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**MINUTES  
CITY COMMISSION MEETING  
CITY HALL, 701 WASHINGTON ST.**

Wednesday, August 16, 2023

5:30 p.m.

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The governing body met in regular session August 16, 2023, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Lambertz, Hutchinson, Jackson, and Wentz.

Absent: Commissioner Belden.

Other Officers: City Manager Amy Lange, Finance Director Amber Farha, City Attorney Justin Ferrell.

There being a quorum present, Mayor Lambertz called the meeting to order.

Visitors: Toby Nosker, Russell Gagnon, Cody Odette, Everett Ford, Caesar Wood, Darren Hill, Jessica Tripp, Mark Crist, Ted Lillie. Staff present: Jeremy Arnold, Utilities Director; Eric Voss, Fire Chief; Bruno Rehbein, Building Inspector; Fuller Bates, Public Works Director; Brent Gering, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Commissioner Hutchinson moved to approve the agenda. Commissioner Jackson seconded. Motion carried.

**PUBLIC COMMENTS**

None.

**ACTION AGENDA** *(Action Expected)*

***Minutes of August 2, 2023***

Commissioner Hutchinson moved to approve the minutes of August 2, 2023. Commissioner Jackson seconded. Motion carried.

***Appropriation Ordinance #15***

Commissioner Wentz moved to approve appropriation ordinance #15. Commissioner Hutchinson seconded. Motion carried.

***Condemnation Extension for 504 E. 10th & 229 West 1st***

On July 5, the City commission adopted resolutions condemning properties owned by Everett Ford. Mr. Ford agreed that 504 E. 10th would be put on the demo program, but is having a difficult time getting bids for removal. He had hoped to repair 229 W. 1st, but has not obtained licensed contractors to do the work. Mr. Ford is asking for more time on both properties.

Mr. Ford explained that he wants time to get items removed from 504 E 10<sup>th</sup> by the end of September. The commissioners expressed concern on progress being made on 229 W 1<sup>st</sup> and wondered if additional time would make a difference. They would like a plan in place with contractor commitments before the next deadline.

Commissioner Hutchinson moved to approve the extension request requiring the structures to be repaired or removed and to start the process by Sept. 13, 2023 at 12:00 p.m. for 504 E. 10th and 229 West 1st. Commissioner Jackson seconded. Motion carried.

***Ordinance 2023-3207 – Request for Odette De-Annexation***

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, EXCLUDING PROPERTY FROM THE CITY OF CONCORDIA, KANSAS, PURSUANT TO K.S.A. 12-504 ET SEQ.**

Thereupon, Commissioner Hutchinson moved that said Ordinance be passed. The motion was seconded by Commissioner Jackson. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Lambertz, Hutchinson, Jackson, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2023-3207, was signed by the Mayor and attested by the Clerk, and was directed to be published one time in the official newspaper of the City.

***Ordinance 2023-3208 – Rezoning 1101 Village Street***

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS, AND ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS.**

Thereupon, Commissioner Hutchinson moved that said Ordinance be passed. The motion was seconded by Commissioner Wentz. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Lambertz, Hutchinson, Jackson, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2023-3208, was signed by the Mayor and attested by the Clerk, and was directed to be published one time in the official newspaper of the City.

***Ordinance 2023-3209 – Rezoning 1110 West 11th Street***

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS, AND ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS.**

Thereupon, Commissioner Hutchinson moved that said Ordinance be passed. The motion was seconded by Commissioner Wentz. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Lambertz, Hutchinson, Jackson, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2023-3209, was signed by the Mayor and attested by the Clerk, and was directed to be published one time in the official newspaper of the City.

***Ordinance 2023-3210 – Rezoning 2420 Lincoln Street***

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS, AND ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS.**

Thereupon, Commissioner Jackson moved that said Ordinance be passed. The motion was seconded by Commissioner Wentz. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Lambertz, Hutchinson, Jackson, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2023-3210, was signed by the Mayor and attested by the Clerk, and was directed to be published one time in the official newspaper of the City.

***League Voting Delegates***

Amy Lange stated that the League of Kansas Municipalities Annual Conference runs October 7-9 and that two voting delegates and two alternates were needed.

Commissioner Hutchinson moved to appoint Commissioner Jackson and Amy Lange as voting delegates and Commissioner Wentz and Mayor Lambertz as alternates during the 2023 LKM Annual Conference. Commissioner Jackson seconded. Motion carried.

**FAA Grant Agreement for Box Hangar**

The City has secured multiple sources of funding to construct a new box hangar at Blosser Municipal Airport. Bids were let, with the project being awarded to Screed Tech for \$1,252,797.35. With the FAA's 90% funding, the City's portion is expected to be \$133,450.36.

In order to accept these federal funds, the governing body must formally authorize the City Manager to sign the agreement by August 25.

Commissioner Jackson moved to authorize the city manager to sign the grant agreement associated with the FAA AIP grant offer for Blosser Municipal Airport in the amount of \$593,972.00. Commissioner Wentz seconded. Motion carried.

**Development Agreement for 429 & 435 E. 2nd Street**

Recently, Brandon Snavelly submitted a bid of \$400 for the Land Bank properties of 429 & 435 E. 2nd St. Mr. Snavelly currently resides at a property slated for demolition. He has told the commission his intention is to place a mobile home at the site. The agreement states he is responsible for preparing the property for a home, as well as utilities. Work at the site is to be started by December 31, 2023, and completed by September 1, 2024. Should the owner fail to meet the deadlines, the property would be reverted back to the Land Bank.

Jessica Tripp commented that they have secured a new, double wide trailer and have plans in place with companies for utilities and the groundwork required. There will be off street parking accessed from the driveway on Spruce Street.

Commissioner Hutchinson moved to authorize the mayor to sign the development agreement with Brandon Snavelly and Jessica Tripp for the purpose of constructing a new single-family residential home at 429 & 435 E. 2nd. Commissioner Jackson seconded. Motion carried.

**Transfer of Real Estate to Concordia Land Bank – 1100 Highland Drive**

The City purchased the property at 1100 Highland Drive from Cloud County Health Center. Demolition of the former hospital building was required before closing, which occurred August 1, 2023. The City intends to develop the property for housing.

Commissioner Wentz moved to transfer 1100 Highland Drive from the City of Concordia to the Concordia Land Bank. Commissioner Hutchinson seconded. Motion carried.

**DISCUSSION AGENDA** *(Items Deserving of Brief Discussion, Action may be taken)*

**429 W. 8th Street/Eminent Domain**

The City has invested a significant amount of resources to clean up the property at 429 W. 8th St. Since 2015, \$13,697.23 has been expended on yard cleanup and demolition of the house.

Property taxes of \$3,203.43 plus penalties have not been paid since 2015. The property is slated for county tax sale, though a date has not yet been set. The current value of the property is \$3,580. Certified letters to the owners have been returned and they cannot be reached by phone.

Since the City is actively pursuing properties for much-needed single-family homes, the discussion was held on whether eminent domain should be pursued.

City Attorney Justin Ferrell explained the process for eminent domain and anticipated it could be done by February 2024 with an estimated total cost of \$10,000 including the purchase price.

**REPORTS**

**Manager's Report**

Amy Lange shared that the preliminary plat for the St Joseph Subdivision was reviewed by DRT and will go before the planning commission on August 22<sup>nd</sup>. The property at 830 W 11<sup>th</sup> is waiting on asbestos removal that will take place before the end of the month, with demolition to follow in September. Campbell & Johnson is working on the public infrastructure design for the St Joseph Subdivision and hopes to have bids out and approved this fall so construction can start by the end of the year. Construction of homes is slated to start in March of next year.

**Staff Reports**

Bruno reported that the approved demolitions of 218 W 1<sup>st</sup>, 1003 Valley and 119 Washington are progressing. The contractor has applied for demolition permits on all three and he anticipates they will be coming down in the next couple of weeks.

**Mayor/Commissioner Comments & Reports**

Commissioner Jackson thanked city staff for their preparation for the first day of school.

**ADJOURN**

There being no further business, at 7:02 p.m. it was moved and seconded to adjourn.



/s/ Amber Farha  
Deputy City Clerk