

Hillsboro, Kansas
June 6, 2023

1. The City Council met in regular session via Zoom and in person on Tuesday, June 6, 2023 at 6:30pm with Mayor Lou Thurston and Council members Blake Beye, David Loewen and Byron McCarty participating.

Members Absent: Brent Driggers.

2. **Others Participating:** Neil Gosch of Triplett Woolf & Garretson, City Attorney Representative; Matt Stiles, City Administrator; Danielle Bartel, City Clerk; Colin Hansen and Brooke Carroll of KPP Energy.

3. **CALL TO ORDER:** Mayor Lou Thurston called the meeting to order at 6:30pm. Mayor Thurston shared that Larry Paine passed away and asked the Council to take a moment of silence to remember Paine and his 13 years as City Administrator of Hillsboro.

4. APPROVAL OF CONSENT AGENDA

MINUTES for the regular meeting dated May 16, 2023.

VOUCHERS in the amount of \$479,188.77.

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

5. **PUBLIC COMMENTS:** None.

6. **COLIN HANSEN, KPP ENERGY:** Colin Hansen, CEO/General Manager of KPP Energy, recalled his time working with Larry Paine and stated that Larry was instrumental in building the KMU training facility. Hansen provided several updates regarding rates, as well as current and future projects at KPP. Discussion about KPP member cities that generate energy and the potential of being involved in a feasibility study for generation and new technology. Mayor Thurston thanked former council members and staff for involving the City of Hillsboro as a member of KPP years ago.

7. BUSINESS ITEMS

ORDINANCE 1369 – ZONING REGULATIONS: Administrator Stiles shared of the Planning Commission's recent activity. He reviewed changes to the agriculture exemption language as well as the fencing regulations. Council members agreed to the concepts provided and shared a concern that the wording in the fencing regulation was difficult to understand, especially regarding corner lots.

Council member Beye motioned to have Administrator Stiles and the City Attorney revise the ordinance to provide additional clarity. Council member Loewen seconded. Motion carried.

ORDINANCE 1370 – CONDITIONAL USE PERMIT AT 600 WESTERN HEIGHTS: Administrator Stiles reviewed the conditional use permit application for warehouse storage at 600 Western Heights. He shared of the property's history and informed the Council of the Planning Commission's recommendation to approve the permit application as presented, noting the permit will be valid until ownership of the property changes.

Council member McCarty motioned to adopt Ordinance 1370 and authorize the Mayor to sign. Council member Loewen seconded. Motion carried 3-0.

ORDINANCE 1371 – CONDITIONAL USE PERMIT AT 208 S WASHINGTON: Administrator Stiles reviewed the conditional use permit application for a bed and breakfast at 208 S Washington. He shared the Planning Commission's recommendation for approval of this permit application. Administrator Stiles noted a word of caution from the Planning Commission about primary residences being taken away from housing in the community. In this case, the owners intend to use the guesthouse on the back of the lot as a bed and breakfast.

Council member Loewen motioned to adopt Ordinance 1371 and authorize the Mayor to sign. Council member Beye seconded. Motion carried 3-0.

ORDINANCE 1372 – CONDITIONAL USE PERMIT AT 304 S MAIN: Administrator Stiles stated this application is similar to the previous request and noted the same word of caution from the Planning Commission. Again, the owners have a separate building on the property that they intend to use as a bed and breakfast. Administrator Stiles shared of the Planning Commission's recommendation to approve the application.

Council member Beye motioned to adopt Ordinance 1372 and authorize the Mayor to sign. Council member McCarty seconded. Motion carried 3-0.

REAL ESTATE PURCHASE AGREEMENT FOR 111 E 1ST STREET: Administrator Stiles shared the history of the property and noted it is currently rented to Tabor College for storage. The purchase agreement would be contingent on dissolving the lease agreement with the college. Administrator Stiles noted the City has a verbal agreement with Tabor and anticipates a written agreement at the next meeting.

Council member Loewen motioned to approve the real estate purchase agreement for 111 E 1st, contingent on the dissolution of the lease agreement with Tabor College, for a purchase price of \$15,000 and authorize the Mayor to sign. Council member McCarty seconded. Motion carried.

HILLSBORO FORD INVOICES: Administrator Stiles reviewed the Hillsboro Ford invoice for \$197.74 for the police department. Council member McCarty motioned to approve the invoice for payment. Council member Loewen seconded. Council member Beye abstained. Motion carried.

COUNCIL MEETINGS ON JUNE 27 & JULY 11: Administrator Stiles noted conflicts for the next two Council meetings and recommended adjusting the meeting schedule to ensure a quorum is available.

Council member Beye motioned to reschedule the June 20 meeting to June 27 and the July 4 meeting to July 11. Council member McCarty seconded. Motion carried.

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

- Sewer Meeting with KDHE
- Fire Truck Update
- Fire Station Revisions
- Pool Opening
- Health Insurance Savings
- Executive Session
- June 11 Filming
- HEAL Grant for Olde Towne
- KDOT Cost Share Grant
- EMC Insurance Dividend Check
- Larry Smith Lot Sale Option

9. PUBLIC COMMENTS: None.

10. COUNCIL COMMENTS: Council member Beye reported, as a member of the community, that SB Mowing took care of two properties in town. Council members were glad to see people using the splash pad. Mayor Thurston noted that a formal dedication will follow. He acknowledged the efforts of the volunteer committee led by Staci Silhan, as well as the involvement of Larry Paine and Delores Dalke. Thurston also acknowledged the city staff led by Dale Dalke and shared his gratitude for everyone involved in the splash pad project.

11. ADJOURNMENT: Council meeting adjourned at 7:27pm.

ATTEST:


LOUIS THURSTON, MAYOR


DANIELLE BARTEL, CITY CLERK