

Hillsboro, Kansas
January 18, 2022

1. The City Council met in regular session via Zoom and in person, on Tuesday, January 18, 2022 at 6:30pm with Mayor Lou Thurston and Council members Blake Beye, Brent Driggers, David Loewen and Byron McCarty participating.

2. **Others Participating:** Andrew Kovar, City Attorney; Matt Stiles, City Administrator; Danielle Bartel, City Clerk and Ben Steketee, Building Inspector. Members of the public including Jonah Gehring, Robert & Marlene Herzet, Rod Koons, Glen Myers, Mark Pankratz, Larry Paine, Rod Koons and Felix Ramirez.

3. **CALL TO ORDER:** Mayor Lou Thurston called the meeting to order at 6:30pm.

4. APPROVAL OF CONSENT AGENDA

MINUTES dated January 4, 2022.

VOUCHERS in the amount of \$252,107.70.

PLANNING COMMISSION APPOINTMENTS: Krista Heinrichs (2-year term), Ken Koslowsky (3-year term), Jessie Nikkel (3-year term) and Gary Tibbetts (1-year term).

HILLSBORO RECREATION COMMISSION APPOINTMENT: Bob Woelk to complete Dana Maxfield's term.

Council member Driggers motioned to approve the consent agenda. Council member Beye seconded. Motion carried.

5. **OATH OF OFFICE:** City Clerk Danielle Bartel provided the Oath of Office for Council member David Loewen.

6. PUBLIC COMMENTS:

SHIPPING CONTAINER HOMES

- Rod Koons of N Adams noted the importance of progress in our community. He also encouraged the Council to be cautious before jumping in and consider things such as infrastructure and what this could look like going forward.
- Mark Pankratz of N Adams pointed out a section of the code concerning the exterior wall surface and would want these structures to look uniform to other structures in the area.
- Larry Paine of N Adams encouraged the City Council to consider a development agreement and to refer discussion to the Planning Commission to develop standards regarding such structures.
- Robert & Marlene Herzet of N Jefferson shared concerns including structural integrity, heating and cooling, aesthetics, and availability of lenders for this type of housing.
- Glen Myers representing his children on N Madison referenced a letter he provided to the City Council and shared that he has similar feelings to others who have shared.
- Jonah Gehring reiterated what has already been stated and shared his hope that citizens understand the importance of planning and zoning.
- Felix Ramirez shared his plans develop homes made of shipping containers and offered to answer questions. He addressed the structural integrity and shared benefits of containers as homes. He was not able to provide an image of the specific housing structure, and did note the final product will be aesthetically different than the current units in the mobile home park.
- David Zeller of S Birch spoke in favor of the development as there are constantly people looking for housing in this area.
- Russell Groves of rural Hillsboro owns the lots and shared that Felix is proposing two containers side-by-side to create 640 square foot structures on the lots.

Mayor Thurston shared his appreciation for everyone's decorum and for the opportunity for everyone to be heard.

7. BUSINESS

ORDINANCE 1341 CODIFICATION OF ONLINE CODE: Administrator Stiles reviewed the contract with CityCode Financial to create a searchable online database for the city code. Approval of the ordinance would officially codify the digital version of the code as being the current and accurate official version of the code and repealing previous versions. Council member Loewen motioned to approve Ordinance 1341 and authorize the Mayor to sign. Council member Driggers seconded. Motion carried unanimously.

HILLSBORO FORD STATEMENT: Administrator Stiles reviewed the statement and service invoices from Hillsboro Ford in the amount of \$1,338.34. Council member McCarty motioned to approve the vouchers. Council member Driggers seconded. Council member Beye abstained. Motion carried.

8. ITEMS FOR FUTURE CONSIDERATION:

EBH PROPOSAL FOR CIP DEVELOPMENT: Administrator Stiles noted the importance of a Capital Improvement Plan. Darrin Neufeld of EBH & Associates shared that a formalized plan allows all parties to move forward together to address major infrastructure items. EBH would prepare an inventory of each area and then develop a list of highlighted projects with cost estimates, as well as notify the City of any applicable grant opportunities.

MOWING BIDS: Administrator Stiles reviewed the benefits of utilizing mowing contracts in 2021 and shared staff’s intention to do so again in the current year. Staff would like to expand the park to be included with the museum area, and the swimming pool to be combined with the fairgrounds. The mowing contracts would be bid at a monthly price beginning in April and ending in October or November, similar to 2021.

9. QUARTERLY STRATEGIC PLANNING UPDATE: Administrator Stiles provided an update on the strategic goals in both Tier 1 and Tier 2. An update will be provided on a quarterly basis to keep focused on these goals.

10. CITY ADMINISTRATOR’S REPORT: Administrator Stiles reported on the following:

- TASK Grant
- PD Patrol Unit
- Salem Home/Hospital HVAC
- Garden Club
- Health Savings Report
- KPP Bill
- Out of Office

11. PUBLIC COMMENTS: None.

12. COUNCIL COMMENTS: Council members discussed options regarding the shipping container housing comments and directed Administrator Stiles to take this to the next Planning Commission Meeting to develop standards. Mayor Thurston noted it is the Council’s job to represent everyone in the community. Council members appreciated that residents shared their thoughts during the meeting. Council member Loewen thanked the Council for adjusting the meeting time to accommodate his schedule. Council member Beye thanked others for their guidance during his first two weeks.

Council was reminded the next meeting on Tuesday, February 1 will be back to the regular 4pm meeting time.

13. ADJOURNMENT: Council meeting adjourned at 8:01pm.

ATTEST:


LOUIS THURSTON, MAYOR


DANIELLE BARTEL, CITY CLERK