

Hillsboro, Kansas
December 4, 2007

1. The city council met in regular session on Tuesday, December 4, 2007 in council chambers with Mayor Delores Dalke and Council members Shane Marler, Byron McCarty & Bob Watson present. Absent: Shelby Dirks
2. Others Present: Don Ratzlaff, Hillsboro Free Press; Susan Berg, Hillsboro Star Journal; Bob Previtera, Reiss & Goodness Engineers; Jim Kohman, EBH Engineers; Gari-Ann Patzwald; Larry Paine, City Administrator; and, Jan Meisinger, City Clerk
3. **CALL TO ORDER** – Mayor Delores Dalke called the meeting or order at 4:00 p.m.
4. **PUBLIC COMMENTS** – none
5. **MINUTES** – The minutes of the 11-20-07 regular meeting were approved as distributed.
6. **VOUCHERS** – Motion was made by Council member Marler and seconded by Council member Watson to approve the vouchers in the amount of \$121,631.11. Motion carried unanimously.
7. **AWARD BID FOR SEWER LAGOON PROJECT** – On November 14, 2007, the bids for the sewer lagoon project were opened. They were:

	Total Base Bid + A Concrete Slope Protection	Total Base Bid + B (HDPE Slope Protection)	Total Base Bid + C (Rip-Rap Slope Prot)
J.J. Westhoff	2,598,090.00	No bid	2,352,390.00
Middlecreek Corp.	2,872,189.25	2,599,138.75	2,706,814.25
APAC-KS, Inc.	2,342,266.00	1,945,959.00	2,104,515.00
Utility Contractors	2,895,220.00	2,581,897.00	2,692,045.00
Nowak Construction	2,529,545.70	2,270,975.70	2,457,536.70
Emerson Construction	3,064,821.58	2,902,542.28	2,897,367.58
Smokey Hill LLC	2,451,941.25	2,413,393.25	2,452,886.25
Mies Construction	2,901,067.00	2,909,593.00	2,922,802.00
Engineer's Estimate	3,107,725.00	2,783,919.00	2,824,225.00

The bids from Nowak Construction & Utility Contractors had arithmetic errors on the bid form, but neither of these bids were the low bid. The apparent low bidder is APAC Kansas, Inc. – Shears Division of Hutchinson, Kansas. The budget developed by Rural Development has the cost of construction estimated at \$3,125,000.00. Mr. Jim Kohman, engineer, EBH, recommended that the city accept the bid with Alternate A (\$2,342,266.00) from APAC – KS, pending approval from KDHE & Rural Development. Mr. Kohman said Alternate A, with the concrete slope protection, was the best long-term solution, with the least amount of maintenance. He felt the city received some excellent bids. Motion was made by Council member McCarty and seconded by Council member Marler to accept the bid from APAC, pending KDHE & RDA approval.* Discussion –

City Administrator Paine explained the scope of the project and reviewed the budgets. It appears that the capacity for potential additional work is \$1,400,269.00. This could be lining existing sewer lines, purchasing lawnmower for lagoon maintenance, sewer manhole rehabilitation, purchasing a new jet truck, etc. The timeframe for this project is 12 months. *Motion carried unanimously. If we do not spend the \$1.4 million, we will not get the full \$750,000.00 grant. RDA has estimated that our new sewer rates would be \$35-36 per household, per month. Mayor Dalke expressed concerns about spending money on other projects or purchases until we know what the real numbers will be. She did not want to see us get into the same situation as we did when the water plant was upgraded.

Motion was made by Council member Marler and seconded by Council member Watson to approve Resolution No. 2007-14 – RESOLUTION AUTHORIZING FILING OF APPLICATION WITH THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT FOR A LOAN UNDER THE WATER POLLUTION CONTROL REVOLVING FUND ACT (K.S.A. 1988 SUPP. 65-3321 THROUGH 65-3329). This authorizes City Administrator Larry Paine to sign all necessary documents on behalf of the city. Council was polled with the following vote: Watson, yes; McCarty, yes; Marler, yes. Motion carried unanimously.

Mr. Kohman left engineering contracts for the city's review. The original contracts went through the design stage and stopped. These need to be reviewed by our city attorney and will be on the agenda for the next meeting.

8. DISCUSS BUXTON CONTRACT – Buxton has submitted a proposal to identify and help us evaluate potential retail customers to fill our two business parks. The fee will be \$50,000.00. City Attorney Dan Baldwin has reviewed the contract, and did not see any problems with it. City Administrator Paine said we would share marketing information with the retail community so they can expand their retail sales in the community. Motion was made by Council member Marler and seconded by Council member Watson to approve the Community ID proposal with Buxton. Motion carried unanimously.

9. BOARD APPOINTMENTS – Mayor Dalke reappointed David Marsh to the Hillsboro Airport Board, and appointed new members JoAnn Knak, Bill Woford & Clint Seibel. The one remaining member whose term has expired is Edith Darting. Motion was made by Council member Marler and seconded by Council member McCarty to approve these appointments. Motion carried unanimously.

Mayor Dalke also appointed Larry Paine as flood plain administrator. Motion was made by Council member Watson and seconded by Council member Marler to approve this appointment. Motion carried unanimously.

10. ENGINEER'S REPORT –

Hillsboro Business Park – Mr. Previtera said he had completed the initial flood drainage study, set the minimum pad elevations and existing flood base elevation. City Administrator/Flood Plain Administrator Larry Paine signed the necessary documents to submit to FEMA for the map amendment.

Tabor 40 Acres – Mr. Previtera said he had finished identifying the areas of existing city utilities on the 40 acres Tabor purchased from the city that need to be covered by easements.

11. FOLLOW-UP FROM PREVIOUS COUNCIL MEETINGS –

Noise Ordinance – deferred
Economic Development Policy – deferred

12. CITY ADMINISTRATOR’S REPORT –

Christmas Day’s refuse pick-up will be done on Wednesday, December 26th.

Staff is meeting tomorrow morning with the city’s auditor, Scot Loyd, to review the budget amendment that is scheduled for the next council meeting.

City Administrator Paine said that he felt council should have a work session after the first of the year to talk about what our community should be in the next 10-15 years.

The planning commission has set January 10th for the public hearing for the new comprehensive plan, including the zoning and subdivision regulations.

13. ADJOURNMENT – Motion was made by Council member Marler and seconded by Council member McCarty to adjourn at 5:14 p.m. Motion carried unanimously.

DELORES DALKE, MAYOR

ATTEST:

JANICE K. MEISINGER, CITY CLERK