

Hillsboro, Kansas
February 4, 2020

1. The city council met in regular session on Tuesday, February 4, 2020 at 4:00 p.m. in council chambers with Mayor Lou Thurston and Council members David Loewen, Renee Gehring, and Brent Driggers present. Absent: Council member Byron McCarty.

2. Others Present: Anthony Roy, Economic Development Director; Faith Dalke, Ava Weisbeck, Hunter Hein, Callie Arnold, Cayley Settle, Students of Mr. Knoll's Government Class; Morgan Marler, Sr Water Treatment Plant Technician; Phyllis Zorn, Hillsboro Star Journal; Laura Paulus, Hillsboro Free Press; Josh Boehm, City Attorney; Larry Paine, City Administrator; and, Jan Meisinger, City Clerk.

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

4. **PUBLIC COMMENTS** – None – Mayor Thurston welcomed the students present from Mr. Knoll's Government Class.

5. **MINUTES** – Motion was made by Council member Loewen and seconded by Council member Gehring to approve the minutes of the 1-21-2020 special meeting as submitted. Motion carried unanimously.

6. **VOUCHERS** – Motion was made by Council member Loewen and seconded by Council member Driggers to approve the vouchers in the total amount of \$403,026.39. Motion carried unanimously.

7. **ELECTRIC BUCKET TRUCK BIDS (FINANCING)** – City Administrator Paine said we had received 3 bids:

- Marion Nat'l Bank – 2.78% Interest; Fee - \$100.00; Semi-annual payment - \$14,112.82; Yearly payment - \$24,225.64
- Emprise Bank – 2.97% Interest; Fees – 0; Semi-annual payment - \$14,199.19; Yearly payment - \$24,225.64
- Central Nat'l Bank – 3.07% Interest; Fees - \$195.00; Semi-annual payment - \$14,242.98; Yearly payment - \$28,485.96

All bids are for five years. Motion was made by Council member Driggers and seconded by Council member Gehring to award the bid to Marion National Bank. Motion carried unanimously.

8. **POLICE PATROL VEHICLE BIDS (FINANCING)** – We also received three bids for the financing of the police patrol vehicle:

- Marion Nat'l Bank – 2.78% Interest; Fee - \$100.00; Semi-annual payment - \$3,226.12; Yearly payment - \$6,452.24
- Emprise Bank – 3.08% Interest; Fee – 0; Semi-annual payment - \$3,255.45; Yearly payment - \$6,510.90
- Central Nat'l Bank – 3.37% Interest; Fee - \$195.00; Semi-annual payment - \$3,298.76; Yearly payment - \$6,596.52

Motion was made by Council member Driggers and seconded by Council member Loewen to award the bid to Marion National Bank. Motion carried unanimously.

9. **TCW – MOU** – Bond Attorney J.T. Klaus made a change to the Memorandum of Understanding with TC Wireless, putting a cap on the amount the city would pay if TCW would choose to seek industrial revenue bond financing. Motion was made by Council member Driggers and seconded by Council member Loewen to authorize the mayor to sign the Memorandum of Understanding between TC Wireless, Inc. and City of Hillsboro, Kansas. Motion carried unanimously,

10. **PARRISH HOUSE DEMO BIDS** – Parrish house demolition bids were: Dalke Construction - \$15,000.00; and, Countryside Excavating - \$16,800.00. Motion was made by Council member Gehring and seconded by Council member Driggers to award the bid to Dalke Construction for \$15,000.00 to demo the houses with demolition to be completed by 3-31-2020. Motion carried unanimously.

11. **WATER TAP FEE RESOLUTION** – The City's water tap fees have not been changed since 2013. Morgan Marler has reviewed the actual costs for the various meter tap sizes. We will no longer be offering a 5/8" tap size. Most residential taps are 1". We will offer a ¾" tap if someone builds a tiny house. After discussion, motion was made by Council member Driggers and seconded by Council member Loewen to approve Resolution 2020-01 – *(A RESOLUTION OF THE GOVERNING BODY OF THE*

CITY OF HILLSBORO, KANSAS, SETTING THE FEE FOR THE WATER UTILITY CONNECTION FEE). Council was polled with the following vote: Council member Loewen, yes; Council member Gehring, yes; Council member Driggers, yes. Motion carried unanimously.

12. KDHE REIMBURSEMENT #18 – KDHE Draw Request #18 is for \$16,817.39 – EBH & Associates; and, \$188,640.59 – Goines Enterprises, Inc. Motion was made by Council member Gehring and seconded by Council member Loewen to approve KDHE Reimbursement #18. Motion carried unanimously.

13. ELCON INVOICE – Invoice 11946 is for repairs to the south door of the fire station (for ambulance) in the amount of \$83.55. Motion was made by Council member Driggers and seconded by Council member Loewen to approve payment of this invoice. Vote: Council member Driggers, yes; Council member Loewen, yes; Council member Gehring, abstained. Motion carried.

14. DOWNTOWN SIDEWALK ORDINANCE – Council discussed use of sidewalks in the downtown area. A change would require an update to the City’s zoning ordinance, which is usually a recommendation from the Planning Commission. Code Enforcement can be tough for the building inspector because this is a safety issue vs what the business owners want. After further discussion, motion was made by Council member Loewen and seconded by Council member Driggers to propose an amendment to the Central Business District Zoning District regarding the use of sidewalks by private individuals and businesses within the District, specifically the use of the first 5 feet of such sidewalk from the face of a building’s exterior envelope, along with the boundaries of such district and request of the Planning Commission to review and make recommendations regarding such amendments. Motion carried unanimously.

Because Tabor has acquired a number of properties, the Planning Commission should consider amending the boundaries of S-1 zoning district. Motion was made by Council member Driggers and seconded by Council member Loewen to propose an amendment to the boundaries of the S-1 zoning district due to the expansion of and land acquisition of Tabor College and request of the Planning Commission to review and make recommendations regarding such amendment. Motion carried unanimously.

15. PBC MEETING – TWG INVOICE - At 4:41 p.m., council recessed into a Public Building Commission meeting to approve an invoice from Triplett Woolf Garretson regarding the hospital bankruptcy. The meeting adjourned at 4:44 p.m. and the regular council meeting resumed.

16. STRATEGIC PLANNING UPDATE – Council will have a work session to review the Strategic Plan at the first meeting in March.

17. BOARD APPOINTMENTS – none

18. CITY ADMINISTRATOR’S REPORT –

Special Purpose Vehicles - We have the tags and stickers for the special purpose vehicles.

Credit Card Processing – City Administrator Paine signed documents today to change credit card providers, which moves us closer to online bill paying (30-45 days).

Old Hospital Building – City Administrator Paine said there was still work to be done on the fire alarm system. Mayor Thurston said he would like to see the transfer of the facility before June 30th.

Recycling – City Administrator Paine said County Commissioner Kent Becker is going to propose at Monday’s commission meeting that we still deliver recyclables to the transfer station that would then be delivered to Hutchinson, and not taken to a landfill. This would be an interim solution until Junction City is again able to accept recyclables. Mayor Thurston said we have made a commitment to our community to recycle and not take these items to a landfill. It’s important to do the right thing for our planet and future generations.

19. EXECUTIVE SESSION – PERSONNEL – Motion was made by Council member Driggers and seconded by Council member Gehring to recess into executive session for the purpose of discussing personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1). Also present in executive session: Don Osenbaugh, John Deardoff, and City Attorney Josh Boehm. The open meeting will resume in the council chambers at 6:00 p.m. Motion carried unanimously.

Council meeting resumed at 6:00 p.m. No action was taken.

20. ADJOURNMENT – Council meeting adjourned at 6:03 p.m.

_____/s/_____
LOUIS THURSTON, MAYOR

ATTEST:

_____/s/_____
JANICE K. MEISINGER, CITY CLERK