

Hillsboro, Kansas  
May 2, 2017

1. The city council met in regular session on Tuesday, May 2, 2017 at 4:00 p.m. in council chambers with Mayor Delores Dalke and Council members David Loewen, Byron McCarty, Bob Watson, and Brent Driggers present.

2. Others Present: Russell & Jeanie Groves; Don Ratzlaff, Hillsboro Free Press; Darin Neufeld, EBH; Doug Sisk, Recreation Director; Jesse Hamm, Marion County Road & Bridge Dept; Josh Boehm, City Attorney; 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** – Council member McCarty felt the city should try again to get the state to lower the speed limit on Highway 56. With the new hospital on Highway 56, there will be more traffic and a greater risk for accidents. Mayor Dalke said she has tried twice to get the speed limit lowered and has been turned down both times because the state says there haven't been enough fatalities to cause the speed limit to be lowered.

**5. MINUTES** – The minutes of the 4-18-17 regular meeting were approved as distributed.

**6. VOUCHERS** – Motion was made by Council member Watson and seconded by Council member McCarty to approve the vouchers in the amount of \$234,444.13. Motion carried unanimously.

**7. RUSSELL GROVES REZONING AND PLAT APPROVAL** – Mr. & Mrs. Groves have submitted a request for a zone change from Agricultural to R2 (two-family dwelling district) for their proposed development of the 16 lots along 3<sup>rd</sup> Street, beginning halfway between Main Street & Washington Street to Adams Street. The planning commission held a public hearing on Thursday, March 30<sup>th</sup>. Adjoining property owners made comments in opposition to the rezoning. Concerns were expressed about the possibility of a lot owner building duplex units that would lead to crime and lower property values. There were concerns over disposition of storm water as well. After much deliberation, the planning commission voted to recommend approval of the rezoning from agriculture to R2 two-family dwelling district. Ordinance 1277 was presented that changes the zoning (for approximately 7.77 acres, considered phase one). A sewer line will need to be installed behind these lots. It is being sized large enough to serve phase one and two of this development, plus Grace Church, and the city shop. Water and electric services already exist along 3<sup>rd</sup> Street. Mr. Groves said his plan was to have 16 single-family homes in phase one. Having R2 zoning would allow him to build a duplex if the option presents itself. These will be entry level 3 bedroom, 2 bath homes, plus the possibility of smaller patio homes if needed. They are “testing the market” to see what the demands may be. Future plans are to extend Lincoln Street into the development and eventually tie into Orchard Drive. They have also discussed having a street between this development (phase 2) and Grace Church tying onto Adams Street as another way of access. Drainage will go to Reserve A so the intersection of Adams & 3<sup>rd</sup> isn't overloaded. They also plan to build a sidewalk along 3<sup>rd</sup> Street to make it more pedestrian friendly. Motion was made by Council member Watson and seconded by Council member McCarty to approve Ordinance 1277 – *(AN ORDINANCE REZONING A PARCEL OF PROPERTY FROM AL (AGRICULTURE) TO R2 (MULTI-FAMILY RESIDENTIAL) AS PROVIDED FOR BY CHAPTER 24-1.01 OF THE ZONING REGULATIONS FOR THE CITY OF HILLSBORO, KANSAS)*. Council was polled with the following vote: Council member Driggers, yes; Watson, yes; McCarty, yes; Loewen, yes. Motion carried unanimously.

The planning commission recommended approval of the preliminary and final plat for Grove's First Addition. Since then, staff has raised concerns about the impact of off-street parking along 3<sup>rd</sup> Street, since it is such a narrow street (60' right-of-way actual asphalt 24'). All the existing houses along the south side of 3<sup>rd</sup> front north/south streets. City Administrator Paine recommended no parking on either side of 3<sup>rd</sup> from Main Street going east to Adams Street. He felt if restrictions were put into place, it should be now so potential buyers know from the very beginning. Mr. Groves said he was not opposed to this idea. He felt the interior garages and driveways should be wide enough to accommodate parking. Mayor Dalke said she preferred allowing parking on the south side and didn't think it should be changed for existing residences. After further discussion, motion was made by Council member Driggers and seconded by Council member Watson to approve the preliminary and final plat with no parking on either side of 3<sup>rd</sup> Street between Main & Adams Street. Motion carried unanimously.

**8. SWIMMING POOL BATHROOM FLOOR TREATMENT** – When the pool was built, the bathroom floors and hall were painted with an epoxy paint. Although the floor has been painted three times in the last 12 years, the paint is flaking off and keeping the floors clean has become a problem. Scott Schultz of SS Concrete Solutions in Lehigh, KS, could grind off the old paint and replace it with a Durafleck floor with Proseal 200 sealer for \$11,000.00. This type of flooring has been used in garages and around pools, and stands up to many kinds of chemicals and cleaning solutions. He would also be adding some flakes in the paint to spice up the look and add texture to help prevent falls. Mayor Dalke said she has seen this floor application and advised Doug to use the same paint and flake color to avoid showing wear in high traffic areas. Motion was made by Council member Driggers and seconded by Council member Loewen to approve this proposal. Motion carried unanimously. Council asked Doug to check on how long this paint application will last and let City Administrator Paine know the answer.

**9. AMERICAN TOWER** – The first amendment to the lease agreement for the cell tower extends the lease to 2058 (2028 with six 5-year options). The city will receive a one-time payment of \$30,000.00 for this extension. This payment will go into the General Fund and then be transferred to the Capital Improvements Fund. Motion was made by Council member McCarty and seconded by Council member Watson to approve the agreement and to authorize the mayor to sign the agreement. Motion carried unanimously.

**10. BOARD APPOINTMENTS –**

*Fire Advisory Board* – Mayor Dalke made the following appointments to the Fire Advisory Board:

Craig Dodd	representing Risley Township	appointment expiring 4-1-2018
David Terrell	representing City of Lehigh	appointment expiring 4-1-2018
Jared Jost	representing Liberty Township	appointment expiring 4-1-2018
Greg Washmon	representing Menno Township	appointment expiring 4-1-2018
Galen Penner	representing Risley Township	appointment expiring 4-1-2019
Delayne Herbel	representing Lehigh Township	appointment expiring 4-1-2019

Motion was made by Council member Watson and seconded by Council member McCarty to approve these appointments. Motion carried unanimously.

*Library Board* – In order to clear up a discrepancy, Mayor Dalke made the following appointments to the Library Board:

Shelly Acton	term expiring 4-30-2019
Brenda Kimberly	term expiring 4-30-2021
Maura Wiebe	term expiring 4-30-2018
Robin Ottoson	term expiring 4-30-2019
Ruth Hamm	term expiring 4-30-2020
Jamie Driggers	term expiring 4-30-2020
Susan Watson	term expiring 4-30-2021

Motion was made by Council member Watson and seconded by Council member McCarty to approve these appointments. Motion carried unanimously.

*Basketball Courts* – Mayor Dalke appointed the following committee of people who are willing to work on the establishment of basketball courts near Memorial Park and raise money for them:

Glenn Ratzlaff, Nathan Hiebert, Cord Werth, Erica Haude, Tena Loewen, Bryce Wichert, Micah Ratzlaff, and Doug Sisk.

Motion was made by Council member McCarty and seconded by Council member Loewen to approve these appointments. Motion carried unanimously.

## **11. CITY ADMINISTRATOR'S REPORT –**

*Cyber Security* – The American Public Power Association has chosen Hillsboro as one of the 14 cities in which they will be doing a more in-depth study of cyber security for utilities. An engineering firm from Kansas City will be doing this study.

*Street Repair* – Council discussed the street repair ranking spreadsheet that City Administrator Paine created from their responses. The highest ranking project is replacing “B” Street, Lincoln to Adams (concrete). Also on the list is repairs to Industrial Road, from the railroad to Highway 56. Jesse Hamm, Marion County Road & Bridge Department, said this project would be cheaper for the county and the city if it was done together. Some of the street repair will need to wait to be done until after the water lines have been replaced. Council member Driggers said he would like to see some kind of comparison of debt vs income as something to reference and compare to other cities.

*Ambulance Service* – Mayor Dalke said there are 9 days in May that Hillsboro will have no one on call for ambulance duty. The county has not hired any people yet and no volunteers are taking call. She felt this was a very sad situation and she plans to start going back to the county commission meetings every week.

The Chamber is hosting a National Day of Prayer at 7:00 a.m., May 4<sup>th</sup>, at the city building. The open house for the new hospital is Saturday, May 6<sup>th</sup>.

**12. ADJOURNMENT** – Motion was made by Council member Watson and seconded by Council member Driggers to adjourn at 5:22 p.m. Motion carried unanimously.

\_\_\_\_\_/s/\_\_\_\_\_  
DELORES DALKE, MAYOR

ATTEST:

\_\_\_\_\_/s/\_\_\_\_\_  
JANICE K. MEISINGER, CITY CLERK