

Hillsboro, Kansas
October 3, 2017

1. The city council met in regular session on Tuesday, October 3, 2017 at 4:00 p.m. in council chambers with Mayor Delores Dalke and Council members Byron McCarty, Bob Watson, Brent Driggers, and David Loewen present.

2. Others Present: Charlotte Kennedy Takahashi, Candidate for Mayor; Don Ratzlaff, Hillsboro Free Press; Jules Glanzer & Keith Harder, Tabor College; Phyllis Zorn, Hillsboro Star Journal; Ben Stekete, Fire Chief/Building Inspector; Warren Deckert, 311 S. Eisenhower; Josh Boehm, City Attorney; Wendell Dirks, Joyce Kyle, James Thomas, Peter Mungai, Salem Home; Larry Paine, City Administrator; and, Jan Meisinger, City Clerk.

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

4. PUBLIC COMMENTS – none

5. MINUTES – The minutes of the 9-19-17 regular meeting were approved as distributed.

6. VOUCHERS – Motion was made by Council member Loewen and seconded by Council member Watson to approve the vouchers in the amount of \$381,352.61. Motion carried unanimously.

7. PUBLIC HEARING – 311 S. EISENHOWER (FIRE DAMAGE) – Ben Stekete reported that following the fire at 311 S. Eisenhower, a letter dated 4-5-17 was sent to Mr. Deckert about code violations that needed to be corrected. During an inspection of the property on 7-20-17, Mr. Stekete found the dwelling to be blighting and uninhabitable. At that time, a new roof had been put on the house, but the disrepair of the exterior walls of the dwelling and broken windows remain a blight on the neighborhood. Mold was found growing on the sheetrock in the basement, and the subfloor was buckled on the main floor. There was damage to the interior walls from the fire and unsafe electrical work in the basement. An egress window in the basement is also required. Council viewed pictures that were taken during this inspection. Resolution 2017-06a was published in the Hillsboro Star Journal on August 9th and 16th, which set the date of the public hearing today at 4:00 p.m. Mr. Deckert said he didn't realize he needed to call for an inspection. He is trying to do the work that he can in his spare time in order to save money. City Attorney Boehm advised council that they could find the structure dangerous and unsafe or recess the public hearing to a later date to allow improvement to continue and inspections to take place. After further discussion, motion was made by Council member Watson and seconded by Council member Loewen to recess the public hearing to January 2, 2018 at 4:00 p.m. Motion carried unanimously. City inspections are to take place during this time.

8. WATER CONSTRUCTION PROJECT ENGINEERING AGREEMENT – Motion was made by Council member Watson and seconded by Council member Driggers to approve the engineering agreement with EBH & Associates for design and construction services to construct, repair, and replace water lines throughout Hillsboro. Motion carried unanimously. The total cost for engineering services is \$738,200.00.

9. INTERIM FINANCING – B STREET CONSTRUCTION – With the completion of Tabor's Shari Flaming Center for the Arts, B Street is ready to be repaired. Damage initially occurred when the sewer line was relocated down the middle of B Street to the Jefferson/Madison alley. To do this, temporary financing is needed. City Administrator Paine is suggesting we take \$100,000.00 from each of the four utilities and loan it to the General Fund so the project can be started. Resolution 2017-09 authorizes the project and the transfer of funds. Once the bonds are issued in January or February, 2018, the money will be transferred back to the four utility funds. Tabor College has purchased the former MB Foundation building, which has 23 parking spaces within 500' of the Center for the Arts. Parallel parking along B Street will fulfill their requirement at this time. City Administrator Paine will request an amendment from the Board of Zoning Appeals for the required parking spaces. A three-year delay was granted for the building of the parking lot north of the Science building. Motion was made by Council member Loewen and seconded by Council member Driggers to approve Resolution 2017-09 – *(A RESOLUTION AUTHORIZING THE IMPROVEMENT OF CERTAIN STREETS IN THE CITY OF HILLSBORO, KANSAS; AUTHORIZING TRANSFERS OF FUND TO PAY THE COSTS OF SAID IMPROVEMENTS; AND INDICATING THE CITY'S INTENT TO REIMBURSE THE COSTS THEREOF FROM THE PROCEEDS OF BONDS)*. Council was polled with the following vote: Council member Loewen, yes; McCarty, yes; Watson, yes; and, Driggers, yes. Motion carried unanimously.

10. MARION COUNTY INTERGOVERNMENTAL AGREEMENT – RADIO PURCHASES – The County has agreed to purchase all of the 800 MHz radios for all the agencies in the county and has developed an intergovernmental agreement for each agency. Payments are interest free for two years. City Administrator Paine’s plan is to have a 5-year lease purchase payment and pay years 1 & 2 to the County, then we would refinance the balance for years 3 through 5. The total cost for police and fire radios is \$76,145.31. Motion was made by Council member Watson and seconded by Council member Driggers to approve the Intergovernmental Agreement with Marion County to purchase 800 MHz radios for the police and fire departments, and to repay Marion County \$76,145.31. Motion carried unanimously.

11. PUBLIC BUILDING COMMISSION MEETING – HOSPITAL APPRAISAL – At 4:45 p.m., motion was made by Council member McCarty and seconded by Council member Watson to recess into a PBC meeting to approve payment of the invoice for the appraisal of the hospital building. Motion carried unanimously. Motion was made by Council member McCarty and seconded by Council member Driggers to adjourn the PBC meeting at 4:47 p.m. and resume the regular council meeting. Motion carried unanimously.

12. BOARD APPOINTMENTS – Mayor Dalke appointed Stacy Silhan to the Convention & Visitor’s Bureau. Motion was made by Council member Driggers and seconded by Council member McCarty to approve this appointment. Motion carried unanimously.

13. CITY ADMINISTRATOR’S REPORT – The city has received notification from KDOT that Hillsboro has been awarded a \$785,000.00 grant to build a trail (lighted sidewalk) on the old railroad right-of-way from Main Street east to Industrial Road, then north to the new hospital. This will be a 2019 construction project. The city’s portion of the cost is \$157,000.00.

14. EXECUTIVE SESSION – TRADE SECRETS – At 4:50 p.m., motion was made by Council member Watson and seconded by Council member Driggers to recess into executive session for the purpose of discussing confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts and individual proprietorships pursuant to K.S.A. 75-4319(b)(4). The open meeting will resume in the council chamber at 5:10 p.m. Motion carried unanimously. Also present in executive session: City Administrator Paine, City Attorney Boehm, and Salem Home representatives: Peter Mungai, Wendell Dirks, Joyce Kyle, and James Thomas. The council meeting resumed at 5:10 p.m. No action was taken.

15. ADJOURNMENT – Motion was made by Council member Watson and seconded by Council member Driggers to adjourn at 5:12 p.m. Motion carried unanimously.

/s/
DELORES DALKE, MAYOR

ATTEST:

/s/
JANICE K. MEISINGER, CITY CLERK