

Hillsboro, Kansas  
March 19, 2019

1. The city council met in regular session on Tuesday, March 19, 2019 at 4:00 p.m. in council chambers with Mayor Lou Thurston and Council members David Loewen, Jonah Gehring, Byron McCarty, and Brent Driggers present.

2. Others Present: Kathy McNeil, IMA; Dale Dalke, Street Superintendent; Anthony Roy, Economic Development Director; Ben Steketee, Building Inspector/Code Enforcement; Darin Neufeld, EBH Engineers; Laura Paulus, Hillsboro Free Press; Lena Hall, Chamber of Commerce; 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 4:01 p.m.

**4. PUBLIC COMMENTS** – none

**5. MINUTES** – Motion was made by Council member Goering and seconded by Council member Loewen to approve the minutes of the 3-5-19 regular 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 amount of \$135,042.92. Motion carried unanimously.

**7. HEIN HOUSE PUBLIC HEARING (CONTINUED)** – At the 12/18/18 council meeting, the council gave Mr. Hein two months to complete the work on Ben Steketee’s punch list. The lender of his mortgage issued a letter setting 3/22/19 as the deadline to abate the conditions on the property. The mortgage contract requires the property owner to keep the property in good condition. If issues are not abated, the lender may foreclose on the property. Ben inspected the property earlier today and shared updated photos and progress with the council. Of the ten exterior items in his original report dated 12/31/18, five of the items have been resolved.

Council member Gehring said that he felt the City has given good leniency to the Hein’s and it was not wise to continue doing so. Mayor Thurston felt that the City owes it to the neighbors who are affected by the property and have been for years. He said the City can’t push forward and then fail to act.

After discussion, motion was made by Council member Gehring and seconded by Council member McCarty to move toward abatement of the property at 312 W. Grand, Hillsboro, Kansas. Motion carried unanimously.

**8. BLOCK PARTY – CHAMBER OF COMMERCE** – The Chamber of Commerce is planning to host the annual block party on April 16<sup>th</sup>, 5:30-8:00 p.m. It’s a great opportunity for the community to come together for an evening. Eagle Communications will sponsor the event this year. The Chamber is asking that the north end of Main Street be closed off beginning at 4:00 p.m. on the day of the event. The area to close will be the north side of the intersection of Main & Grand, and the corner of Main & First. They are also asking for five polycarts and assistance with placement.

Motion was made by Council member McCarty and seconded by Council member Driggers to approve the Chamber's request for street closure on April 16<sup>th</sup> beginning at 4:00 p.m. and the use of the city's polycarts. Motion carried unanimously.

Motion was also made by Council member McCarty and seconded by Council member Driggers to give the city administrator authority to decide the street closure on future annual block parties hosted by the Chamber. Motion carried unanimously.

**9. STREET CONSTRUCTION BID AWARD** – Dale Dalke and Darin Neufeld explained the recommendations regarding the East Grand Street proposed bid and also the Water Line Streets proposed bid. They are as follows: 1) Accept base bid for remove and replace East Grand Street from Adams to Washington with concrete and curb and gutter - \$369,553.00; 2) No action taken on bid alternate 1 for all brick pavers; 3) Accept bid alternate 2 constructing 4 off-street parking zones - \$63,395.00; 4) Accept bid alternate 3 constructing 2 off-street parking zones by the high school - \$35,300.00; 5) Add 2 additional off-street parking areas (one additional space by the school and one by the Schaeffler House) - \$35,300.00 – This expense could be added later with a change order after the award. Hett Construction's bid for the above components = \$468,248.00 + \$35,300.00 (extra school/Schaeffler House spaces) = \$503,548.00.

Mr. Hett is ok with volunteer labor laying the bricks back down as long as we let him know ahead of time. The biggest issue is not necessarily how much volunteer help will be available, it's how much city labor will be needed to fill in the gap. There will still be a lot of preliminary work preparing the bricks regardless of community involvement. USD 410 staff will soon need to be notified of the project in case there are delays. Darin said the council could wait to make a decision on reusing the bricks as long as the bids were awarded so the project can begin.

The following bid for Water Line Project Streets – Vogts Parga Construction is as follows: 1) Accept base bid to remove and replace First Street, Adams to Wilson (approximately 200') and Wilson Street from First Street to "C" Street - \$600,359.50; 2) Accept bid alternate 1 – Remove and replace "C" Street, Adams to Kennedy, with concrete street and curb/gutter - \$213,548.25; 3) Accept bid alternate 2 to remove and replace Kennedy, "A" Street to "C" Street - \$217,869.50; 4) No action taken on bid alternate 3 to replace the intersection at Ash & "D" Street. Total project cost = \$1,031,777.25.

Motion was made by Council member Gehring and seconded by Council member McCarty to award the bid to Hett Construction in the amount of \$468,248.00 for East Grand Street improvements, and to award the bid to Vogts Parga Construction in the amount of \$1,031,777.25 for Water Line Project Streets. Motion carried unanimously.

**10. GRANT APPLICATION REQUEST – US HWY 56 & SANTA FE** – Darin Neufeld also addressed with the council the City Connecting Link Improvement Program (CCLIP) application for the area of Santa Fe/US Hwy 56. The scope of the project is to construct acceleration and deceleration lanes on the east bound US Hwy 56. Bypass lane on the west bound US 56 as there is no access on the north side of US 56 that matches up with Santa Fe to the south. This project will overlap the corrective actions already in design at the US 56 & Industrial Road intersection, which will help with decreasing costs. The City will be responsible for a 5% match totaling \$29,465.20. KDOT's 95% share = \$559,838.80 making the total estimated cost \$589,304.00. The dollar amounts are listed as a stand-alone project; however, money can be saved with the Industrial and Santa Fe projects overlapping.

Motion was made by Council member Driggers and seconded by Council member McCarty to move forward and authorize the mayor to sign the CCLIP application with KDOT for the Santa Fe/Hwy 56 intersection. Motion carried unanimously.

**11. INSURANCE PROPOSAL** – Kathy McNeil, IMA, presented the insurance proposal for the 2019-2020 period. There is a 5% increase in the new rate from 2018-2019. Other insurance companies have seen a 10% increase in auto rates while EMC rates have increased 4-5%. They continue to pay dividends based on the overall expense as a group. The various categories and their premiums are as follows:

	2019-2020
	Annual Premium
Property	\$ 48,629.00
Inland Marine	\$ 7,389.00
General Liability	\$ 13,057.00
Public Officials E&O (including EPL)	\$ 3,381.00
Law Enforcement Liability	\$ 1,536.00
Auto Liability	\$ 26,353.00
Aviation General Liability	\$ 1,500.00
	\$ 101,845.00

Motion was made by Council member Driggers and seconded by Council member McCarty to approve the 2018-2019 general liability and property insurance package with IMA. Motion carried unanimously.

**12. HOSPITAL RENT PAYMENTS** – Council members received a chart of dates and amounts that have been paid to Security Bank of KS City for the hospital bond issue using the PBC Fund. J.T. Klaus, City’s Bond Counsel, suggested we borrow money from another fund to pay the monthly rent so the amount of back rent could be repaid if the hospital went into bankruptcy. Payments were not consistently made on time. Since Cohesive took over as receiver, we received payments for October & November rent. We are currently four months behind on receiving rent from the hospital; however, we are not behind on our payments to Security Bank.

Motion was made by Council member Driggers and seconded by Council member McCarty to borrow the current delinquent amount of \$30,050.02 from the General Fund to the PBC Fund for the uncollected rent and to authorize monthly payments of \$7,479.17 from the General Fund to the PBC Fund for months that we do not receive rent from the hospital. Motion carried unanimously.

**13. ZOYSIA GRASS SEED FOR GOLF COURSE** – Motion was made by Council member McCarty and seconded by Council member Driggers to approve the purchase of the Zoysia grass seed for the golf course in the amount of \$17,700.00. Motion carried unanimously.

**14. PBC – LEGAL EXPENSE** – At 4:43 p.m., council recessed into a Public Building Commission meeting to approve an invoice for legal services related to the Bank of Hays vs CAH#5. The meeting adjourned at 4:45 p.m. and the regular council meeting resumed.

**15. BOARD APPOINTMENTS** – Motion was made by Council member McCarty and seconded by Council member Loewen to approve the appointment of Rachel Winter to the Hillsboro Public Library Board,

term expiring 4/30/2023. Motion carried unanimously. \*Note: Rachel was originally appointed on 5/1/18; however, there then would have been an extra board member so she did not serve last year.

**16. PROCLAMATION** – Mayor Thurston announced that he would like to proclaim March 19, 2019 as Caleb Nathaniel Paine Day. Caleb was born March 18, 2019 and is the grandson of City Administrator Paine. Best wishes to Caleb’s parents and family.

**17. CITY ADMINISTRATOR’S REPORT** – *Dashboard Review* – City Administrator Paine reviewed the City’s recent dashboard.

*New Sanitation Truck* – The new Sanitation truck is expected to arrive in two weeks. Bids are out for financing. Two of the new polycarts are out in the hallway. Trash carts will be delivered ASAP and the recycling carts will be delivered later. Rerouting of the truck still needs to be done. A ribbon cutting ceremony for the new truck will be scheduled.

**18. EXECUTIVE SESSION** – Not needed.

**19. ADJOURNMENT** – The meeting adjourned at 4:50 p.m.

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/s/  
LOUIS THURSTON, MAYOR

ATTEST:

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/s/  
GLENDA STOPPEL, DEPUTY CITY CLERK