

Hillsboro, Kansas
November 18, 2008

1. The city council met in regular session on Tuesday, November 18, 2008 at 4:00 p.m. in council chambers with Mayor Delores Dalke and Council members Shane Marler, Byron McCarty, Shelby Dirks & Bob Watson present.
2. Others Present: Adam Stewart, Hillsboro Star Journal; Ben Steketee, Fire Chief; Don Ratzlaff, Hillsboro Free Press; Dan Baldwin, City Attorney; Bob Previtera, Reiss & Goodness Engineers; 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** – none
5. **APPROVAL OF MINUTES** – The minutes of the 11-3-08 & 11-5-08 special meetings were approved as distributed.
6. **VOUCHERS** – City Clerk Meisinger added two invoices for approval: Willard Glasgow – for work at the Visitor’s Center in the amount of \$2,602.40 funds from Museum Grant project; and, Triplett, Woolf & Garretson for HCMC issues in the amount of \$187.67 funds from PBC account. Motion was made by Council member Marler and seconded by Council member Watson to approve the vouchers in the amount of \$249,832.00, plus the above additions. Motion carried unanimously.
7. **PUBLIC HEARING RESOLUTION REGARDING THE FORMATION OF A TAX INCREMENT FINANCING DISTRICT** – City Administrator Paine said J.T. Klaus noted a procedural problem we have with the Resolution (2008-12) calling for a public hearing tonight. We were to notify all the property owners AND occupants in the district. When we added the AMPI building to the district, J.T. did not realize we were renting any of the space out. This did mean that we should have sent letters and a copy of the resolution calling for the hearing to the occupants. JT’s recommendation is that we call for a new public hearing. Motion was made by Council member Marler and seconded by Council member Watson to approve Resolution 2008-14 – *A RESOLUTION RESTATING THE INTENT OF THE CITY OF HILLSBORO, KANSAS TO CONSIDER THE CREATION OF A REDEVELOPMENT DISTRICT, APPROVING A REDEVELOPMENT PLAN FOR THE DISTRICT AND PROVIDING FOR AN AMENDED NOTICE OF PUBLIC HEARING ON SUCH MATTERS.* (The new hearing date is December 23rd at 4:00 p.m.) Council was polled with the following vote: Marler, yes; McCarty, yes; Dirks, yes; Watson, yes. Motion carried unanimously.
8. **ADDITION OF GLENN RATZLAFF & OTHER FIREFIGHTERS TO FIRE DEPARTMENT** – Fire Chief Ben Steketee told council he has three prospects for the Fire Department and one space available because Rachel Pederson moved away from Hillsboro. He would like permission to add Glenn Ratzlaff to the Fire Department. The firemen have not yet voted on the other two. The cost to completely outfit a firefighter with new gear, radio, boots, helmet & mask is approximately \$2,700.00. There are 18 on the Fire Department now, and the

addition of Glenn would make it 19. Motion was made by Council member Watson and seconded by Council member McCarty to hire Glenn Ratzlaff for the Fire Department. Motion carried unanimously.

9. PAY ESTIMATE #1 – WICHITA ELECTRIC – Motion was made by Council member Marler and seconded by Council member Watson to approve Pay Estimate No. 1 to Wichita Electric, Inc. less the \$1,500.00 for seeding. Motion carried unanimously.

10. ENGINEER’S REPORT –

Airport Project – The PAPI lighting will be shipped again on November 26th.

Oak & D Drainage – Mies Construction is getting their bonding in place. A preconstruction conference will be held next Tuesday at 3:00 p.m. Beginning & ending dates will be determined at that time.

11. FOLLOW-UP FROM PREVIOUS MEETINGS –

AMPI - A worksession will be scheduled after the first of the year to decide what we want to do with the building.

Drainage – City Park – After the “D” & Oak project, we will monitor how the water moves through the park.

Buxton – Final reports have been received on the 10 prospects. A conference call to discuss the next step will be on Friday morning.

Wastewater Treatment Facilities Improvements – Cell #1 is full to test capacity & Cell #3 is starting to fill. Next week, the electrician will be here to work on the pump station. We will have a change order to correct a problem with the manhole & inlet box. Completion date should be around the middle of March. There is some sludge that will be pumped out of an old tank at the sewer plant and spread on city property on Saturday.

12. CITY ADMINISTRATOR’S REPORT –

Utility Policy – City Administrator Paine said when the utility policy was discussed at the previous meeting, a correction needed to be made. It was not the property owner making the request; it was a neighbor acting on their behalf.

Tabor Stadium Project – City Administrator Paine told council he was attending the meetings regarding the Tabor stadium project to guide the city’s interest early so there are no misunderstandings.

“C” & Adams Street – There is still a vision problem caused by parked cars. Some yellow paint is needed on the north side as well.

13. EXECUTIVE SESSION TO DISCUSS THE ACQUISITION OF LAND – Motion was made by Council member Marler and seconded by Council member Watson to recess into executive session at 4:45 p.m. for 10 minutes to discuss the acquisition of land. The meeting would be scheduled to resume at 4:55 p.m. Motion carried unanimously. Also present in executive session: City Administrator Paine. The city council meeting resumed at 4:55 p.m. No action was taken.

14. ADJOURNMENT – Motion was made by Council member Watson and seconded by Council member Marler to adjourn at 4:55 p.m. Motion carried unanimously.

DELORES DALKE, MAYOR

ATTEST:

JANICE K. MEISINGER, CITY CLERK