seconded by Council member Loewen to approve Pay Estimate #1 to J&K Contracting for work on water system improvements in the amount of \$243,330.25; and, to approve the second request for funds from KDHE (for this pay estimate and for engineering fees). Motion carried unanimously.

Also, motion was made by Council member Driggers and seconded by Council member Gehring to approve Change Order #2 increasing the project by \$12,000.00 to install a new valve so the water line to the Industrial Park and to Wilson Street can be isolated. Motion carried unanimously.

**10. APPROVAL OF ELCON INVOICES** – Motion was made by Council member McCarty and seconded by Council member Driggers to approve Invoice 11044 (\$529.06 for items for the Electric Department) and, Invoice 11045 (\$50.04 supplies for the basketball courts). Vote: Council member Loewen, McCarty, and Driggers, yes; Council member Gehring, abstained. Motion carried.

**11. PBC MEETING TO APPROVE TWG INVOICE & TAXES DUE ON OLD HOSPITAL** – At 4:35 p.m., council recessed into a PBC meeting to approve invoices relating to the old hospital building. The meeting adjourned at 4:43 p.m. and the regular council meeting resumed.

**12. BOARD APPOINTMENTS** – none

**13. CITY ADMINISTRATOR'S REPORT –**

*Water Project* – City Administrator Paine said the water project was progressing and most of the questions are from people who didn't attend the neighborhood meeting held before the project started.

*League Meeting* – Is the weekend and President Trump will be on the property so parking due to secret services blockade may be a problem.

*Electric Profile* – City Administrator Paine shared information he has been working on the different classes of electric customers we have and their levels of usage. He will have more information at the next meeting as we proceed in making a decision about rate adjustments.

**14. ADJOURNMENT** – Council meeting adjourned at 4:55 p.m.

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/s/  
LOUIS THURSTON, MAYOR

ATTEST:

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/s/  
JANICE K. MEISINGER, CITY CLERK