

Hillsboro, Kansas  
July 5, 2017

1. The city council met in special session on Wednesday, July 5, 2017 at 4:00 p.m. in council chambers with Mayor Delores Dalke and Council members Byron McCarty, Bob Watson, David Loewen & Brent Driggers present.

2. Others Present: Lena Hall, Chamber of Commerce; David Zeller, 108 S. Birch; Darrell Driggers, 406 Briarwood; Anthony Roy, Economic Development Director; Russell & Jeanie Groves, 1065 140<sup>th</sup>; Ken Koslowsky, 114 S. Adams; Randy Collett, 420 ½ E. Main – Marion; Lou Thurston, Candidate for Mayor; Darin Neufeld & Andrew Brunner, EBH Engineers; Brad Bartel, 217 S. Lincoln; Lyman Adams, 802 West “A”; Josh Boehm, City Attorney; Don Ratzlaff, Hillsboro Free Press; Marion Regier, 210 S. Main; 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** – David Zeller, 108 S. Birch, asked about the power outages. He said there have been ten that have not been storm related since January 1<sup>st</sup>. He provided City Administrator Paine a list of the dates and times. The outages last Saturday and Monday were caused by Westar. They think, but are not certain, that there is a fault in the 115 KV line from Moundridge to Emporia. They are checking into this further; and were able to back feed us from McPherson. There was a large area without power Saturday night, not just Hillsboro. Later in the meeting, City Administrator Paine talked about the electric system shutting down and automatically kicks back on and this really can’t be controlled. If people are concerned about the impact on electronics, computer battery back-ups will help with this problem. Mr. Zeller asked if pressure could be put on Westar based on their performance. City Administrator Paine didn’t think this would change anything.

**5. MINUTES** – The minutes of the 6-20-17 regular meeting were approved as distributed.

**6. VOUCHERS** – Motion was made by Council member Watson and seconded by Council member Loewen to approve the vouchers in the amount of \$98,977.09. Motion carried unanimously.

**7. REQUEST FROM CHAMBER** – Lena Hall, Chamber Office Manager, met with council to ask for permission to close Main Street from Grand to First Street on September 25, 2017 from 4:30 p.m. to 8:00 p.m. The Hillsboro Promotions Committee wants to host a “Welcome to Hillsboro” event for new Tabor students and families who are new to the USD 410 area. Motion was made by Council member McCarty and seconded by Council member Driggers to approve closing Main from Grand to First Street on 9-25-17 from 4:30 p.m. to 8:00 p.m. Motion carried unanimously.

**8. MARION COUNTY ECONOMIC DEVELOPMENT PRESENTATION** – Russell Groves, chairman, met with council to ask the City of Hillsboro to contribute \$44,500.00/year for 5 years to the organization. This would represent a 2.5 mill increase to the city’s budget. The tax lid limits how much the budget can be increased; and, this would more than likely require an election.

Mr. Groves apologized to council for not making this presentation earlier, but he was appointed chairman only two weeks ago. He said economic growth in the county has languished and their mission is to strengthen economic growth for the entire county. The county needs to retain and grow existing businesses; compile a database of existing assets and know where vacant buildings are; and, encourage

our schools to offer trade education to create new employees. This would help retain young people for added jobs, which helps replace the aging workforce.

Mr. Groves said they were a Kansas corporation with 501c3 status pending. October 1<sup>st</sup> is when the new board members will be appointed. Marion County has committed \$165,000.00/year for 5 years. The City of Marion has committed \$44,500.00/year for 5 years; and, Peabody has committed \$25,000.00/year for one year. Their search for an economic development director is underway. Mr. Groves said Hillsboro continues to lead in economic development. They support Anthony Roy's efforts and want his input and involvement.

After several questions from the audience, it was the consensus of the council that although they've been given a lot to think about, they were not ready yet to make a decision. Mr. Groves said they could move forward without Hillsboro's contribution, but not nearly as well because it looks incomplete. Another budget year means another opportunity. Council member Driggers said he would like to see their business plan. Mayor Dalke agreed. A business plan will show how they plan to spend their money and what return they hope to get from it.

**9. FIRST IMPRESSIONS PROJECT (KANSAS STATE UNIVERSITY)** – Anthony Roy, Economic Development Director, told council that on June 19<sup>th</sup>, he was contacted by Nancy Daniels with K-State Extension to see if we would be interested in doing the First Impressions Program by partnering with Council Grove. The First Impressions Program is a program where two communities partner together and send “visitors” from one community to the other and vice versa. These visitors are given a report form from which they fill out while they are visiting the community. The form includes questions about the downtown area, retail options, education, health care, infrastructures, etc. This information is then used by K-State Extension, the city, HDC, and Chamber to evaluate our strengths and weaknesses. There is no required financial impact. Other communities have decided to give some money for the “visitors” to spend in the community, but this is completely optional and is sometimes sponsored by the local chamber or development group. Motion was made by Council member Driggers and seconded by Council member McCarty to move forward with the First Impressions Program. Motion carried unanimously.

**10. PBC MEETING (BOND EVALUATION)** – At 5:01 p.m., council recessed into a Public Building Commission meeting to evaluate the pool bond refinancing proposal. The PBC meeting adjourned at 5:20 p.m. and the regular council meeting resumed. It was decided not to refinance the bonds, but instead make additional principal payments each year if the budget allows.

**11. RESOLUTION 2017-06 FOR PUBLIC HEARING FOR 311 S. EISENHOWER** – This resolution is in regard to 311 S. Eisenhower, which had a fire in February. Minimal movement has been made in its restoration. Motion was made by Council member McCarty and seconded by Council member Watson to approve Resolution 2017-06 – *(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 was polled with the following vote: Council member Loewen, yes; McCarty, yes; Watson, yes; Driggers, yes. Motion carried unanimously. The hearing will be August 15, 2017 at 4:00 p.m.

**12. RESOLUTION 2017-05a – KDOT SIDEWALK PROJECT** – The resolution adopted at the previous council meeting needs to be amended due to a different type of concrete mix and additional lighting costs. The KDOT portion will be increased from \$450,000.00 to \$628,054.76. The city will still be obligated to 20%. Motion was made by Council member McCarty and seconded by Council member Watson to approve Resolution 2017-05a – *(A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF HILLSBORO TO SUBMIT AN APPLICATION TO THE KANSAS DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS SET FORTH BY MAP-21 FOR THE RAILROAD TRAIL PROJECT IN THE CITY OF HILLSBORO AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION)*. Council was polled with the following vote: Council member Loewen, yes; McCarty, yes; Watson, yes; Driggers, yes. Motion carried unanimously.

**13. 2018 BUDGET REVIEW** – City Administrator Paine reviewed the first draft of the 2018 budget. He said he had not built anything into the budget for contribution to Marion County Economic Development or for new radios for police and fire. Currently, the mill levy is 56.355. He will continue to work with the information. Motion was made by Council member McCarty and seconded by Council member Watson to set the budget hearing for August 1<sup>st</sup> at 4:00 p.m. Motion carried unanimously. The notice will need to be published in the July 22<sup>nd</sup> newspaper.

**14. BOARD APPOINTMENTS** – deferred

**15. CITY ADMINISTRATOR’S REPORT** – At the previous meeting, council approved \$62,409.22 for street sealing with APAC Kansas. After actual measurements, the revised estimate is \$65,003.22.

**16. ADJOURNMENT** – Motion was made by Council member McCarty and seconded by Council member Watson to adjourn at 6:35 p.m. Motion carried unanimously.

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/s/  
DELORES DALKE, MAYOR

ATTEST:

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/s/  
JANICE K. MEISINGER, CITY CLERK