

Hillsboro, Kansas  
October 17, 2023

1. The City Council met in regular session via Zoom and in person on Tuesday, October 17, 2023 at 6:30pm with Mayor Lou Thurston and Council members Blake Beye, David Loewen and Byron McCarty participating.

Members Absent: Council member Brent Driggers.

2. **Others Participating:** Neil Gosch representing Triplett, Woolf & Garretson; Matt Stiles, City Administrator; Danielle Bartel; City Clerk; Crystal Hinnen, Ranson Financial; Rod Bolstad of 403 S Birch; and Jane Brotemarkle of 103 N Cedar.

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

#### 4. APPROVAL OF CONSENT AGENDA

**VOUCHERS** in the amount of \$285,722.55.

**CDBG VOUCHERS** in the amount of \$16,200.00.

**MINUTES** for the regular meeting dated October 3, 2023.

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

5. **PUBLIC COMMENT:** Rod Bolstad of 403 S Birch inquired about the grant the city is working on. Mayor Thurston noted that would be addressed shortly.

6. **PUBLIC HEARING FOR CDBG APPLICATION FOR 126 N MAIN:** Mayor Thurston opened the public hearing for the CDBG application. Crystal Hinnen of Ranson Financial described the application for Commercial Rehabilitation at 126 N Main and noted the city would be the applicant and the building owners, Eric and Tami Driggers, would be the sub-applicants. She described that the space will be used for an event center and the application is for remodeling the main level and the basement. Hinnen noted the building will continue to hold its historical value.

Bolstad inquired about other grants received for this building. Hinnen shared the HEAL grant for \$74,999 was approved. Council discussion regarding taxes and funds awarded. Bolstad noted his long-term residency and wanted to know that it will be good for everyone in the community.

#### 7. BUSINESS ITEMS:

Administrator Stiles highlighted Resolution 2023-11 authorizing the CDBG application and 2023-12 declaring the building is blighted. Both documents are part of the application form.

**RESOLUTION 2023-11: AUTHORIZING APPLICATION TO CDBG:** Council member Loewen motioned to adopt Resolution 2023-11. Council member Beye seconded. Motion carried 3-0.

**RESOLUTION 2023-12: DECLARING THE BUILDING BLIGHTED:** Council member Beye motioned to adopt Resolution 2023-12. Council member Loewen seconded. Motion carried 3-0.

Administrator Stiles reviewed the Interlocal Agreement as written by Triplett, Woolf & Garretson.

**CONSIDERATION OF INTERLOCAL AGREEMENT WITH TDRIGGERS INVESTMENTS INC:** Council member McCarty motioned to approve the Interlocal Agreement with TDriggers Investments. Council member Loewen seconded. Motion carried 3-0.

**CONSIDERATION OF SPONSORING A TEFFI SEED GRANT FOR DALE'S SUPERMARKET:** Administrator Stiles reminded Council of the application for a TEFFI Seed Grant from the State of Kansas for Dale's Supermarket. He shared that Dale and Melanie Franz are the owners of Dale's Supermarket and are sub-applicants for the grant.

Council member Beye motioned to sponsor the TEFFI Seed Grant for Dale's Supermarket with Dale and Melanie Franz as recipients. Council member McCarty seconded. Motion carried.

**CONSIDERATION OF INTERLOCAL AGREEMENT WITH DALE'S SUPERMARKET:** Council member McCarty motioned to adopt the Interlocal Agreement for funding at Dale's Supermarket to repair the floors. Council member Beye seconded. Motion carried.

**PURCHASE OF UTILITY POLES FROM BRIDGEWELL RESOURCES:** Administrator Stiles shared the request to purchase 32 utility poles at a cost of \$23,657.34. He noted the poles would be used for replacement and restock.

Council member McCarty motioned to approve the purchase of utility poles from Bridgewell Resources at a cost of \$23,657.34. Council member Loewen seconded. Motion carried.

**PURCHASE OF HVAC UNIT FOR THE RAW WATER PUMP STATION:** Administrator Stiles shared the request to purchase a replacement HVAC unit for the raw water pump station from Appliance Parts Specialists/AAA Appliance at a cost of \$11,555. He noted the current unit is 19 years old and not fully functioning. Stiles explained the importance of maintaining a climate-controlled environment at the pump house.

Council member McCarty motioned to approve the purchase of a replacement HVAC unit from Appliance Parts Specialists at a cost of \$11,555. Council member Beye seconded. Motion carried.

**DEPOSIT \$1.5 MILLION AT THE KANSAS MUNICIPAL INVESTMENT POOL (KMIP):** Administrator Stiles reviewed the interest rate of 4.83% for a 30-day investment of idle funds at the KMIP.

Council member McCarty motioned to approve the request to deposit \$1.5 million at Kansas Municipal Investment Pool. Council member Loewen seconded. Motion carried.

**8. LAND BANK MEETING:** Council recessed the regular City Council meeting to enter a Land Bank Meeting at 7:07pm. The regular City Council meeting resumed at 7:09pm.

**9. DISCUSSION ITEMS:**

**QUARTERLY STRATEGIC PLAN UPDATE:** Administrator Stiles shared of updates to the strategic plan for the third quarter. He noted the childcare's movement and conversations regarding housing. He noted community development goals, workforce needs, and public safety. Stiles shared his desire to revisit the strategic plan and update the goals in early 2024.

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

- Job Fair with CORE Communities
- Financial Report
- LKM Conference
- KMU Water Conference
- Flint Hills Regional Council
- Utility Rates
- Budget Revisions
- PFABS
- Health Insurance Savings Report
- KPP Bill & Public Power Week

**11. PUBLIC COMMENTS:** Jane Brotemarkle of 103 N Cedar shared her opinion that a laundry mat is needed in Hillsboro. Mayor Thurston noted that was a good point.

**12. COUNCIL COMMENTS:** Council member McCarty thanked members of the public for attending the meeting.

**13. ADJOURNMENT:** Council meeting adjourned at 7:39pm.

ATTEST:

  
LOUIS THURSTON, MAYOR

  
DANIELLE BARTEL, CITY CLERK