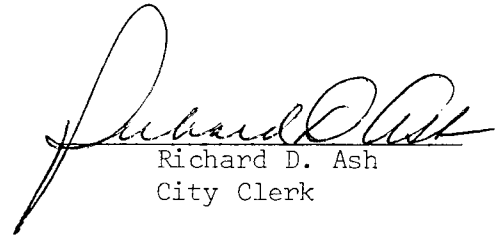


MINUTES OF THE COMMISSION MEETING HELD JANUARY 2, 1980

The City Commission was scheduled to meet at 4:00 p.m. on January 2, 1980 in the City Commission Room in the City Hall. Due to a lack of quorum, no Commission meeting was held. The next regular scheduled meeting is for January 16, 1980.



Richard D. Ash
City Clerk

(Seal)

RDA:dm

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD JANUARY 8, 1980

The City Commission met in special session on January 8, 1980 at 12:15 p.m. in the City Commission Room in the City Hall. Mayor Dunshie presided with Commissioner Doyen present. Absent: Naylor.

Other officers present: City Manager Metzger, City Clerk Ash, City Attorney Retter, and Director of Streets Tom Fisher.

Visitors present: None.

Mayor Dunshie requested the call for the Special Commission Meeting to be entered at length in the minutes.

CALL FOR SPECIAL CITY COMMISSION MEETING
City of Conocrdia, Kansas

TO THE BOARD OF COMMISSIONERS:

Place: City Commission Room, City Hall, Concordia, Kansas

Date: January 8, 1980

Time: 12:15 p.m.

The object of said meeting will be as follows:

1. Consideration and passage of an ordinance providing for the erecting, constructing and reconstructing shop equipment maintenance buildings for the city of Concordia, Kansas, and providing for the payment of the cost thereof.

2. Consideration and passage of an ordinance enacted pursuant to K.S.A. (Weeks) 12-110a, as amended, deeming an emergency, as defined by said statute to exist, declaring the necessity of the purchase of certain street sweeping equipment.

Dated this 8th day of January, 1980.

/s/ Fredric L. Dunshie
Mayor

/s/ Lee W. Doyen
Commissioner

NOTICE OF SPECIAL CITY COMMISSION MEETING
City of Concordia, Kansas

TO Fredric L. Dunshie, Lee W. Doyen, and Wilbur Naylor, CITY COMMISSIONERS:

You are hereby notified that there will be a special meeting of the Board of Commissioners at 12:15 o'clock p.m., on the 8th day of January, 1980, at the City Commission Room, City Hall, Concordia, Kansas, the object of said meeting to be as follows:

1. Consideration and passage of an ordinance providing for the erecting, constructing and reconstructing shop equipment maintenance buildings for the City of Concordia, Kansas, and providing for the payment of the cost thereof.

2. Consideration and passage of an ordinance enacted pursuant to K.S.A. (Weeks) 12-110a, as amended, deeming an emergency, as defined by said statute to exist, declaring the necessity of the purchase of certain street sweeping equipment, and authorizing issuance of sale of No-fund warrants of the City of Concordia, Kansas, to finance purchase of said equipment.

Witness my hand and the seal of said city this 8th day of January, 1980.

/s/ Richard D. Ash
City Clerk

(Seal)

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD JANUARY 8, 1980 (CONTINUED)

To Any Person Authorized to Serve Notice of a Special City Commission Meeting Pursuant to K.S.A. (Weeks) 14-1403:

You are hereby directed to serve the above notice at once personally upon Commissioner , or to leave said notice at the usual place of residence of said Commissioner before 10:15 o'clock a.m. on the 8th day of January, 1980, and to make a return in writing of said service, showing the manner os such service.

/s/ Richard D. Ash
City Clerk

(Seal)

RETURN OF SERVICE

The undersigned received the original notice of special city commission meeting, of which the foregoing is a copy, at 8:30 o'clock a.m. on the 8th day of January, 1980, and:

- 1. Served the same personally on Commissioners Dunshie and Doyen; or
- 2. Left the said original notice at the usual place of residence of said Commissioner Naylor at 9:00 o'clock a.m. on the 8th day of January, 1980.

/s/ Carl M. Metzger
City Manager
(Title of Person Serving Notice)

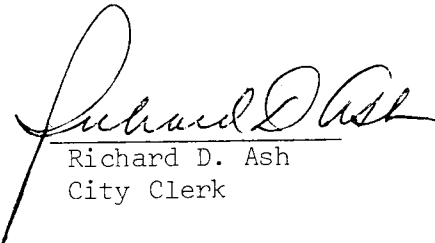
ORDINANCE NO. 2185 (BONDS - MAINTENANCE BUILDINGS) PASSED

An ordinance entitled "AN ORDINANCE PROVIDING FOR THE ERECTING, CONSTRUCTING AND RECONSTRUCTING OF SHOPS AND EQUIPMENT MAINTENANCE BUILDINGS FOR THE CITY OF CONCORDIA, KANSAS, PROVIDING FOR THE PAYMENT FOR THE COST THEREOF" was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Yea": Dunshie and Doyen. "Nay": None. with two-thirds of the entire members-elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2185.

ORDINANCE NO. 2186 (NO FUND WARRANTS-STREET SWEEPER) PASSED

An ordinance entitled "AN ORDINANCE ENACTED PURSUANT TO K.S.A. (WEEKS) 12-110a, AS AMENDED, DEEMING AN EMERGENCY, AS DEFINED BY SAID STATUTE TO EXIST, DECLARING THE NECESSITY OF THE PURCHASE OF CERTAIN STREET SWEEPING EQUIPMENT; AND AUTHORIZING THE ISSUANCE AND SALE OF NO-FUND WARRANTS OF THE CITY OF CONCORDIA, KANSAS TO FINANCE PURCHASE OF SAID EQUIPMENT", was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Yea": Dunshie and Doyen. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2186.

There being no further business a motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried that the Special Session of the City Commission adjourn until its next regulary scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

The City Commission met in regular session on January 16, 1980 in the City Commission Room at the City Hall at 4:00 p.m. Commissioner Dunshie presided with Commissioner Naylor present. Commissioner Doyen arrived at approximately 4:15 p.m.

Other officers present: City Manager Metzger, City Clerk Ash, and City Attorney Retter.

Visitors present: Fred DeArmond, Brad Lowell, and Gale Engles.

QUARTERLY INVESTMENT REPORTS

ORDERED PLACED ON FILE

"Ordinance 1860 requires the city manager to submit a quarterly report covering the investment program for the fiscal year to date.

Investment interest received from October 1, 1979 through December 31, 1979:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Interest Received</u>	<u>Original Term</u>
\$ 17,915.50	Cemetery Endow.	10-1-79	7.50	339.08	4 Year
198,000.00	Miscellaneous	10-10-79	5	1,187.42	Passbook
75,000.00	Miscellaneous	10-24-79	10.353	638.20	30 Days
75,000.00	Miscellaneous	10-24-79	10.353	659.47	30 Days
30,000.00	Water & Sewer	10-30-79	10.353	258.82	30 Days
118,000.00	Miscellaneous	10-30-79	5	1,185.57	Passbook
75,000.00	Miscellaneous	11-28-79	10.836	667.97	30 Days
75,000.00	Miscellaneous	11-28-79	10.836	667.97	30 Days
23,000.00	Parking Meter	12-7-79	9.489	363.74	60 Days
100,000.00	Miscellaneous	12-7-79	5	1,418.84	Passbook
17,915.50	Cem. Endow.	12-27-79	7.50	339.08	4 Year
75,000.00	Miscellaneous	12-28-79	10.944	674.64	30 Days
75,000.00	Miscellaneous	12-28-79	10.944	674.63	30 Days
17,915.50	Cem Endow.	12-31-79	7.50	339.08	4 Year

TOTAL INTEREST RECEIVED - FOURTH QUARTER	9,414.51
TOTAL INTEREST RECEIVED - THIRD QUARTER	7,253.28
TOTAL INTEREST RECEIVED - SECOND QUARTER	13,967.74
TOTAL INTEREST RECEIVED - FIRST QUARTER	3,123.54
INTEREST RECEIVED IN 1979 FROM 1978 INVESTMENTS	325.55

TOTAL INTEREST RECEIVED IN 1979	\$34,084.62
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Respectfully submitted,

/s/ Carl M. Metzger
City Manager"

"Current Investments of the Idle Funds of the City of Concordia:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Bank</u>	<u>Original Term</u>
<u>Money Market Certificates</u>					
\$ 31,300.00	Miscellaneous	1-17-80	9.255	Railroad Savings & Loan	182 Days
13,385.00	Miscellaneous	1-17-80	9.255	First Federal Savings & Loan	182 Days
13,385.00	Miscellaneous	1-17-80	9.255	Peoples Savings & Loan	182 Days
<u>Certificates of Deposit</u>					
23,000.00	Parking Meter	2-7-80	11.427	Cloud County Bank	60 Days
17,915.50	Cemetery Endow.	3-29-80	7.50	Peoples Savings & Loan	4 Year
17,915.50	Cemetery Endow.	3-29-80	7.50	First Federal Savings & Loan	4 Year

\$116,901.00

This report discloses all current investments of the idle funds of the City of Concordia as of the above date.

/s/ Carl M. Metzger
City Manager

/s/ Richard D. Ash
City Clerk

/s/ Verna Scott "
City Treasurer

MINUTES OF THE REGULAR CITY COMMISSION HELD JANUARY 16, 1980 (CONTINUED)

SURETY BOND (MUNICIPAL COURT CLERK)

APPROVED

The City Manager presented to the Commission the Surety Bond for Alta Worley, Municipal Court Clerk, in accordance to Section 2-52 of the Concordia Code in the amount of \$1,000.00. The Bond has been approved as to form by the City Attorney and the City Commissions approval would be for sufficiency of the Bond. After a brief discussion a motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission that the Surety Bond in the amount of \$1,000.00 for Alta Worley as Municipal Court Clerk be approved.

APPROPRIATION ORDINANCE NO. 24 (FINAL ORDINANCE OF 1979)

APPROVED

The City Manager stated that Appropriation Ordinance No. 24 had been approved as to content as of the meeting on December 28, 1979 and that he was directed to present to the commission the finalized Appropriation Ordinance for the end of 1979. After a brief discussion and review of the content of Appropriation Ordinance No. 24, a motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by the affirmative vote of the entire members-elect of the Commission that Appropriation Ordinance No. 24 be approved according to law.

APPROPRIATION ORDINANCE NO. 1

APPROVED

Appropriation Ordinance No. 1, first ordinance for 1980 was approved according to law.

SUPPLEMENTAL ENGINEERING AGREEMENT (WILSON & COMPANY)

APPROVED

The City Manager Stated that on July 18, 1979 the City Commission accepted in its concept an increase in fees to Wilson & Company for construction-related services on the Concordia Wastewater Treatment facility which were not specifically covered by the Supplemental Agreement dated August 30, 1977.

The amount approved in the prior meeting was \$10,442.00. The City was to be held harmless if the Environmental Protection Agency denied funding. Upon review of the request submitted to EPA, determination has been made that the increase in fees approved by the Commission was eligible for funding. The City's share of the over-run will be 25% or \$2,610.00. The City Manager stated it was necessary today for the City Commission to authorize the City Manager to execute a Supplemental Agreement between the City of Concordia and Wilson & Company providing for additional compensation in construction-related services on the treatment plant. After a brief discussion a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to authorize the City Manager to execute such supplemental agreement with Wilson & Company.

REVISED FINAL COST ESTIMATE (ST-79-81 HIGHWAY)

APPROVED

The City Manager presented to the governing body the following revised itemized statement of the actual cost for the removal of the existing asphalt, joint repair and two inch overlay of US 81 Highway, from the North side of 7th Street South to the South City Limits.

ITEM	TOTAL COST	STATE SHARE	CITY-AT-LARGE
Construction Contract	\$121,443.20	\$80,966.18	\$40,477.02
Engineering Services	2,408.75	0	2,408.75
Legal Services	500.00	0	500.00
Administration	6,217.60	0	6,217.60
Interim Financing	4,265.60	0	4,265.60
Total	134,835.15	80,966.18	53,868.97
Percentage of Cost	100%	60%	40%

The City Manager stated that revision of the total cost figure was brought about because the final cost estimate approved December 19, 1979 included a figure for interim financing covering the City share of the project extending over a period of 21 months. This figure is being reduced in as much as the Highway 81 project will be included in the first general obligation bond issue of this year which is anticipated to be sold in February. Further, the State of Kansas will participate in the cost of

After a brief discussion a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the revised final cost figures for Project ST-79-81 Highway.

GENERAL OBLIGATION BOND ISSUE SALE

DATE SET

The City Manager advised the City Commission that a date needed to be set for the sale of general obligation bonds of the City of Concordia to redeem temporary notes issued for internal improvements, highway repairs and to fund the construction of general shop buildings in the City of Concordia. The issue will be used to finance sewer projects in the amount of \$48,272.69; highway repairs in the amount of \$53,838.97; and general shop buildings in the amount of \$90,000.00. These projects together with the bond issue cost will total \$194,000.00. After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to set February 19, 1980 (CST) at 10:00 a.m. as the date and time bids for the sale of the General Obligation Bond Issue in the amount of \$194,000.00 will be publically opened and read.

DAMAGED CLAIM (BEN GROSSE RESIDENCE)

AWARDED

The City Manager stated that at the previous City Commission Study Session the Commissioners had met with Mr. Ben Grosse in reference to a damage claim presented to the City for damages done to a decorative wall at the intersection of 10th Street and 3rd Avenue. The City Manager reminded the Commission that there had been an agreement to settle the damage claim totaling \$816.00 with a payment for damages in the amount of \$606.38. After a brief discussion a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that Mr. Ben Grosse be awarded damage claim in the amount of \$606.38 for damages to a decorative wall on his property at 10th Street and 3rd Avenue.

GAS INSPECTOR/SEWER PLUMBER BOND

MICKEL C. HILL

The City Manager presented to the Commission separate \$500.00 Surety Bonds for Sewer Plumber and Gas Inspectors engaged in these respective businesses within the City of Concordia in accordance with Section 19-2 and 19-3 for Mr. Mickel C. Hill. The City Attorney has inspected and approved the bonds for form, and the City Commission needs to approve the bonds for sufficiency. After a brief discussion a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the Gas Inspector and Sewer Plumber Bonds posted by Mr. Mickel C. Hill be approved.

RETAIL CEREAL MALT BEVERAGE LICENSE (HUNGRY MEXICAN, INC.)

APPROVED

The City Manager presented to the Commission the application for license to sell retail cereal malt beverages by Hungry Mexican, Inc. for the 1980 year. After a brief discussion a motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission that the Retail Cereal Malt Beverage License be approved for the Hungry Mexican, Inc.

APPOINTMENT TO THE HOUSING AUTHORITY

DOROTHY OSTROM

The City Manager presented to the Commission the name of Dorothy Ostrom for reappointment on the Housing Authority for an additional four year term to expire November 1983. After a brief discussion a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that Dorothy Ostrom be reappointed for a four year term to the Housing Authority with an expiration date of November 1, 1983.

APPOINTMENTS TO CITIZEN ADVISORY COMMITTEE

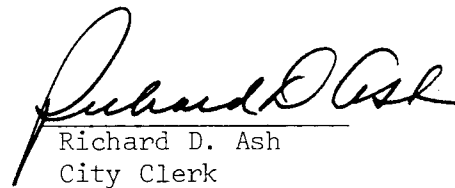
APPROVED

The City Manager presented to the Commission three names for reappointment to the Concordia Citizens Advisory Committee for three year terms that expire February 1, 1983. Names for reappointment to new three year terms would be Dorothy Ostrom, representing the Housing Authority; Stephan Calgren and Lonnie Hedstrom, at large positions. After a brief discussion a motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission that Dorothy Ostrom, Stephan Calgren, and Lonnie Hedstrom, be reappointed for three year terms on the Concordia Citizens Advisory Committee expiration dates on the three positions to be February 1, 1983.

STUDY SESSIONDATE SET

The City Manager and the City Commission established Thursday, January 24, 1980 at 12:15 p.m. to be a Study Session.

There being no further business a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried that the Commission adjourn until the next regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA:dm

The City Commission met in regular session on February 6, 1980 at 4:00 p.m. in the City Commission Room in City Hall. Mayor Dunshie presided with Commissioner Doyen and Naylor present.

Other officers present: City Manager Metzger, City Clerk Ash, City Attorney Retter.

Visitors present: Loren Medley, Fred DeArmond, Brad Lowell, Michael Relihan, T. H. Engel, Claude H. Edwards, G. B. Engle, and members and parents of Boy Scout Group #3 and Cub Scout Pack #32.

Minutes of the December 20, 1979; January 8th and January 16, 1980 were approved as written.

PUBLIC HEARING (REZONING R-1 TO R-2)

HELD

The City Manager stated that this was a hearing held to consider an amendment to Zoning Ordinance Number 1829 to rezone lots 19 through 36 inclusive, Block 159; and lots 1 through 18 inclusive, and lots 21 through 36 inclusive, Block 146, City of Concordia, from "R-1" (single-family residential district) to "R-2" (multi-family residential district).

The City Manager stated that on January 9, 1980 the Concordia Planning Commission held a public hearing to hear this change, and the Planning Commission recommended approval of such change stating no objections were raised by adjacent property owners, proposed change was not considered a spot zoning, and no adverse impact was expected on existing and surrounding districts. Further the City Planning staff concurred with the Planning Commission recommendation.

No owners of record were present at the hearing this date to raise objection to such amendment. The City Manager stated that the City Commission's approval or disapproval would be registered on vote of an ordinance to be presented later on the agenda.

APPROPRIATION ORDINANCES NO. 2 AND 2A

APPROVED

Appropriation Ordinances number 2 and 2A were approved according to law.

RESOLUTION NO. 584 (PROJECT AL-79-40)

APPROVED

The City Manager presented to the Commission a petition received from the owners of record for grading and surfacing of the alley of Block 40 (between 16th and 17th Streets and Archer and Hill Streets). The petition has been signed by sufficient percentage of property owners of record for this project; and the engineering estimate of cost on this project is \$4,977.40, 100% proposed to be assessed against the benefitting properties. After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by the affirmative vote of the entire members-elect of the commission that Resolution No. 584, establishing such improvement project and engineer's estimate of \$4,977.40, be approved.

RESOLUTION NO. 585 (AUTHORIZATION FOR NO FUND WARRANTS)

APPROVED

The City Manager presented to the Commission a resolution authorizing the issuance of \$34,500.00 of the City of Concordia STREET SWEEPING EQUIPMENT NO FUND WARRANTS, SERIES 1980-A-NFW. The City Manager stated that on January 8, 1980 the Commission passed Ordinance No. 2185 declaring the necessity of the purchase of street sweeping equipment and authorized the City Manager to appear before the State Board of Tax Appeals to request authority to issue No Fund Warrants to finance this purchase.

The State Board of Tax Appeals has authorized the City to make such expenditure by their order No. 319-80-NFW of January 22, 1980. Further the City Manager stated that bids had been taken for the purchase of these No Fund Warrants and that First Bank & Trust of Concordia was the low bidder with an average annual interest rate of 7.539%.

After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 585, authorizing the issuance of No Fund Warrants in the amount of \$34,500.00 be approved.

MINUTES OF THE REGULAR COMMISSION MEETING HELD ON FEBRUARY 6, 1980 (CONTINUED)

RESOLUTION NO. 586 (SPECIAL ALCOHOL PROGRAMS FUND)

APPROVED

The City Manager presented to the Commission a Resolution establishing a policy statement on local use of monies from the Special Alcohol Programs Fund, stating the governing body's intent to channel alcohol program funds in the programs that most effectively confront the problems of alcohol and alcoholism in Concordia. The resolution sets in writing guidelines explaining the process to be followed and program objectives, and creates a three member Alcohol Fund Advisory Committee consisting of the Mayor, City Manager and Chief of Police whose responsibility will be to advise the full City Commission on the spending of liquor Tax Revenues in the Special Alcohol Programs Fund. After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor, and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 586, setting the policy statement of the local government on use of monies from the Special Alcohol Programs Fund and establishing a three member advisory committee, be approved.

ORDINANCE NO. 2187 (REZONING R-1 TO R-2)

PASSED

An ordinance entitled "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; DEFINING THE CHANGES OR BOUNDARIES AS AMENDED; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENT; AMENDING SECTION II OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND REINCORPORATING THE OFFICIAL CITY ZONING DISTRICT MAP AS AMENDED," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Dunshie, Doyen, and Naylor. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2187.

SANTE FE AGREEMENT (SEWER LINE INDUSTRIAL PARK)

APPROVED

The City Manager stated in the construction of the sanitary sewer extension in the Nor'east Industrial Park, a crossing on the Sante Fe railroad was necessary. According to the field check conducted by the Sante Fe, the sewer line crossing was not constructed at the location provided for in the City's contract with the Sante Fe dated December 28, 1979 (number 156824).

The Sante Fe has requested that a supplemental agreement be executed showing the as-built location of this sewer line as it crosses the railroad property. After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Naylor, and duly carried by the affirmative vote of the entire members-elect of the Commission that the Mayor and City Clerk be authorized to execute such supplemental agreement.

LETTER OF CONSENT (MORTGAGE REVENUE BONDS)

APPROVED

The City Manager stated that the Cloud County Commission had passed a resolution providing for the issuance of mortgage (housing) revenue bonds (MRB) should enabling legislation be passed by Congress. Kansas State session laws of 1979 provide for issuance of MRB's. However the law requires that in order for mortgage money provided by a County issue to be available within a city, that city must consent to that provision. Mr. Michael D. Relihan, from Mid-Continent Municipal Investments, Inc., was present to explain the theory behind MRB's and the intent of issuance of MRB's by the Cloud County Commission and adjacent counties. He further explained the necessity of the consent form between the Cloud County Commission and the City Commission. After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor, duly carried by the affirmative vote of the entire members-elect of the Commission that letter of consent for the use of mortgage revenue bond proceeds within the City limits, be approved.

APPOINTMENTS TO BOARDS AND COMMISSIONS

APPROVED

The City Manager presented the following list of individuals in nomination for appointment to the indicated City's Boards and Commissions;

1. Mel Rupp - replacing Seth Dixon on the Planning Commission for a term of three (3) years ending November 1, 1982.
2. Gary Hobbie - replacing Robert Stensaas on the Board of Zoning Appeals for a term of three (3) years ending January 19, 1983.

for a term of two years to expire August 1, 1981; b) replacing Rosa Detrixhe on the Citizens Advisory Committee for a term of 3 years ending February 1, 1983.

7. Jim Douglass - new position on the Human Relations Commission for a term of two (2) years to expire August 1, 1981.

After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the above appointments to indicated City Boards and Commissions be approved.

STUDY SESSION

DATE SET

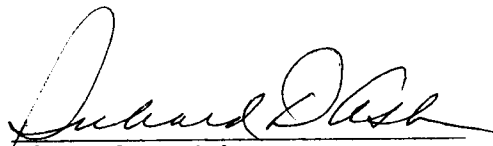
The City Manager and the City Commission established February 14, 1980 at 12:15 p.m. to be the next Study Session.

SECTION 8 MODERATE REHAB AGREEMENT

APPROVED

Loren was present to explain to the City Commission the details and elements of the Housing Urban Development Moderate Rehab Program for rent subsidy. The City of Concordia has been granted funds for ten renter occupied structures which require some rehabilitation and guarantee of rent subsidy for a period of fifteen years. The first annual rent award is in the amount of \$19,920.00 with the budget authority for the fifteen year term of \$298,800.00. After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission granting authority to the City Manager to execute appropriate agreements with the Department of Housing Urban Development for the Moderate Rehab Program.

There being no further business a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the Commission Meeting adjourn until the next regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA/dm

MINUTES OF THE REGULAR COMMISSION MEETING HELD ON FEBRUARY 20, 1980

The City Commission met in regular session on February 20, 1980, at 4:00 o'clock p.m., in the City Commission Room in the City Hall. Mayor Dunshie presided with Commissioners Doyen and Naylor present. Absent: None.

Other officers present: City Manager Carl Metzger, City Attorney David Retter and Acting City Clerk Verna Scott.

Visitors present: Christine Tyler from the Blade-Empire and Fred DeArmond from The Kansan.

FINANCIAL REPORTS

PLACED ON FILE

The City Manager presented the January 1980 Financial reports which were approved and ordered placed on file.

SURETY BONDS - MUNICIPAL COURT CLERKS

APPROVED

The City Manager presented to the Commissioners three surety bonds. After examination, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and passed unanimously to accept the surety bonds as to form and sufficiency for three municipal court clerks - Orvetta Maloney, Linda Davenport and Anna R. Waite.

APPROPRIATION ORDINANCE NO. 3

PASSED

Appropriation Ordinance No. 3 was passed according to law.

ORDINANCE NO. 2188 (TEMPORARY NOTE FOR AL-79-40)

PASSED

An Ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$4,977.40 OF THE TEMPORARY NOTES OF THE CITY OF CONCORDIA, KANSAS, TO PROVIDE FUNDS TO PAY THE COST OF THE GRADING AND SURFACING OF THE ALLEY IN BLOCK 40 BETWEEN THE EAST SIDE OF ARCHER STREET AND THE WEST SIDE OF HILL STREET IN THE CITY OF CONCORDIA, KANSAS, THE COST OF WHICH WILL ULTIMATELY BE PAID BY THE ISSUANCE OF BONDS OF SAID CITY." was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Aye": Dunshie, Doyen and Naylor. "Nay": None. All members-elect of the City Commission voted in favor thereof, the ordinance was declared passed and the title agreed to and the Acting City Clerk assigned to it Number 2188.

BID AWARD (1980-A SERIES GENERAL OBLIGATION BONDS) MERCHANTS NAT'L BANK OF TOPEKA

City Manager Metzger presented to the City Commission the results of the bids received at 10:00 a.m. on February 19, 1980 for the General Obligation Bond Issue, Series 1980-A, of the City of Concordia in the amount of \$194.000.

The following bids were received:

<u>BIDDER</u>	<u>NET INTEREST</u>	<u>AVERAGE INTEREST COST</u>	<u>COUPON RATES</u>
Zahner and Co.	85,330.00	7.16456	7.25,7.00
Geo. K. Baum & Co., Inc.	84,460.00	7.091519	7.5,7.25,7.0,6.75
United Missouri Bank of K.C.	93,810.00	7.87657	8.0,7.3
First Securities Co.	84,540.00	7.09823	7.0,7.1
Merchants National Bank of Topeka	80,382.70	6.749177	6.75

City Manager Metzger advised the Commission that City Clerk Ash had checked all bid computations and found them to be accurate. It is the recommendation of the City Staff to accept the low bidder which was Merchants National Bank of Topeka with an average interest cost of 6.749177. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the bid for the 1980-A Series General Obligation Bond Issue be awarded to the low bidder, Merchants National Bank of Topeka, with an average interest cost of 6.749177.

APPOINTMENT TO BOARD OF ZONING APPEALS

MENNO HOLDEMAN

The City Manager presented to the Commission the name of Menno Holdeman as a recommendation for appointment to the Board of Zoning Appeals for a 3-year term ending on January 19, 1983. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to appoint Mr. Holdeman to the Board of Zoning Appeals with his term to end on January 19, 1983.

SALE OF HOT MIX PLANT

BID ACCEPTED

The City Manager explained to the Commission that we had asked for bids to sell the Littleford Hot Mix Plant that the City owns. He explained it was much more expensive to operate the plant than to buy the asphalt we needed from the County. The City received only one bid, that being from Prairie States Construction Co. from Wichita in the amount of \$3,525.00. Motion was made by Commissioner Doyen, seconded by Naylor that the City accept the bid from Prairie States Construction Co. in the amount of \$3,525.00 on the condition that this amount included tearing the plant down and cleaning up the site. The motion was unanimously carried by the affirmative vote of the entire-members elect of the Commission.

STUDY SESSION

DATE SET

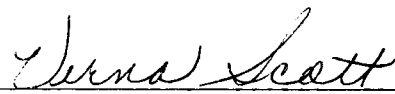
The City Manager and the City Commission established Thursday, February 28, 1980, at 12:15 p.m. to the next study session.

ANNOUNCEMENTS

Commissioner Doyen announced to those attending the meeting that the City Commission had no intention or interest in buying the site where the Old Baron's Hotel was located as a City Parking Lot. Mayor Dunshie commented that he had heard favorable remarks about the snow removal and that the city crews should be complimented.

City Manager Metzger invited those attending the meeting to meet in the City Yards and see the new Wayne Street Sweeper the City had recently purchased along with a new Hustler snow blower that will be used by the Public Grounds Department.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the Commission meeting adjourn until the next regularly scheduled meeting.


Verna Scott, Acting City Clerk

(Seal)

VS:dm

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 5, 1980

The City Commission met in regular session on March 5, 1980 at 4:00 p.m. in the City Commission Room at City Hall. Mayor Dunshie presided with Commissioners Doyen and Naylor present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Ash, City Attorney Retter.

Visitors present: Brad Lowell, Fred DeArmond, Joe Erickson, Terry Grant, and Burton Gerard.

The minutes of the February 20, 1980 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 4-4A

APPROVED

Appropriation ordinances No. 4 and 4A were approved according to law.

BID AWARD (CENTRAL GARAGE AND MAINTENANCE BUILDING)

TABLED

The City Manager presented to the Commission a tabulation of bids received for the construction of Central Garage and Maintenance Building on March 4, 1980. The City Manager stated that it was necessary to continue to review the bid specifications and the authorizing documentation to assure that his recommendations to the Commission are correct. City Manager Metzger requested that this agenda item be tabled and that this meeting be adjourned until Friday, March 7, at 12:30 p.m. to reconvene this item. After a brief discussion a motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried to table the bid awards for the Central Garage Maintenance Building Facility until a meeting to be held March 7, 1980 at 12:30 P.M.

LAW ENFORCEMENT CENTER INTERLOCAL AGREEMENT

APPROVED

The City Manager presented the new lease agreement between the City of Concordia and Cloud County concerning the joint use and occupancy of the Law Enforcement Center situated in Concordia which has been executed by the County Commission at its regular meeting on Monday, March 3, 1980. The lease is substantially the same as the original one dated July 5, 1977 except for the following revisions:

- a. Section 4, Sub b has been changed to reflect actual communications services rendered which are on a 24-hour a day basis, seven days a week.
- b. Section 4, Sub e has been added to reflect that the City will pay 1/3 of the electric and gas utility service and custodial care to a maximum of \$3,500.00 a calendar year. This amount may only be increased by subsequent agreement in writing.
- c. Section 5, Sub a has been changed providing 50-50 cost sharing of teletype rental.
- d. Paragraph 7 has been amended to reflect rights and duties in the event of termination of the agreement as well as set up costs.

The City Manager stated the lease runs for a term of one (1) year ending December 31, 1980. It shall be automatically renewable on a year-to-year basis unless either party elects to terminate the lease. After a brief discussion a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the Mayor and City Clerk be authorized to execute the Law Enforcement Center Interlocal Agreement with the Cloud County Commission.

APPOINTMENTS-HUMAN RELATIONS COMMISSION

KALIVODA, WALSH

The City Manager presented to the Commission in nomination the names of Roland Kalivoda, and William Walsh to be appointed to terms on the Human Relations Commission. Mr. Kalivoda is being recommended for a one year term ending August 1, 1981; Mr. Walsh has been recommended for the two year appointment with the term ending August 1, 1982.

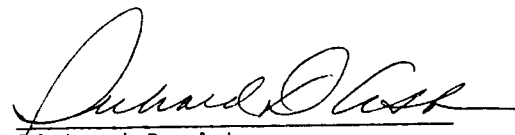
After a brief discussion a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the appointments of Roland Kalivoda and William Walsh for the terms indicated be approved.

STUDY SESSION

DATE SET

The City Manager and the City Commission set March 13, 1980 at 12:15 p.m. as a Study Session.

There being no further business a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried that the City Commission meeting adjourn until March 7, 1980 at 12:30 p.m. in the City Commission room to continue consideration on bid awards for the Central Garage Maintenance Building.


Richard D. Ash
City Clerk

(Seal)

RDA:dm

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 7, 1980

The City Commission met in an adjourned session on March 7, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Dunshie presided with Commissioners Doyen and Naylor present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Ron Gerard.

REVISED ENGINEERS ESTIMATE (CENTRAL GARAGE, CG-MB-80)

APPROVED

The City Manager presented to the Commission the engineer's estimate for the construction of a 50 ft. by 140 ft. Central Garage Maintenance Facility to be located at the intersection of Mill and Willow Street near the City Pumphouse. The City Manager stated that the engineer's estimate pertains to the pouring of the foundation and erection of the Central Garage and Maintenance Building with an engineer's estimate for this project of \$90,000.00. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the engineer's estimate for the Central Garage and Maintenance Facility to be located at the intersection of Mill and Willow Streets in the amount of \$90,000.00.

BID AWARDS (CENTRAL GARAGE AND MAINTENANCE FACILITY)

WESTERN CONSTRUCTION, INC.

The City Manager presented to the Commission bids received on March 4, 1980 for the Central Garage and Maintenance Facility to be located at the intersection of Mill and Willow Streets. The bids received are as follows:

Name of Contractor	Basic Building	Concrete Slab(South)	Concrete Slab(North)	Roof Insulation	Exhaust Fan
Bob Albers, Salina	\$97,742.00	2,698.00	1,745.00	10,673.00	471.00
Western Construction, Salina	89,000.00	2,500.00	1,600.00	2,200.00	500.00
Harbin Construction, Salina	105,500.00	2,700.00	1,725.00	12,960.00	1,190.00
J & N Elliott Const., Morrowville	104,139.00	2,843.00	1,858.00	9,720.00	400.00
Balderson, Beatrice	114,101.27	2,836.05	1,740.47	4,931.15	546.77
BG Construction, Concordia	90,964.00	3,750.00	1,920.00	----	---
Casebeer, Topeka	117,777.00	3,400.00	2,350.00	9,990.00	1,250.00

The City Manager pointed out that the bids on the Central Garage and Maintenance Facility, 50 ft. by 140 ft., building exceeded the estimates as approved, with the exception of Western Construction who submitted a bid for the construction of this building at \$89,000.00. The City Manager stated the city staff had reviewed the specification and bids on these projects and the following recommendations are made:

- a. It is recommended that the bid for the 50 ft. x 140 ft. Central Garage and Maintenance Facility be awarded to Western Construction Company of Salina for a bid amount of \$89,000.00. Further that the alternates that were bid be excluded from this contract and be made a part of the later bidding in conjunction with the 30 ft. x 50 ft. building.
- b. The City Manager stated at this time there was one question that had arisen in the bidding of the large building by Western Construction relating to roof structure. The City Manager stated that the City Engineer, upon receiving specifications of the roof that was bid, will make such review and determine if the roof that was bid needs the specifications as presented. The City Manager stated that if this roof did not meet the specifications, the contractor would be required to provide the specified roof with no increase of the contract price or reconsideration of bid award would have to take place.

After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect

BID AWARD (PUBLIC GROUNDS MAINTENANCE SHOP)REJECTED

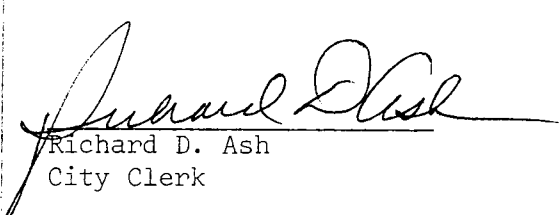
The City Manager presented to the Commission bids received on March 4, 1980 for the public grounds maintenance shop to be located in Pleasant Hill Cemetery. The bids received were as follows:

<u>Name of Contractor</u>	<u>Basic Building</u>	<u>Concrete Slab</u>	<u>Floor Beams</u>
Bob Albers, Salina	\$30,490.00	1,514.00	----
Western Construction Salina	24,000.00	1,550.00	3,000.00
Harbin Construction Salina	30,450.00	1,500.00	3,050.00
J & N Elliott Const., Morrowville	26,681.00	1,676.00	2,187.00
Balderson Beatrice	35,191.55	1,475.77	2,116.56
BG Construction Concordia	26,290.00	2,300.00	-----
Casebeer Topeka	34,900.00	2,100.00	4,800.00

The City Manager pointed out that the bids for this structure were in excess of estimates and recommended that this building project be re-submitted for financing, specifications bid at a later date.

After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to reject the bids received and the construction of a 30 ft. by 50 ft. maintenance shop at the Pleasant Hill Cemetery, and directed the city manager to begin planning the re-submission of this structure for financing and specification of bids.

There being no further business, the City Manager stated this meeting needed to be adjourned to March 13, 1980 at which time the Commission would consider the ordinance authorizing sale of \$194,000.00 in General Obligation Bonds for internal improvements. A motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried to adjourn the City Commission meeting until March 13, 1980 at 12:15 o'clock p.m.



Richard D. Ash
City Clerk

(Seal)

RDA:vs

14

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 13, 1980

The City Commission met in an adjourned session on March 13, 1980 at 12:15 p.m. in the City Commission Room at City Hall. Acting Mayor Doyen presided with Commissioner Naylor present. Absent: Commissioner Dunshie.

Other officers present: City Manager Metzger, City Clerk Ash, and City Attorney Retter.

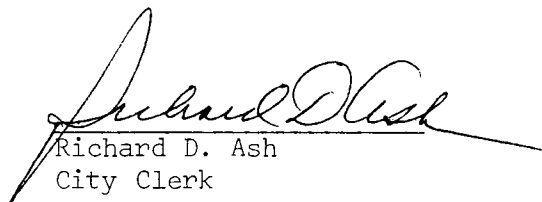
Visitors present: None.

ORDINANCE NO. 2189 (1980-A G.O. Bonds)

PASSED

An Ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF CONCORDIA KANSAS, IN THE PRINCIPAL AMOUNT OF \$194,000.00 TO PAY THE COST OF CERTAIN MAIN TRAFFICWAY IMPROVEMENTS, SANITARY SEWER IMPROVEMENTS, AND SHOP AND EQUIPMENT MAINTENANCE BUILDING IMPROVEMENTS", was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "yea": Doyen and Naylor. "Nay": None. With two-thirds of the members-elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2189.

There being no further business, a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the City Commission Meeting be adjourned until the next regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA:dm

The City Commission met in regular session on March 19, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Acting Mayor Wilbur Naylor presided with Commissioner Lee Doyen present. Absent: Commissioner Fredric Dunshie.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Fred DeArmond, Charles Laman, Glenn Anderson and Palma Anderson.

Minutes of the March 5, 1980 Meeting were approved as written.

FEBRUARY FINANCIAL REPORTS

PLACED ON FILE

City Commission noted receipt of the February 1980 Financial Reports and ordered them placed on file.

APPROPRIATION ORDINANCE NO. 5

APPROVED

Appropriation Ordinance No. 5 was approved according to law.

ORDINANCE NO. 2190 (MEMBERSHIP DUTIES OF TREE BOARD)

PASSED

An ordinance entitled "AN ORDINANCE RELATING TO THE TREE BOARD OF THE CITY OF CONCORDIA, KANSAS; ESTABLISHING THE MEMBERSHIP OF THE TREE BOARD AND PRESCRIBING ITS DUTIES; REPEALING SECTION 2-229 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A NEW SECTION, TO BE NUMBERED 2-229" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Doyen and Naylor. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2190.

ORDINANCE NO. 2191 (ENFORCEMENT RELATING TO TREES AND SHRUBS)

PASSED

An ordinance entitled "AN ORDINANCE CONCERNING TREATMENT OF CERTAIN VIOLATIONS OF ARTICLE I, CHAPTER 24 OF THE CONCORDIA CODE AS NUISANCES; AND PROVIDING FOR THE ABATEMENT THEREOF, AND ASSESSING COSTS OF ABATEMENT; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION TO BE NUMBERED 24-6" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Doyen and Naylor. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2191.

DAMAGE CLAIM - INTERCEPTOR SEWER EASEMENT

GLEN ANDERSON

The city manager stated that the City of Concordia had received a damage claim from Glen B. and Palma Anderson of rural route Concordia for damages alleged to have occurred as a result of construction activity on a temporary easement condemned by the City of Concordia for use during construction under the EPA funded interceptor sewer line to the new sewage treatment plant. The total amount of the alleged damages is \$5,378.22. The city manager stated the claimant received an appraiser's award of \$1,119.35 to cover damages associated with construction activity on the temporary easement. The purpose of this easement is clearly stated providing blanket coverage for those activities reasonable or customary to construction of a sanitary sewer line.

The city manager stated that the city clerk and city attorney accompanied him on an inspection of the tract of land the date of this meeting and provided recommendations to the Commission. He further stated that a soil specialist from Kansas State University accompanied them on a tour and took several samples to be tested to substantiate the allegations in the claims. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by affirmative vote of two-thirds of the members-elect of the Commission to table consideration of this damage claim until further information is available.

AUTHORIZATION FOR ATTORNEY TO DEFEND THE CITY

DELFORGE CASE

The city manager stated that Mr. and Mrs. Oliver Delforge have appealed the decision of the City Board of Zoning Appeals regarding issuance of a permit for a mobile home location at 807½ Matthew Street. The city manager stated it would be necessary for the city attorney to defend the Board's decision when the appeal is heard. In order that he may begin preparing the City's case, authorization is needed for compensation to be paid to the city attorney for services rendered outside his scope of duties, at a rate of \$45.00 per hour. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the majority of the members-elect of the Commission to authorize the city attorney to prepare a defense to the zoning appeal case at the rate of \$45.00 per hour which is outside his scope of duties.

MINUTES OF THE REGULAR COMMISSION MEETING HELD MARCH 19, 1980 (CONTINUED)

BID AWARD - PUBLIC WORKS DEPARTMENT DUMP TRUCK

MIDWAY MOTORS

The city manager presented to the Commission the bids received on March 19, 1980 for the purchase of a two-ton dump truck with bed and hoist. Bids received are as follows:

Midway Motors	\$13,650.00
Babe Houser Chevrolet, Oldsmobile, Cadillac	\$13,800.00
Heptig Ford Motor Co.	\$14,388.02

The City Manager stated that after reviewing the specifications for the vehicle and considering the bids received, the staff recommends award of the truck to Midway Motor Co. for a 1980 GMC two-ton dump truck with bed and hoist at a net cost to the City of \$13,650.00. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that the City award the bid for a two-ton dump truck to Midway Motors in the amount of \$13,650.00.

GUIDELINE REVISION - COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

APPROVED

The city manager stated that the Community Development Block Grant Citizen's Advisory Committee is recommending that a series of eligibility guidelines similar to those established for block grant housing rehabilitation be established for interim assistance programs. The requirements will be as follows:

- 1. Income shall meet the established guidelines and will be adjusted for excessive medical costs and housing costs.
- 2. Income for purposes of eligiblity shall include all members of the family over 18 years of age.
- 3. Assets in excess of \$7,500.00 will disqualify the applicant. Assets do not include the value of one car and the home they live in.

After a brief discussion over this issue, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by affirmative vote of the majority of the members-elect of the Commission that the revisions presented to the Community Development Block Grant Program be approved.

APPOINTMENT TO THE LIBRARY BOARD

LORENE BAXA

The City Manager stated that Lorene Baxa's term on the Concordia Library Board expires on April 30, 1980. The Library Board has recommended that she be reappointed for a second four year term ending April 30, 1984. Motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of the majority of the members-elect of the Commission that Lorene Baxa be reappointed to the Library Board for a second four year term ending April 30, 1984.

AUTHORIZATION TO SUBMIT COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

APPROVED

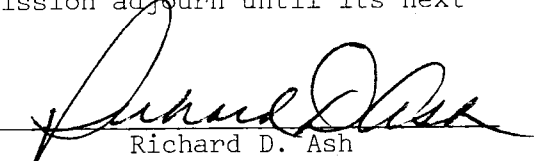
The City Manager stated that the City Staff required authorization to submit final application for the second year Community Development Block Grant Program, that preliminary approval had been received for submission of this application in the amount of \$334,000.00. The City Manager outlined the programs and activities included in the 1980 grant application. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of the majority of the members-elect of the Commission to authorize the City Manager and City Staff to submit the 1980 Final Application for \$334,000.00 in Community Development Block Grant Funds.

STUDY SESSION

DATE SET

The City Manager and City Commission established March 27, 1980 at 12:15 o'clock P.M. as a study session.

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and carried that the City Commission adjourn until its next regular meeting.


Richard D. Ash
City Clerk

The City Commission met in regular session on April 2, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Dunshie presided with Commissioner Doyen present. Absent: Commissioner Naylor.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Brad Lowell and Fred DeArmond.

Minutes of the March 7, March 13 and March 19, 1980 Meetings were approved as written.

APPROPRIATION ORDINANCE NO. 6-6A

APPROVED

Appropriation Ordinance No. 6-6A was approved according to law.

REPLAT OF PLEASANT HILL CEMETERY

APPROVED

The City Manager presented to the Commission the replatting of the Pleasant Hill Cemetery. He stated that in the last two years questions had arisen about the sale of burial lots on vacated streets and alleys in Pleasant Hill Cemetery. The City Manager stated that the suggested resolution to this problem was to replat the entire cemetery showing new arrangements of these lots. The city engineer prepared the necessary changes to the plat which includes the vacated streets and walkways to provide additional burial spaces in areas owned by benevolent societies, also lots have been vacated on the new city maintenance building site. Further, the revision provides for the numbering of lots and spaces in these and future vacated streets and walkways. The city manager stated the Concordia Planning Commission had held a public hearing on March 25, 1980 to consider this revision and the Planning Commission approved the replatting and recommended passage to the City Commission. After a brief discussion, and review of the plat, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the replatting of the Pleasant Hill Cemetery be approved, and directed the City Clerk file such replat with the Cloud County Register of Deeds.

BUILDING AND SERVICES LEASE WITH U. S. WEATHER SERVICE

APPROVED

The City Manager stated that the last few months the city staff and the National Weather Service had been involved in negotiating a new lease agreement for the building rental and utility services for the building occupied by the Weather Service at Blosser Municipal Airport. The City Manager stated that the lease agreement is to run through May 31, 1983 and contained the major provisions in the lease:

- 1) \$5,100 per annum for the services and facilities including electricity, water and natural gas for heating. This figure will be reviewed next year and every year thereafter remaining in the lease and adjustments will be made if necessary to cover increased utility costs.
- 2) \$1,991.04 per annum for ammortizing cost of the new 322 square foot addition. This provision of the lease is established under a separate lease agreement dated October 1, 1975 providing eight annual rental payments ending January 1, 1983.
- 3) \$3,982.00 per annum rental charge for 1,483 square feet of space. The formula used for determining the annual rent includes 885 square feet of space previously treated as "grant free" square footage. Cost per square foot is approximately \$2.69.

The City Manager stated that this agreement incorporates all changes requested by the City and covers all city expenses incurred in operating and maintaining the weather bureau building. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the Lease Agreement with the United States Weather Service Office quartered at the Blosser Municipal Airport be approved.

DAMAGE CLAIM (MARTIN TRACTOR CO.)

APPROVED

The City Manager stated that a year ago last January the City Water Department borrowed a 300 amp welder from Martin Tractor Co. to use in thawing frozen water service lines. The City's operator caused extensive damage to the welder by operating at a higher amperage than advised by Martin Tractor Co. service personnel. As a result, the welder had to be sent in for repairs estimated at \$2,869.00.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 2, 1980 (CONTINUED)

The City Manager states that the Director of Utilities David Wheaton has advised him that in conversation with the service manager at Martin Tractor Co., he feels the estimated repairs too costly and they proposed a settlement with the city for \$1,000. In considering all factors in this claim, the City Manager recommended that the claim be approved. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the City pay a damage claim in the amount of \$1,000.00 to Martin Tractor Co. for damages to loaned welder.

CURB REPAIR PROGRAM COST ESTIMATEAPPROVED

The City Manager presented to the Commission a cost estimate for repairing approximately 1,000 lineal feet of curb and gutter in the downtown business district. The City Manager stated that the City Engineer and Director of Streets had completed an inventory of curb repair needed to be completed in the central business district on either side of Sixth Street from Lincoln to Cedar. The work to be completed includes sawing, curb removal and replacement of curb and gutter. The financing for this program will come from the Parking Meter fund. The City Manager stated that considering the magnitude of the project, contracting the work to be done appears to be the logical alternative to having city crews undertake the repairs. He further stated that it is anticipated that city crews will be involved in slurry sealing downtown streets, re-striping parking stalls and setting new parking meter posts in conjunction with the curb construction. The City Manager stated that the engineer's estimate for this project was a total cost of \$14,056.09.

After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the engineer's estimate in the amount of \$14,056.09 be approved, and further directed the City Manager to draw plans and specifications and estate procedures for awarding bids on this construction project.

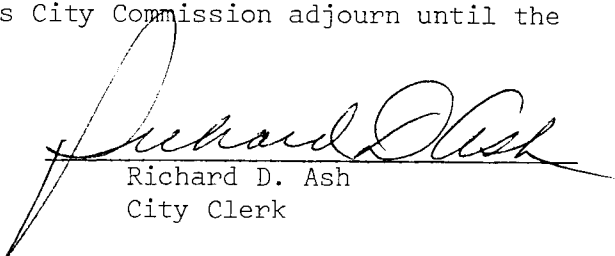
STUDY SESSIONDATE SET

The City Manager and City Commission set April 8, 1980 at 12:15 o'clock p.m. as the next study session.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried that this City Commission adjourn until the next regularly scheduled meeting.

(Seal)

RDA:vs



Richard D. Ash
City Clerk

MINUTES OF THE REGULAR COMMISSION MEETING HELD ON APRIL 16, 1980

The City Commission met in regular session on April 16, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Acting Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Fred DeArmond, Brad Lowell, Emma Kindlesparger and Buford Desilet.

Minutes of the April 2, 1980 Meeting were approved as written.

MARCH FINANCIAL STATEMENTS

ORDERED PLACED ON FILE

The City Commission acknowledged receipt and review of March financial statements and ordered them placed on file.

QUARTERLY INVESTMENT REPORTS

ORDERED PLACED ON FILE

"Ordinance 1860 requires the city manager to submit a quarterly report covering the investment program for the fiscal year to date.

Investment interest received from January 1, 1980 through March 31, 1980:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Interest Received</u>	<u>Original Term</u>
\$ 13,385.00	Miscellaneous	1-17-80	9.255	\$ 617.69	182 Days
13,385.00	Miscellaneous	1-17-80	9.255	619.81	182 Days
31,000.00	Miscellaneous	1-17-80	9.255	1,444.44	182 Days
23,000.00	Parking Meter	2-7-80	11.427	432.03	60 Days
160,000.00	Misc.; WT & SW	2-18-80	10.904	1,453.86	30 Days
10,000.00	Fed. Rev. Sharing	2-18-80	10.904	90.87	30 Days
17,915.50	Cem. Endowment	3-29-80	7.50	339.08	4 Year
17,915.50	Cem. Endowment	3-29-80	7.50	339.08	4 Year

TOTAL INTEREST - FIRST QUARTER \$5,336.86

Respectfully submitted,

/s/ Carl M. Metzger
City Manager"

"Current Investments of the Idle Funds of the City of Concordia:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Bank</u>	<u>Original Term</u>
Money Market Certificates					
\$ 13,385.00	Miscellaneous	7-17-80	11.783	Peoples Savings & Loan	182 Days
13,385.00	Miscellaneous	7-18-80	11.783	First Federal SAVings & Loan	182 Days
31,300.00	Miscellaneous	7-18-80	11.783	Railroad Savings & Loan	182 Days
Certificates of Deposit					
17,915.50	Cem. Endowment	6-29-80	7.50	Peoples Savings & Loan	4 Year
17,915.50	Cem. Endowment	6-29-80	7.50	First Federal Savings & Loan	4 Year
24,500.00	Parking Meter	4-15-80	8	Cloud Co. Bank & Trust	60 Days
173,000.00	Miscellaneous	4-18-80	11.904	First Bank & Trust	90 Days
Passbook					
210,000.00	Miscellaneous	--	5.25	Cloud Co. Bank & Trust	Passbook
\$501,401.00					

This report discloses all current investments of the idle funds of the City of Concordia as of the above date.

/s/ Carl M. Metzger
City Manager

/s/ Richard D. Ash
City Clerk

/s/ Verna Scott
City Treasurer"

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 16, 1980 (CONTINUED)

ELECTION RESULTS

PLACED ON FILE

Acting Mayor Naylor read the report from the Cloud County Commission as Board of Canvassers on the April 1st, 1980 City General Election stating that the Board of Canvassers certified the following results.

- Lee W. Doyen, 989 Votes.
- Oliver L. Delforge, 754 Votes.
- Total Number of Votes Cast 1,743

The Board of Canvassers of the Cloud County Commission declared Lee W. Doyen elected to the office of City Commissioner.

SURETY BONDS

DOYEN AND NAYLOR

The City Manager stated that according to City Ordinance, City Commissioners were to have surety bonds for the legal discharge of their duties prior to assuming responsibilities of the office. Bonds have been approved as to form by the City Attorney and require acceptance of sufficiency in the amount of \$5,000 each by the City Commission. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the surety bonds for Commissioners Doyen and Naylor be approved.

OATH OF OFFICE - CITY COMMISSIONER

LEE W. DOYEN

The City Manager stated that City Ordinance requires that elected officials take the Oath of Office before entering on the duties of their office. City Clerk Ash administered the Oath of Office to Commissioner Doyen for a three year term.

ANNUAL COMMISSION REORGANIZATION

MAYOR SELECTION

The City Manager stated that City Ordinances require the Commission to annually elect one of its members as its chairman to serve as mayor and preside at Commission meetings and perform as official head of the city on formal occasions. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by vote of the Commission that Commissioner Wilbur Naylor be elected to serve as Mayor for the ensuing year.

DESIGNATION OF OFFICIAL NEWSPAPER

BLADE-EMPIRE

The City Manager stated that State Law requires the annual designation of a newspaper as the official city newspaper for legal publications. Further, he stated since many legal notices require successful publication on several days, he recommended that the Blade-Empire be redesignated as the official city newspaper. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the majority of the Commission that the Blade-Empire be designated as the official newspaper for the ensuing year.

APPROPRIATION ORDINANCE No. 7

APPROVED

Appropriation Ordinance No. 7 was approved according to law.

AMENDMENT TO GOALS AND OBJECTIVES OF THE CDBG REHAB PROGRAM

APPROVED

The City Manager stated that the Commission had been provided with a memorandum offered by the Concordia Citizens Advisory Committee regarding a proposed change in the goals and objectives of the Community Development Block Rehabilitation Program. This change would amend Section 2b, Sub 1 to provide that homeowners must have taxes current and paid up to date in order to meet the eligibility requirements stated for the Community Development Block Grant Rehab Program. The City Manager stated that the intent of this change was to assure that homes rehabilitated with grant moneys would not become subject to tax sale at least in the immediate future. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the majority of the Commission that the above stated change be made to the goals and objectives of the Community Development Block Grant Rehabilitation Program guidelines.

WAIVER OF ASSET REQUIREMENTS (CDBG PROGRAM)

APPROVED

The City Manager stated that the Concordia Citizens Advisory Committee is requesting that the City Commission grant an exception to the assets requirement as stated in the interim assistance guidelines adopted March 5, 1980. As you recall, this program uses the eligibility guidelines as one used for rehabilitation activities. The requirement

totaled over \$6,500 in the last year. The need for continued care is on-going and is anticipated that within a matter of a few months the applicant would be eligible for financial assistance under the interim assistance program. However, given the immediacy of the needs involving furnace and defective water heater, the Citizens Advisory Committee is requesting that the City Commission waive the asset requirement, thereby making the assistance available to correct both the deficiencies cited above. The case in question is Case No. 78-042. Names are withheld for confidentiality.

After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the majority of the Commission to grant a waiver as stated above for Case No. 78-042 in waiving the asset requirements for interim assistance funding.

STUDY SESSION

DATE SET

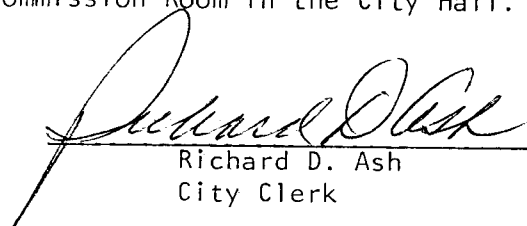
The City Manager and City Commission established Thursday, April 24, 1980 at 12:15 p.m. as a Study Session.

MAINTENANCE BUILDING AND CENTRAL GARAGE FACILITY

TABLED

The City Manager stated that he had indicated action to be taken on authorizing issuance of temporary notes for the construction of a maintenance building in Pleasant Hill Cemetery and supplemental improvements to the central garage facility. The City Manager stated that the estimate of cost had not been fully prepared by the time of the meeting and requested that this item be tabled until the study session on April 24, at which time the Commission would reconvene to consider an ordinance authorizing issuance of these temporary notes. Motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by a vote of the Commission to adjourn this Commission meeting to April 24, 1980 to reconvene and consider the ordinance authorizing the temporary notes on the maintenance building and supplemental improvements to the central garage facility.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried to adjourn this City Commission Meeting until April 24, 1980 at 12:15 o'clock p.m. in the City Commission Room in the City Hall.


Richard D. Ash
City Clerk

(Seal)

RDA:vs

MINUTES OF THE ADJOURNED COMMISSION MEETING HELD APRIL 24, 1980

The City Commission met in adjourned session on April 24, 1980 at 12:15 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: None.

Other officers present: City Manager Metzger, City Clerk and City Attorney Retter.

Visitors present: None.

COST ESTIMATE (CG-80-A, ADDITIONS TO GARAGE)

APPROVED

The City Manager presented the following estimate of cost for the additional work to be done on the central garage located near the city pumphouse adjacent to the intersection of Mill and Willow Streets.

Line No.	Description	Qty	Unit	Unit Price	TOTAL
1	Alternate 1A: 6" Reinf.				
2	12'x140' Concrete Paid	187.67	s.y.	15.21	\$ 2,851.00
3	Alternate 1B: 6" Reinf.				
4	12'x86' Concrete Paid	114.67	s.y.	15.95	1,820.00
5	Alternate 1D: Wall				
6	Mounted Exhaust Fan	1	each	500.00	500.00
7	8' Chain Link Fence		l.s.	8,600.00	8,600.00
8	Heating		l.s.	2,500.00	2,500.00
9	Plumbing		l.s.	5,000.00	5,000.00
10	Block Walls		l.s.	2,500.00	2,500.00
11	Electrical		l.s.	7,500.00	7,500.00
12	Gas Pumps & Tanks		l.s.	8,000.00	8,000.00
13	Sub-Total				\$39,274.00
15	Less Operating Budget Appropriation				\$14,000.00
17	Total Costs				\$25,274.00

The City Manager stated that these additional items were necessary to complete the building and were in excess of the amount authorized for the original construction of the building. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the cost estimate for additional work on the central garage be approved.

COST ESTIMATE (PG-MB-80, CEMETERY MAINTENANCE BUILDING)

APPROVED

The City Manager presented to the Commission the following cost estimate for the construction of a maintenance building to be located in Pleasant Hill Cemetery for utilization by the Department of Public Grounds.

Line No.	Description	Qty	Unit	Unit Price	TOTAL
1	30'x50' Bldg. & Foundation	1500	s.f.	19.80	\$ 29,700.00
2	Concrete Drive & Sidewalks	105	s.y.	18.00	1,890.00
4	TOTAL				\$ 31,590.00
6	Alternate #1:				
7	Redwood fence, Posts & Gates	170	l.f.	15.00	2,550.00
9	Alternate #2:				
10	Future 2nd Floor Beam Placement		l.s.	3,050.00	3,050.00
	Contingency		l.s.		810.00
17	TOTAL				\$ 38,000.00

The City Manager stated that this building was originally designed to be included in the original cost of construction for the garage structure, however the bids were well above the cost estimates and new financing procedures had to be established for the construction of this maintenance facility. The city manager stated that the majority of the debt service costs on this construction would be paid from the cemetery endowment interest received by the City. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the cost estimate for the maintenance build-

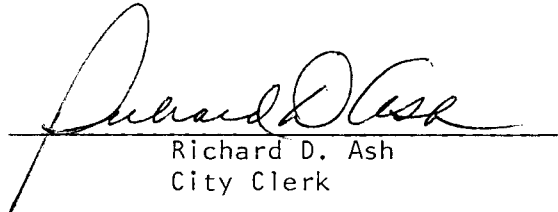
AND EQUIPPING ONE CERTAIN SHOP AND EQUIPMENT MAINTENANCE BUILDING FOR THE CITY OF CONCORDIA, KANSAS, AND PROVIDING FOR PAYMENT OF THE COST THEREOF" was considered by the Commission. Upon roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the motion was declared passed, the title agreed to and the City Clerk assigned to it Ordinance No. 2192.

ORDINANCE NO. 2193 (AUTHORIZING ADDITIONS TO GARAGE)

PASSED

An ordinance entitled "AN ORDINANCE PROVIDING FOR THE CONSTRUCTING, ALTERING, REPAIRING, MAKING ADDITIONS TO, FURNISHING AND EQUIPPING ONE CERTAIN SHOP EQUIPMENT MAINTENANCE BUILDING FOR THE CITY OF CONCORDIA, KANSAS, AND PROVIDING FOR THE PAYMENT OF THE COST THEREOF" was considered by the Commission. Upon roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the motion was declared passed, the title agreed to and the City Clerk assigned to it Ordinance No. 2193.

There being no further business, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried that this adjourned session be adjourned until the next regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA:vs

MINUTES OF REGULAR CITY COMMISSION MEETING HELD ON MAY 7, 1980

The City Commission met in regular session on May 7, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Dunshie and Commissioner Doyen present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Mr. C. L. Laman, Mr. Glen Anderson, Mr. Ted Thoman, Mr. Claude Edwards, Mr. Gail Engle, Director of Public Utilities David Wheaton, City Engineer Ralph Campbell, Director of Community Development Loren Medley.

Minutes of the April 16 and April 24, 1980 meetings were approved as written.

DAMAGE CLAIM (GLEN AND PALMA ANDERSON)

DENIED

City Manager Metzger stated that Glen and Palma Anderson had submitted a damage claim for property used by Walters Construction Co. as a temporary construction easement in the interceptor sewer project. City Manager Metzger presented the particular items of the claim to the City Commission, and then allowed Mr. C. L. Laman, Attorney for the Andersons, to present additional facts and presentations to the City Commission on this claim. City Attorney David Retter presented facts and findings and expert reports for the City's case on this claim. After a quite lengthy discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by the affirmative vote of the entire members-elect of the Commission that based on recommendations of Dr. R. Hunter Follett, the City's soil expert; and further after Mr. Anderson's refusal to accept a settlement of \$256.00 on this claim, the motion being to deny any payment on this claim.

APPROPRIATION ORDINANCE NO. 7-7A

APPROVED

Appropriation Ordinance No. 7-7A was approved according to law.

CONTRACTS FOR PURCHASE OF ALCOHOL PROGRAM SERVICES

APPROVED

The City Manager stated that the Special Alcohol Programs advisory committee had met to consider proposals concerning possible expenditures from the special alcohol fund. The Sunflower Mental Health Center submitted a request for \$8,000.00 to undertake in-service programs focusing on an increased awareness of alcohol and alcoholism - Employee Assistance Programs that use the work environment to help identify and assist employees with occasional personal problems that may affect their job performance, public workshops and seminars on various topics related to alcohol and alcoholism and alcohol prevention programs within the public school system starting with grades kindergarten through twelve, purchase of educational materials to be used by the community for minimal rental fee or possibly donated, consultation services of community agencies, civic organizations, public schools or businesses regarding alcohol programs and possible program development, and an alcohol information school which would be used primarily by the court system for persons having legal difficulties relating to alcohol consumption. In addition two proposals were submitted by the chemical dependency committee of the Community Resources Council. The first proposal requested \$1,500 to establish an emergency treatment fund to assist persons in getting into treatment, emergency transportation expenses to treatment centers and for miscellaneous emergency situations. The second proposal request was for \$2,500. These funds to be used or made available for after care - specifically to be used for investigating and establishing a half-way house program. The funds to be used primarily to obtain a grant rider and other minor miscellaneous expenses.

The City Manager stated that the recommendations of the advisory committee were that both proposals from the Chemical Dependency Committee of the Community Resources Council be approved for funding and that the proposal from the Sunflower Mental Health Center be funded from available budgeted revenues under this fund. The City Manager stated that based on budget projections, \$8,000 could be established for the Sunflower Mental Health Center funding, however, funding would be made available from available revenues up to but not exceeding \$8,000.

The City Manager stated that if the contractual arrangements were initially approved, the city attorney would draft the contracts and further requested approval for the mayor and city clerk to execute such contracts.

After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the special alcohol funds be granted by contractual documents in the amount of \$2,500 and \$1,500 for programs described above for the Chemical Dependency

APPLICATION FOR SECTION 8 RENT SUBSIDY PROGRAM (HUD)APPROVED

Director of Community Development, Loren Medley, was present to present to the Commission information pertaining to an application for the Department of Housing and Urban Development Section 8 Rent Subsidy Program. This program will deal with subsidizing rent for tenants of low and moderate income who meet guideline requirements, in housing units which require no rehabilitation. The housing units could be of single or multi-family dwellings and the tenant would have to meet the income guideline standards. Application would be for thirty-six rental units for a fifteen year period program. This Section 8 Rent Subsidy Program would be administered by the City under contract with the Concordia Public Housing Authority. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by affirmative vote of the entire members-elect of the Commission to authorize application for the Section 8 Rent Subsidy Program.

RESOLUTION NO. 587 (COOPERATIVE AGREEMENT - BARTON COUNTY, KANSAS)APPROVED

City Manager Metzger presented to the Commission a resolution of cooperation with Barton County, Kansas in their issuance of single family mortgage revenue bonds. The City Manager reminded the Commission that in the latter part of 1979, they had made such a cooperative agreement with Cloud County in their efforts to issue mortgage revenue bonds. However, the agreement with Cloud County has expired and further, Barton County, Kansas has been brought into the development of this issue and new procedures have been established. In order for mortgage revenue money to be available within the corporate city limits of Concordia, such a cooperative agreement must be issued. This resolution and cooperative agreement will place no obligation on the City of Concordia for either the issuance, repayment or administration of bonds sold under this issue. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried that Resolution No. 587 establishing a cooperative agreement with Barton County, Kansas for single family mortgage revenue bonds program be approved; and further that the Mayor and City Clerk be authorized to execute such agreements.

APPOINTMENT TO HUMAN RELATIONS COMMISSIONAPPROVED

The City Manager presented the names of Mr. Richard Gregory and Mrs. Vi Gadsby in nomination for appointment to the City's Human Relations Commission. Mr. Gregory had been recommended to fill the unexpired term of Mr. Tom Turner who has submitted his resignation due to reassignment in his work, and Mrs. Gadsby will be appointed to fill a vacancy on the Commission. Mr. Gregory's appointment will run through August 1, 1981 and Mrs. Gadsby is being recommended for a one year term to expire on August 1, 1981. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried that Mr. Richard Gregory and Mrs. Vi Gadsby be appointed to the City's Human Relations Commission for the terms indicated above.

1977 AMBULANCE CHARGE-OFF ACCOUNTSAPPROVED

The City Manager stated that as part of the annual audit, a list of uncollectable ambulance charges is compiled and submitted to the City Commission to be charged off. The amount the auditors have determined to be uncollectable and authorized to be charged off is \$1,085.00. Annual charge-off for ambulance service runs about \$1,000. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by affirmative vote of the entire members-elect of the Commission authorizing the charge-off of delinquent and uncollectable ambulance bills in the amount of \$1,085.00.

WATER AND SEWER CHARGE-OFF ACCOUNTSAPPROVED

The City Manager stated that the City Clerk has caused to be prepared a list of delinquent water and sewer utility accounts determined to be uncollectable. The balances reflected in this list represent amounts outstanding December 31, 1979. In most cases, the individuals involved have moved from Concordia. Efforts are presently underway to contact individuals still thought to be in Concordia or the area. Additional contacts are anticipated with landlords in the near future to advise them of their liability for unpaid bills. Charge-offs for this year total \$1,324.52. The City Manager stated he anticipated reporting back within the next sixty (60) days in the success of reducing this figure. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to authorize the charge-offs in the amount of \$1,324.52 for water and sewer accounts deemed to be uncollectable.

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MINUTES OF REGULAR CITY COMMISSION MEETING HELD ON MAY 7, 1980 (CONTINUED)

ORDINANCE NO. 2194 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE RELATING TO THE REGULATION OF PLEASANT HILL CEMETERY IN THE CITY OF CONCORDIA, KANSAS, AND CONCERNING DESIGNATION OF THE OFFICIAL SURVEY AND REPLAT OF SAID CEMETERY; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION TO BE NUMBERED 8-17A" was considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2194.

ORDINANCE NO. 2195 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE RELATING TO THE REGULATION OF PLEASANT HILL CEMETERY IN THE CITY OF CONCORDIA, KANSAS, PERTAINING TO THE REMOVAL OF NUISANCES; AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES, AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION TO BE NUMBERED 8-30" was considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it Number 2195.

ORDINANCE NO. 2196 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE RELATING TO PERPETUAL CARE AS THE SAME PERTAINS TO MAINTENANCE OF PLEASANT HILL CEMETERY, DEFINING THE SAME, AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 8-19A" was considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it Number 2196.

ORDINANCE NO. 2197 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE RELATING TO SALE OF GRAVE SPACES IN PLEASANT HILL CEMETERY, IN THE CITY OF CONCORDIA, KANSAS, REPEALING EXISTING SECTION 8-22 OF THE CONCORDIA CODE AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 8-22" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it Number 2197.

ORDINANCE NO. 2198 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE CONCERNING CONSTRUCTION ALLOWED ON INDIVIDUAL GRAVE SPACES IN PLEASANT HILL CEMETERY IN THE CITY OF CONCORDIA, KANSAS; REPEALING EXISTING CONCORDIA CODE SECTION 8-26; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 8-26" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2198.

ORDINANCE NO. 2199 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO REGULATION OF VEHICULAR TRAFFIC IN PLEASANT HILL CEMETERY IN THE CITY OF CONCORDIA, KANSAS, AND DEFINING UNLAWFUL OPERATION OF VEHICLES IN SAID CEMETERY; AND AMENDING THE CONCORDIA CODE, BY ADDING A SECTION, TO BE NUMBERED 8-29" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2199.

ORDINANCE NO. 2200 (CEMETERY ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE RELATING TO THE REGULATION OF PLEASANT HILL CEMETERY IN THE CITY OF CONCORDIA, KANSAS; LIMITING GRAVE SPACE OWNERSHIP; PROVIDING FOR PERMITS FOR INTERMENT AND DISINTERMENT, AND THE COST OF SUCH PERMIT; REPEALING EXISTING CONCORDIA CODE SECTIONS 8-23 AND 8-24; AND AMENDING THE CONCORDIA CODE BY ADDING TWO (2) SECTIONS TO BE NUMBERED 8-23 AND 8-24, RESPECTIVELY" was read and considered by the Commission. On roll call upon its passage, the following commissioners

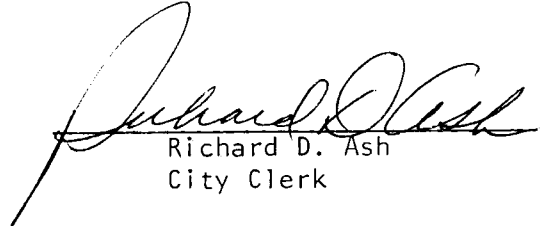
voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2200.

STUDY SESSION

DATE SET

The City Manager and City Commission set May 15, 1980 at 12:15 o'clock p.m. as a Study Session.

There being no further business, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried that the Commission adjourn until its regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA:vs

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD MAY 15, 1980

The City Commission met in special session on May 15, 1980 at 12:15 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Mayor Naylor directed the special call of this meeting be entered at length in the minutes of the meeting.

" CALL FOR SPECIAL CITY COMMISSION MEETING
City of Concordia, Kansas

TO THE BOARD OF COMMISSIONERS:

A special meeting of the Board of Commissioners is hereby called to be held as follows:

Place: City Commission Room, City Hall, Concordia, Kansas.
Date: May 15, 1980
Time: 12:15 p.m.

The object of said meeting will be as follows:

1. Consideration of a proposal of First Securities of Kansas, Inc., concerning the purchase of \$65,000.00 of the general obligation bonds of the city of Concordia, Kansas, Series 1980-B; and
2. Consideration and passage of an ordinance entitled "AN ORDINANCE authorizing and providing for the issuance of general obligation bonds of the city of Concordia, Kansas, in the principal amount of \$65,000.00, to pay the cost of certain shop/equipment maintenance building improvements".

DATED this 13th day of May, 1980.

/s/ Wilbur Naylor
Mayor

/s/ Lee W. Doyen
Commissioner"

"NOTICE OF SPECIAL CITY COMMISSION MEETING
City of Concordia, Kansas

TO Wilbur Naylor, Lee W. Doyen, and Fredric L. Dunshie, CITY COMMISSIONERS:

You are hereby notified that there will be a special meeting of the Board of Commissioners at 12:15 o'clock p.m., on the 15th day of May, 1980, at the City Commission Room, City Hall, Concordia, Kansas, the object of said meeting to be as follows:

1. Consideration of a proposal of First Securities of Kansas, Inc., concerning the purchase of \$65,000.00 of the general obligation bonds of the city of Concordia, Kansas, Series 1980-B; and
2. Consideration and passage of an ordinance entitled "AN ORDINANCE authorizing and providing for the issuance of general obligation bonds of the city of Concordia, Kansas, in the principal amount of \$65,000.00, to pay the cost of certain shop/equipment maintenance building improvements".

Witness my hand and the seal of said city this 13th day of May, 1980.

/s/ Richard D. Ash
City Clerk

(Seal)

To Any Person Authorized to Serve Notice of a Special City Commission Meeting Pursuant to K.S.A. (Weeks) 14-1403:

You are hereby directed to serve the above notice at once personally upon

Commissioners Wilbur Naylor, Lee W. Doyen and Fredric L. Dunshie, or to leave said notice at the usual place of residence of said Commissioners before 10:15 o'clock a.m. on the 15th day of May, 1980, and to make a return in writing of said service, showing the manner of such service.

/s/ Richard D. Ash
City Clerk

RETURN OF SERVICE

The undersigned received the original notice of special city commission meeting, of which the foregoing is a copy, at 4:00 o'clock p.m. on the 13th day of May, 1980; and:

1. Served the same personally on Commissioner Naylor, Commissioner Doyen and left the said original notice at the usual place of residence of said Commissioner Dunshie at 4:00 o'clock p.m. on the 13th day of May, 1980.

/s/ Richard D. Ash
City Clerk"

PROPOSAL FROM FIRST SECURITIES COMPANY FOR NEGOTIATED PURCHASE OF
THE CITY'S \$65,000 GENERAL OBLIGATION BOND ISSUE

APPROVED

Acting City Manager Ash presented to the Commission the proposal from First Securities Company for the negotiated purchase of \$65,000 of General Obligation Bonds for the City of Concordia previously approved for the construction of the maintenance facility at the cemetery and for additional work to be accomplished on the central garage. The proposal is as follows:

<u>Principal Maturity</u>	<u>Maturity Date</u>	<u>Interest Rate</u>
\$ 6,000	6-1-81	7.0 %
6,000	6-1-82	7.0 %
6,000	6-1-83	7.0 %
6,000	6-1-84	7.0 %
6,000	6-1-85	7.0 %
7,000	6-1-86	7.0 %
7,000	6-1-87	7.0 %
7,000	6-1-88	6.75 %
7,000	6-1-89	6.75 %
<u>7,000</u>	6-1-90	6.75 %
\$65,000		

Total Interest Cost ----- \$25,427.50
Average Interest Rate ----- 6.8722 %

First Securities Company will purchase the above described bonds at par and accrued interest subject to receiving the opinion of recognized municipal bond counsel.

First Securities Company will provide printed bonds and will pay the cost of the legal opinion of recognized municipal bond counsel.

All other costs relating to the bonds will be paid by the City of Concordia. The above details are established in anticipation of delivery of the bonds on or before June 27, 1980. Delivery after that date will be at the option of First Securities Company.

After a brief discussion on the merits of the proposal, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the members-elect of the Commission that the proposal from First Securities Company for the purchase of \$65,000 in general obligation bonds of the City of Concordia with an average interest rate of 6.8722%, be approved.

ORDINANCE NO. 2201 (SERIES 1980-B G.O. BOND AUTHORIZATION)

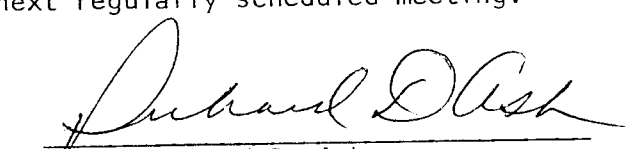
PASSED

An ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF CONCORDIA, KANSAS, IN THE PRINCIPAL AMOUNT OF \$65,000.00 TO PAY THE COST OF CERTAIN SHOP/EQUIPMENT MAINTENANCE BUILDING IMPROVEMENTS" was read and considered by the Commission. On roll call upon its passage, the following

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD MAY 15, 1980 (CONTINUED)

commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it Number 2201.

There being no further business for this special meeting, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that the special meeting of the City Commission adjourn until its next regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA:vs

The City Commission met in regular session on May 21, 1980 at 4:00 o'clock p.m. in the City Commission Room in City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Brad Lowell, Fred DeArmond, Gail Engle, Claude Edwards, and Dale Wagner.

Minutes of the May 7 and May 15, 1980 regular and special sessions were approved as read.

APRIL FINANCIAL REPORTS

PLACED ON FILE

The City Commission acknowledged receipt of the April Financial Reports and directed them to be placed on file.

PUBLIC HEARING - REZONING (1301 BROADWAY R-1 to C)

DISAPPROVED

The City Manager stated on April 29, 1980, the Concordia Planning Commission held a public hearing to consider amending Zoning Ordinance No. 1829 to re-zone the property located at 1301 Broadway from "R-1" (Single-Family Dwelling District) to "C" (Neighborhood Shopping District).

The City Manager stated that City Ordinances require that property owners of record within 200 feet radius of the proposed re-zoned district be notified of such hearing and be offered the opportunity to be heard at the hearing with comments for and against the rezoning. Objections were raised by the adjacent property owners at that hearing. Following the discussion of the proposed amendments, the Planning Commission voted to recommend disapproval for the following reasons;

1. The proposed change is considered to be spot zoning.
2. The proposed change would have an adverse impact on existing and surrounding districts.
3. In the future more intense uses could develop within the zone if the applicant's home furnishing display business was discontinued.

One dissenting vote on the recommendation by the Planning Commission felt the additional business would be needed for the City.

The City Staff concurs with the Planning Commission recommendation to disapprove the proposed change in zoning. After a brief discussion, no persons present at this Commission Hearing on the rezoning issue, a motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the commission to concur with the Planning Commission recommendation to disapprove the proposed rezoning of this property.

APPROPRIATION ORDINANCE NO. 9

APPROVED

Appropriation Ordinance No. 9 was approved according to law.

SUIT: ANDERSON VS THE CITY OF CONCORDIA
(CITY ATTORNEY AUTHORIZATION)

APPROVED

The City Manager stated that Mr. and Mrs. Glenn Anderson have filed suit against the City of Concordia in the amount of \$5,616.00 for damages that occurred as a result of the construction activities on the Temporary Easement condemned by the City of Concordia for use during construction of the EPA funded interceptor sewer line to the new Sewage Treatment Plant. This action follows the Commission's denial on May 7, 1980 of their claim in the amount equal to that stated in the suit.

The City Manager stated that in order for the City Attorney to begin preparing the City's case in this suit, authorization was needed for compensation to be paid to the attorney for services rendered outside his scope of duties at the rate of \$45.00 per hour. After a brief discussion a motion was made by Commissioner Naylor, seconded by Commissioner Doyen, and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the City Attorney be authorized to render outside scope services at \$45.00 per hour to prepare the case for the City in the above cited suit.

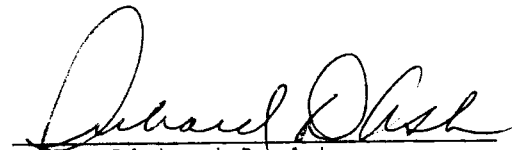
MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 21, 1980 (CONTINUED)

QUITCLAIM DEED AND EASEMENTAPPROVED

The City Attorney stated that the City was granted an easement for interceptor sewer construction on property previously owned by Mr. Jack Bowman. During the land description preparation of this easement, the property descriptions were not complete. This partial land is now presently for sale and clear title needs to be established. Since the easement requirements for the interceptor line no longer exist, the City Attorney recommended issuance of a Quitclaim Deed of these easement rights back to the property so that title may be cleared. The City Attorney is requesting approval of the Quitclaim Deed and authorization of the Mayor and City Clerk to execute such. After a brief discussion a motion was made by Commissioner Naylor, seconded by Commissioner Doyen, and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the Quitclaim Deed be issued and that the Mayor and City Clerk be authorized to execute such Quitclaim Deed.

STUDY SESSION ADJOURNMENTDATE SET

The City Manager requested that a study session be established for May 29, 1980 at 12:15 p.m. and that this regular Commission Meeting be adjourned to that date and time for the consideration of the Cablecom rate request. A motion was made by Commissioner Doyen, seconded by Commissioner Naylor, and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that a Study Session be set for the above date and time and that this meeting be adjourned until that session.


Richard D. Ash
City Clerk

(Seal)

RDA:dm

The City Commission met in adjourned session on May 29, 1980, at 12:00 o'clock Noon in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Gail Engle and Claude Edwards.

RESOLUTION NO. 588 (MAXIMUM RATES FOR CABLE SERVICE)

APPROVED

The City Manager presented to the City Commission a resolution establishing increased maximum charges allowed for basic cable service and to increase connection rates. The City Manager stated that the proposal was filed with the City in January of 1980 and has been substantially modified over the last four months deliberation period. The City Staff has received all information requested, analyzed financial data and is ready to recommend the increase as follows:

<u>Service</u>	<u>Charge</u>
Residential, Monthly	8.20
Apartments - Monthly	
1 to 3 Apartments	5.00
4 or more Apartments	4.50
Mobile Homes	8.20
Additional Outlets	
Installation	15.00
Monthly	1.00
Reconnect	10.00
Move	15.00
Re-locate	10.00
New Underground Connect	35.00
Installation	20.00
Commercial - Monthly	
Rest Homes	2.50
Motels	2.40
Hospital Lobby	No Charge
Hospital Rooms, per outlet	.75
Schools	No Charge
City Hall	No Charge

After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission that resolution No. 588, establishing new maximum rates of closed-circuit (cable) electronic services within the City, be approved.

RESOLUTION NO. 589 (AUTHORIZING EXECUTION OF FUNDING AGREEMENT (CDBGFY80))

APPROVED

The City Manager stated that the Department of Housing and Urban Development has approved the City's comprehensive plan under the Small Cities Community Development Block Grant Program in the amount of \$334,000.00. The grant covers a twelve month program year beginning June 15, 1980. The programming includes interim assistance, an acquisition and demolition activity, storm sewer construction, water system improvements and housing rehabilitation.

The City Manager stated that in order for the City to proceed with this grant, the City Commission must authorize execution of the funding agreement. After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 589, authorizing the City Manager to execute the funding agreement with the Department of Housing and Urban Development for the Comprehensive Small Cities Community Development Block Grant, Grant No. B-80-BN-20-0062, in the amount of \$334,000.00, be approved.

CONTRACT REWARD (DEMOLITION PROJECT)

APPROVED

Mr. Loren Medley presented to the Commission bids received for contractors for the demolition of structures under the Community Development Block Grant Program. Mr. Medley stated that these structures were considered to be dangerous and dilapidated by the City Manager, and that of the fourteen structures, eleven owners have signed release forms for the demolition work. The City Manager stated that the three structures that have not

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MAY 29, 1980 (CONTINUED)

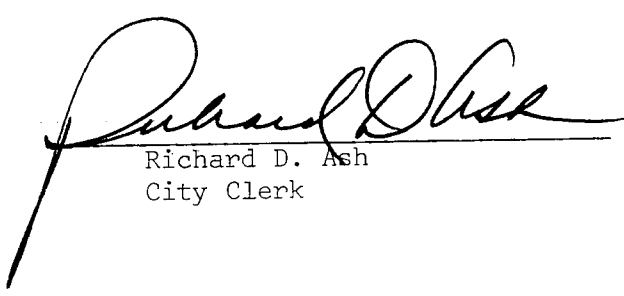
received release statements, are hereby declared eminent threats under the Dangerous Structures Statutes of the State and Ordinances of the City and immediate action will be taken to remove these dangerous structures. The three structures declared eminent threats are located at the following properties:

316 E. 16th (Lot 13 of Block 44)
 201 E. 3rd (Lots 10 and 11 of Block 181)
 112 E. 2nd (Lot 7 of Block 180)
 Bids received for such demolition are as follows:

<u>CONTRACTOR</u>	<u>BID AMOUNT</u>	<u>WORKING DAYS TO COMPLETION</u>
Boston Construction, Washington, Kansas	\$ 7,310.00	20 Working Days
Gropp Construction Concordia, Kansas	4,695.00	30 working days
HPV Construction Concordia, Kansas	7,100.00	15 working days (no salvage)
HPV Construction Concordia, Kansas	5,800.00	60 working days (salvage applied)
BG Construction Concordia, Kansas	4,667.00	24 working days

The City Manager stated that the staff recommends contract to be awarded to BG Construction Company for the amount of \$4,667.00 to be completed by June 30, 1980. After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that contract for demoliton project be awarded to BG Construction Co. in the amount of \$4,667.00 with an anticipated completion date of June 30, 1980.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the adjourned session adjourn until its next regularly scheduled meeting.


 Richard D. Ash
 City Clerk

(Seal)

RDA:dm

The City Commission met in regular session on June 4, 1980, at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other officers present: City Attorney David Retter, Acting City Clerk Verna Scott and Director of Community Development Loren Medley.

Visitors present: Fred DeArmond and Christine Tyler.

APPROPRIATION ORDINANCE NO. 10-10A

APPROVED

Appropriation Ordinance No. 10-10A was approved according to law.

1979 AUDIT

APPROVED

Acting City Manager David Retter explained to the Commissioners that the 1979 Audit had been completed and submitted by Bartlett, Settle & Edgerle. The City Manager and City Clerk have examined the audit documents and have approved the payment according to their contract. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission to approve the 1979 Audit.

HOBBIE CONSTRUCTION CO. CONTRACT

APPROVED

Loren Medley, Director of Community Development, presented to the Commission a plan for the expansion of housing for low and moderate income persons. This plan includes the purchase of two lots located west of the Nazareth Convent on State Street and are presently owned by Hobbie Construction Co. and Howard S. Budreau. Mr. Medley's plans also includes the obtaining of an option of buying four (4) lots in the future from Hobbie Construction for further development. The land is purchased with money from the Community Development Block Grant and granted to persons who meet low and moderate income criteria. Housing built on this property must be approved and financed by the Farmers Home Administration. All special assessments are paid on these properties and the lots are ready for construction. The lots were appraised at \$5,250 each. Commissioner Naylor inquired as to the purchase of land in other areas of town with the grant money and Mr. Medley informed him that he was looking at an area on Second Street so that all the housing would not be concentrated in one area.

After a lengthy discussion, a motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by affirmative vote of two-thirds of the Commission-Elect to direct the City Attorney to draw up a contract according to the terms discussed above with Hobbie Construction Co. and Howard S. Budreau to purchase two lots for the purchase price of \$5,250.00 each.

APPOINTMENT TO CITIZENS ADVISORY COMMITTEE

APPROVED

Acting City Manager David Retter advised the Commissioners that the name of Tina Montoy, a student at Cloud County Community College, had been submitted by Community Development staff to fill the unexpired term of Tom Turner on the Citizens Advisory Committee. This term will expire on February 1, 1983. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor that Tina Montoy be appointed to the term as indicated above.

APPOINTMENT TO HUMAN RELATIONS COMMISSION

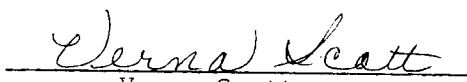
APPROVED

Acting City Manager David Retter advised the Commissioners that the name of Tina Montoy had been submitted by Community Development staff to a one year term on the Human Relations Commission to expire on August 1, 1981. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried to appoint Tina Montoy to the one year term on the Human Relations Commission.

STUDY SESSION

Commissioner Naylor moved and Commissioner Doyen seconded a motion to adjourn this meeting to Thursday, June 12, 1980 at 12:15 p.m., the Commission's regular study session.

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and carried to adjourn until June 12, 1980 at 12:15 p.m.


Verna Scott
Acting City Clerk

(Seal)

MINUTES OF THE REGULAR COMMISSION MEETING HELD JUNE 18, 1980

The City Commission met in regular session on June 18, 1980 at 4:00 o'clock p.m. in the City Commission Room in City Hall. Mayor Naylor presided with Commissioner Dunshie present. Absent: Commission Doyen.

Other officers present: City Manager Metzger, City Clerk Ash, and City Attorney Retter.

Visitors present: Brad Lowell and Fred DeArmond.

Minutes of the June 4, 1980 Commission meeting were approved as written.

PUBLIC HEARING - ZONING AMENDMENT (LOT COVERAGE R-1 DISTRICTS)

HELD

The City Manager stated that on May 27, 1980 the Concordia Planning Commission held a Public Hearing to consider amending Zoning Ordinance No. 1829 to increase lot coverage restrictions in the "R-1" single-family dwelling districts.

The City Manager stated that the amendment would increase maximum lot coverage to 2,250 square feet for sub-standard lots (lots containing less than 7,500 square feet); limit lot coverage on sub-standard lots to not more than 40% of the lot area; and prohibit the granting of variances on sub-standard lots where lot coverage exceeds more than 30% of the area.

The City Manager stated that following the discussion on the proposed amendment, the Planning Commission unanimously recommended approval to the City Commission. The City Staff concurs with the Planning Commission recommendation to approve the proposed change in zoning. The City Manager stated that this was a Public Hearing before the City Commission to consider this amendment, however, no one was present to present comments on this amendment.

After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission to approve the changes and directed the City Attorney to present Ordinances affecting such change.

APPROPRIATION ORDINANCE NO. 11

APPROVED

Appropriation Ordinance No. 11 was approved according to law.

ORDINANCE NO. 2203 (LOT COVERAGE AMENDMENT IN R-1 DISTRICT)

PASSED

An Ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, WITH RESPECT TO LOT COVERAGE IN R-1 DISTRICTS UNDER SAID ZONING ORDINANCE; AN AMENDING THE ZONING ORDINANCE BY ADDING A SECTION, TO BE NUMBERED 5, TO ARTICLE VI OF THE SAID ZONING ORDINANCE", was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor and Dunshie. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2203.

ORDINANCE NO. 2204 (AMENDING ALLOWABLE VARIANCES)

PASSED

An Ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS WITH RESPECT TO VARIANCES WHICH MAY BE GRANTED BY THE BOARD OF ZONING APPEALS OF THE CITY OF CONCORDIA, KANSAS; REPEALING EXISTING SECTION 2 OF SECTION 10 OF ARTICLE XXVI OF SAID ZONING ORDINANCE; AN AMENDING THE ZONING ORDINANCE BY ADDING A SUBSECTION TO BE NUMBER 2 TO SECTION 10 OF ARTICLE XXVI OF SAID ZONING ORDINANCE" was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Yea": Naylor and Dunshie. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it number 2204.

ORDINANCE NO. 2205 (ESTABLISHING NEW TAP FEES)

PASSED

An Ordinance entitled "AN ORDINANCE CONCERNING APPLICATIONS AND PERMITS FOR WATER SERVICE; PROVIDING FOR A TAP FEE; REPEALING EXISTING CONCORDIA CODE SECTION 26-5; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION TO BE NUMBERED 26-5" was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Yea": Naylor and Dunshie. "Nay": None.

RESOLUTION NO. 590 (PROPOSITION OF HALF CENTS SALES TAX)

APPROVED

The City Manager presented to the Commission a Resolution proposing submission to the qualified voters of the City of Concordia the proposition of levying a $\frac{1}{2}$ of 1% retailers sales tax. The City Manager stated that like any other business, the City is beginning to show the strains of inflation and higher operating costs. The challenge is to maintain the current level of operation at a reasonable cost. To meet the challenge, employee productivity must increase, more short and long term planning must be done and the City's revenue base must be diversified so operations are not so overly dependent upon property tax financing. The Manager stated that while cutting some services and eliminating others is not appealing, neither is the thought of raising property tax. The dilemma caused by continuing demands of services and reluctance to make taxpayers foot the bill must be addressed by the City.

Intergovernment revenue such as federal and state revenue sharing will not increase in the future. Little, if any, new sources of revenue for road repair and maintenance such as increased gas tax revenues return to the City will not be forthcoming. The people of Concordia are going to have to help us chart a course for local government in the 80's. The manager stated the first question that can be taken to the public is whether or not the diversification of the City's revenue based by inacting a $\frac{1}{2}$ cent sales tax is an acceptable approach to financing local government in Concordia. To do this, action must be taken today to submit to the qualified electors of the City the proposition of levying a $\frac{1}{2}$ of 1% retailers sales tax. Referendum on this question would occur on August 5, 1980 coinciding with the States primary. This action would save the cost of holding a special election.

After a brief discussion, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that Resolution No. 590, placing a proposition of levying a $\frac{1}{2}$ of 1% retailers sales tax on the August 5, 1980 ballot be approved.

AUTHORIZATION TO SUBMIT APPLICATION (SENIOR CITIZEN'S VEHICLE)

APPROVED

The City Manager stated that as a result of the addition of Section 18 of the Urban Mass Transit Act of 1964 as amended by the Service Transportation Assistance Act of 1978, federal funds are now available to support rural and non-urbanized transportation programs to serve the general public. Non-urbanized (less than 50,000 population) City governments are eligible to apply for these funds.

Section 18 monies may be used for capital, administrative and operating assistance. Capital assistance projects include the purchase of vehicles, communications equipment, wheelchair lifts and ramps, the matching ration is 80% federal to 20% local. Capital assistance funding is based on individual total project cost.

The City for some time shared a concern with the Concordia Commission on Aging and the Concordia Senior Citizen Center about the replacement of the Center's 15 passenger bus. In the past no programs have been available to provide sufficient funding to allow for the replacement of the vehicle. Successful participation in the Section 18 Public Transportation Systems Program would allow the City to help the senior citizens replace their present van with a new 16 to 21 passenger bus. This bus would be equipped with inside wheel chair lifts and two-way radios. A base station would be established at the Senior Citizen Center to allow for continuous communication between the Center and the bus driver. A total estimated cost to replace the van with a new bus and radio equipment is \$24,000.00. The City share of this cost would be approximately \$4,800.00, however, the total actual cost to acquire the new bus should be somewhat less considering there would be a trade-in allowance on the old van.

The City Manager stated that in order to participate in this program, the City Commission needs to authorize the City Manager to submit a request or application for Section 18 Public Transportation Assistance Funds. After a brief discussion, a motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission to authorize the City Manager to file application for funding under the Section 18 Public Transportation Assistance Fund Program.


MINUTES OF THE REGULAR COMMISSION MEETING HELD JUNE 18, 1980 (Continued)APPOINTMENTS TO THE CONCORDIA COMMISSION ON AGINGAPPROVED

The City Manager presented recommendations from the Concordia Commission on Aging for the reappointment of Alcid Odette and Lorene Fraser for second four year terms to the Commission that will expire in July 1984. After a brief discussion a motion was made by Commissioner Naylor and seconded by Commissioner Dunshie and duly carried that Alcid Odette and Lorene Fraser be reappointed for four year terms to the Concordia Commission on Ageing, terms to expire in July 1984.

CLASS B CEREAL MALT BEVERAGE LICENSEDON MANN

The City Manager presented to the Commission an application for a Class B Cereal Malt Beverage License to be issued to Mr. Don Mann doing business as the Hungry Mexican. The City Manager stated that the normal investigation had been completed and findings were such as Mr. Mann was eligible for issuance of license. After a brief discussion a motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried that a Class B Cereal Malt Beverage License be issued to Mr. Don Mann doing business as the Hungry Mexican.

There being no further business, a motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried that the City Commission Meeting adjourn until its next regularly scheduled meeting.


Richard D. Ash
City Clerk

(Seal)

RDA/dm

The City Commission met in regular session on July 2, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other officers present: Acting City Manager Ash and City Attorney Retter.

Visitors present: Brad Lowell and Chris Samuelson.

Minutes of the June 18, 1980 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 12-12A

APPROVED

Appropriation Ordinance No. 12-12A was approved according to law.

STUDY SESSION

DATE SET

Acting Manager Ash stated that at City Manager Metzger's request, a study session at 12:15 p.m. on July 8, 1980 be set. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried and set July 8, 1980 at 12:15 p.m. as study session.

Acting City Manager Ash stated that City Manager Metzger has requested that this City Commission session of July 2, 1980 be adjourned until 12:15 p.m. on July 10, 1980 at which time further action will be taken if necessary. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and carried that this City Commission session adjourn until 12:15 p.m. on July 10, 1980.


Richard D. Ash, City Clerk

(Seal)

RDA:vs

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD JULY 11, 1980

The City Commission met in special session at 1:30 o'clock p.m. on July 11, 1980 in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioners Dunshie and Doyen present. Absent: None.

Other officers present: City Manager Metzger and City Clerk Ash.

Visitors present: None.

Mayor Naylor requested the call for the Special Commission Meeting to be entered at length in the minutes.

"CALL FOR SPECIAL CITY COMMISSION MEETING
City of Concordia, Kansas

TO THE BOARD OF COMMISSIONERS:

A special meeting of the Board of Commissioners is hereby called to be held as follows:

Place: City Commission Room, City Hall, Concordia, Kansas

Date: July 11, 1980

Time: 1:30 p.m.

The object of said meeting will be as follows:

1. Consider the establishment of emergency dealing with water restrictions for the purpose of conserving water supplies in accordance with Section 26-11, Code of the City of Concordia.

DATED this 11th day of July, 1980.

/s/ Wilbur Naylor
Mayor

/s/ Lee W. Doyen
Commissioner

NOTICE OF SPECIAL CITY COMMISSION MEETING
City of Concordia, Kansas

TO Wilbur Naylor, Lee W. Doyen and Fredric L. Dunshie, City Commissioners:

You are hereby notified that there will be a special meeting of the Board of Commissioners at 1:30 o'clock p.m., on the 11th day of July, 1980, at the City Commission Room, City Hall, Concordia, Kansas, the object of said meeting to be as follows:

1. Consider the establishment of emergency dealing with water restrictions for the purpose of conserving water supplies in accordance with Section 26-11, Code of the City of Concordia.

Witness my hand and the seal of said city this 11th day of July, 1980.

/s/ Richard D. Ash
City Clerk

(Seal)

To Any Person Authorized to Serve Notice of a Special City Commission Meeting Pursuant to K.S.A. (Weeks) 14-1403:

You are hereby directed to serve the above notice at once personally upon Commissioners Wilbur Naylor, Lee W. Doyen and Fredric L. Dunshie, or to leave said notice at the usual place of residence of said Commissioners before 11:30 o'clock a.m. on the 11th day of July, 1980, and to make a return in writing of said service, showing the manner of such service.

/s/ Richard D. Ash

RETURN OF SERVICE

The undersigned received the original notice of special city Commission Meeting, of which the foregoing is a copy, at 11:30 o'clock a.m. on the 11th day of July, 1980, and

1. Served the same personally on Commissioner Naylor, Commissioner Doyen and Commissioner Dunshie:

/s/ Richard D. Ash
City Clerk "

WATER EMERGENCY ESTABLISHED

APPROVED

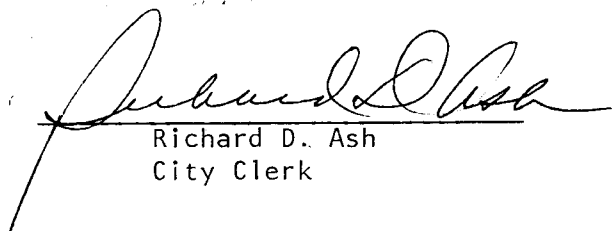
City Manager Metzger presented to the Commission present problems of the City to maintain water levels and pressure requirements in the water system to provide adequate water protection for fire purposes. The City Manager stated that Section 26-11 of the Concordia City Code allows the City Commission to place an emergency into effect by restricting water use during this period of time.

After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by affirmative vote of the entire members-elect of the Commission that water restrictions be placed on non-essential water usage between the hours of 12:00 Noon and 9:00 o'clock p.m. until further notice.

There being no further business, motion was made by Commissioner Naylor and seconded by Commissioner Dunshie and duly carried that the Special Session of the City Commission adjourn.

(Seal)

RDA:vs


Richard D. Ash
City Clerk

MINUTES OF THE REGULAR COMMISSION MEETING HELD JULY 16, 1980

City Commission met in regular session on July 16, 1980, at 4:00 p.m. at the City Commission Room in City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: none.

Other Officers present: City Manager Metzger, City Clerk Ash, City Attorney Retter.

Visitors present: Fred DeArmond and Christine Tyler.

Minutes of the July 2, 1980, and July 11, 1980, meetings were approved as written.

JUNE FINANCIAL REPORTS

ORDERED PLACED ON FILE

The City Commission acknowledged receipt OF THE June financial reports and ordered them placed on file.

QUARTERLY INVESTMENT REPORT

ORDERED PLACED ON FILE

City Manager presented the file on the quarterly investment reports to the Commission: "Ordinance 1860 requires the City Manager to submit a quarterly report covering the investment program for the fiscal year to date.

Investment interest received from April 1, through June 30, 1980:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Interest Received</u>	<u>Original Term</u>
\$ 24,500.00	Parking Meter	4-15-80	8	\$ 321.32	60 days
210,000.00	Miscellaneous	4-15-80	5.25	1,677.92	Passbook
173,000.00	Miscellaneous	4-18-80	11.904	5,064.30	90 days
100,000.00	Miscellaneous	5-15-80	13.424	1,103.34	30 days
100,000.00	Wt/Sw; P. Meter	5-15-80	13.424	1,103.34	30 days
100,000.00	Miscellaneous	5-28-80	12.818	1,053.53	30 days
100,000.00	wt/Sw; P. Meter	6-15-80	7.604	633.66	30 days
17,915.50	Cem. Endowment	6-29-80	7.50	339.08	4 Years
17,915.50	Cem. Endowment	6-29-80	7.50	339.08	4 Years
180,000.00	Miscellaneous	6-29-80	7.953	1,173.39	30 days
TOTAL INTEREST RECEIVED - SECOND QUARTER				12,808.95	
TOTAL INTEREST RECEIVED - FIRST QUARTER				5,336.86	
TOTAL INTEREST RECEIVED TO DATE				18,145.81	

Respectfully submitted,

s/s Carl M. Metzger
City Manager"

"Current Investments of the Idle Funds of the City of Concordia:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Int. Rate</u>	<u>Bank</u>	<u>Original Term</u>
Money Market Certificates					
\$ 13,385.00	Miscellaneous	7-17-80	11.783	Peoples Sav. & Loan	182 days
13,385.00	Miscellaneous	7-18-80	11.783	1st Federal Sav. & Loan	182 days
31,300.00	Miscellaneous	7-18-80	11.783	Railroad Sav. & Loan	182 days
Certificate of Deposit					
155,000.00	Miscellaneous	8-11-80	7.209	Cloud Co. Bank & Trust	30 days
24,000.00	Parking Meter	7-20-80	6.75	Cloud Co. Bank & Trust	30 days
80,000.00	Water & Sewer	7-20-80	6.75	Cloud Co. Bank & Trust	30 days
17,915.50	Cem. Endowment	9-29-80	7.50	Peoples Sav. & Loan	4 year
17,915.50	Cem. Endowment	9-29-80	7.50	1st Federal Sav. & Loan	4 year
Passbook					
60,000.00	Miscellaneous	--	5.25	Cloud Co. Bank & Trust	Passbook
\$412,901.00					

This report discloses all current investments of the idle funds of the City of Concordia as of the June 30, 1980, date

APPROPRIATION ORDINANCE #13

APPROVED

Appropriation Ordinance #13 was approved according to law.

ORDINANCE #2206 (SNOW EMERGENCY ORDINANCE)

PASSED

An ordinance entitled till further notice - "AN ORDINANCE REGULATING THE OPERATION & PARKING OF MOTOR VEHICLES DURING SNOW EMERGENCY AND ESTABLISHES SNOW EMERGENCY ROUTES," was read and considered by the Commission. On roll call upon it's passage the following Commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": None. With the entire members of the Commission having voted in favor thereof, the Ordinance was declared passed, the titled agreed to and the City Clerk assigned to it #2206.

ORDINANCE #2207 (WATER SYSTEMS DEPOSITS)

PASSED

An Ordinance entitled till further notice - "AN ORDINANCE FOR THE MAKING AND USE OF DEPOSITS FOR WATER SERVICES OF THE CITY OF CONCORDIA, KANSAS, PROVIDING FOR APPEAL OF THE DETERMINATION OF THE AMOUNT OF SUCH DEPOSITS, PROVIDING FOR THE RELEASE OF SAID DEPOSITS, AND REPEALING CONCORDIA CODE SECTION 26-53 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE," was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor, Dunshie and Doyen. "Nay": none. With the entire members-elect to the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to the City Clerk assigned to it #2207.

PROPOSAL TO DEVELOP PRE-APPLICATION
TO AIRPORT IMPROVEMENTS

BUCHER & WILLIS
ENGINEERS

City Manager presented to the Commission a proposal from Bucher & willis Engineers of Kansas City, for the preparation and development of the pre-application to the Federal Aviation Administration for grants for improving the City of Concordia, Blosser Municipal Field. City Manager stated that this was the next step in the development of the airport in accordance with the Blosser Municipal Airport master plan approved by the City in March 1979. The amount of the proposal submitted by Bucher & Willis is \$918, services to be provided in the survey work, cost determinations and application preparation for the FAA funding. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried authorizing the City Manager to prepare a letter of agreement for development of the pre-application for FAA grant funding by Bucher & Willis Engineers.

PROPOSAL FOR WATER RATE STUDY

WILSON & COMPANY

City Manager presented to the Commission a proposal submitted at his request by Wilson & Company Consulting Engineers of Salina, to begin a review of existing water rate structures of the City and recommend new rate structures and rates which will meet the needs of the system for the next five years. City Manager Metzger stated that the 1979 revenue revenue bond issues of the water & sewer utility provides for a minimum income requirement to assure annual coverage of operating and maintenance expenses in addition to the debt service and the principal and interest of bond reserve on this issue. In 1979, the auditors found that the existing income was not adequate to meet the bond covenant requirements and that the State Banking Commissioner has been notified by letter to this situation. Return letter from the State Banking Commissioner indicating corrective action is necessary and that they should be kept informed of the steps being taken and/or being planned to correct the deficiency. The proposal for the rate study of Wilson & Company is \$4,200.

After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried that the City Manager be authorized to establish a letter of agreement with Wilson & Company for the development of new rate structures for the water systems.

DECISION OF APPLICATION FOR
HUD SECTION 8 PROGRAMS

APPROVED

City Manager stated the City Commission has in the last year authorized submission of two applications to the Department of Housing & Urban Development for Section 8 Rent Subsidy fundings for Existing Housing & Moderate Rehab of existing housing. Both applications were based on the assumption that staff and administration of these programs would be drawn from the City's Community Development Department. Participation in both programs was also contingent on agreement being completed between the City and the local Housing Authority Board for these administrative services. The local Housing Authority has, after considerable deliberation and consultation with individuals involved in the Section 8 programs in other communities, decided not to enter into a contractual agreement with

MINUTES OF THE REGULAR COMMISSION MEETING HELD JULY 16, 1980 (Cont.)

the City and the Department of Community Development for administering the services under the two Section 8 programs. Therefore, previous action by the Commission regarding the Section 8 programs now needs to be rescinded.

After brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect to the Commission that the City Manager be authorized to correspond with the Department of Housing & Urban Development and respectfully decline funds previously allocated to the City of Concordia for Section 8 Existing and Moderate Rehab Subsidy programs.

BID AWARD (CD-S-80-1)

WILLIAM ANDERSON COMPANY

City Manager stated that bids were received on July 8, 1980, by City Clerk for construction of public improvement projects (CD-S-80-1)(Community Development Storm Sewer). This project will extend the storm sewer from the intersection of First Street and Archer Street south to Third Street then west for four blocks tying all storm sewer pipe drainage water across the railroad tracks north. This project is funded under the 1980 Community Development Block Grant program with a budgeted amount of \$169,000. Bids received were as follows:

<u>BIDDER</u>	<u>BASE CONTRACT</u>	<u>ALT.1</u>	<u>ALT. 2</u>	<u>ALT. 3</u>	<u>TOTAL</u>
Wm. Anderson Co. Inc.	128715.35	1300.00	21138.00	900.00	152053.35
Smoky Will Inc.	134565.00	1400.00	24320.00	2188.00	162473.00
Coleman Industrial Const.	148535.00	1400.00	25540.00	2500.00	177975.00
Prairie States Const. Co.	137086.00	1650.00	23720.00	2800.00	165256.00
Maury Corp.	157368.00	800.00	27760.00	1950.00	187878.00
Standard Const.	156540.80	2000.00	33680.00	2000.00	194220.80
Stevens Contractors	131442.00	1250.00	23240.00	1400.00	157332.00
Walters Const.	149909.60	1197.00	24688.80	1350.00	177145.40
Umschied Trenching	183788.58	2046.00	33356.80	2225.00	221416.39
Midlands Contracting	163045.00	1250.00	27648.00	1660.00	193603.00
Bayer Const.	140078.00	1164.00	22598.00	1858.00	165698.00

City Manager stated in order to take full advantage of the available funding, contractors were asked to bid on three alternates. All the alternates to be included as part of the project. As you can see, eleven bids were received with Wm. Anderson Co. Inc., of Kearney, Nebraska, as low bidder in a total amount of \$152,053.35.

City Manager further stated there appears to be sufficient money remaining in the project budget to extend the line the full four blocks along Third St. Part of the extension is not included in this plan and specifications, and will require separate proposals from the Anderson Company. Representatives of Anderson have indicated their willingness to extend the line using unit quantity cost bid for the above referenced project.

After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of the entire member-elect Commission that William Anderson Company of Kearney, Nebraska, the low bidder, be awarded the contract in the amount of \$152,053.35. Further that the City Manager be authorized to negotiate with Wm. Anderson Company of Kearney, Nebraska, for extending the storm sewer utilizing all available monies remaining in both the 1978 Block Grant Sewer Construction account and the 1980 Storm Sewer Construction account.

BID AWARD (CEMETERY BUILDING)

LOGAN CONSTRUCTION COMPANY

City Manager stated that bids were received on construction of the maintenance shop building in Pleasant Hill Cemetery. Three bids were received on this building as follows:

<u>BIDDER</u>	<u>BASIC BID</u>	<u>ALT. A</u>	<u>ALT. B</u>	<u>TOTAL</u>
Welsh, Paul	65000.00	4500.00	-	69500.00
Western Const.	32450.00	3000.00	2900.00	38350.00
Logan Const.	32996.00	1692.00	3633.00	38321.00

City Manager stated that apparent low bidder is Logan Construction Company of Concordia with a total of \$38,321.00. manager stated two action were necessary, first the original engineer's estimate was set at \$38,000 and Commission needs to authorize the additional \$321.00 for the construction, and secondly, that the bid award be made with the staff recommendation of the low bidder - Logan Construction Company at \$38,321.00. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried that \$321.00 additional project authorization be granted and that bid award on project PG-MB-80 for maintenance building in Pleasant Hill Cemetery be awarded to Logan Construction Company of Concordia in the amount of \$38,321.00.

BID AWARD (CDBG 1978 AUDIT)

KENNEDY & COE

City Manager stated audit proposals for auditing the financial and compliance requirements of the City's Community Development Block Grant program for fiscal year 1978 were received by the City Clerk on June 30, 1980. An audit is required by Housing & Urban Development on this program no less than every two years or at the completion of program periods. The audit must be conducted in compliance with the HUD audit guide standards for the Community Development Block Grant programs. The following bids were received:

<u>BIDDER</u>	<u>AMOUNT</u>
Fox and Company, Topeka, Ks.	\$5,500
Kennedy & Coe, Concordia, Ks.	\$1,750

City Manager stated that staff recommendation was for acceptance of bid proposal of Kennedy & Coe in the amount of \$1,750. After brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the member-elect to the Commission that a contract be awarded to Kennedy & Coe in the amount of \$1,750 for completion of the 1978 Fiscal Year financial and compliance audit for Community Development Block Grant program.

BID AWARD (CITY FINANCIAL AUDIT - 1980)

TOWNSDIN & URI

City Manager stated that proposals for the financial compliance audit for the City's accounting and financial management system for fiscal year 1980 were received on July 14, 1980. The audit is to include financial compliance coverages for all accounts and funds of the City including financial compliance requirements with Federal Revenue Sharing funds, financial review of Community Development Block Grant and Environmental Protection Agency grants. The following bids were received:

<u>BIDDER</u>	<u>AMOUNT</u>
Townsdin & Uri, Concordia, Ks.	\$5,600
Rex Woods, Belleville, Ks.	\$8,150

City Manager stated that City staff recommends the award of the audit contract for 1980 City of Concordia accounts to Townsdin & Uri of Concordia in the amount of \$5,600. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the member-elect to the Commission that the contract be award to Townsdin & Uri of Concordia in the amount of \$5,600 for the 1980 City Audit.

APPOINTMENTS TO THE BOARDS AND COMMISSIONS

City Manager presented to the Commission the names of Wade Castonguay and Ross Hatfield for reappointment to the City's Airport Advisory Board. Both are completing full terms on the Board and would be reappointed for four year terms continuing until July 1984. Further, City Manager Metzger submitted the name of Karen Dunlap for appointment to the City Planning Commission to fill a vacancy that has existed for some time. The appointment of Ms. Dunlap would run through November 1, 1982.

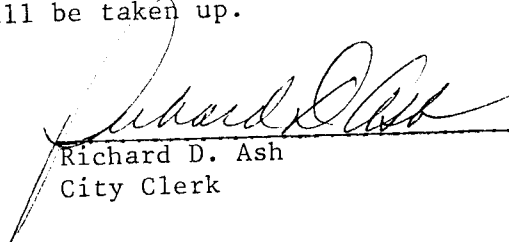
After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire member-elect to the Commission that appointment in the names of Wade Castonguay and Ross Hatfield to the Airport Advisory Board and Karen Dunlap to the City Planning Commission by approved.

STUDY SESSION

DATES SET

City manager and City Commission established July 24, 1980, at 12:15 P.M., a study session in which Boards and Commissioners would present budget proposals.

There being no further business, City Manager stated that it was necessary to adjourn the meeting until August 8, 1980, instead of the regular meeting to be scheduled for August 6, 1980, because two commissioners will be absent from the City. Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire member-elect to the Commission that today's meeting be adjourned until August 8, 1980, at which time the normal business of August 6, 1980, will be taken up.


Richard D. Ash
City Clerk

THE MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 8, 1980

The City Commission met in an adjourned session on August 8, 1980, at 4:00 P.M. in the City Commission Room in City Hall. Mayor Naylor presided with Commissioner Doyen present.
Absent: Commissioner Dunshie.

Other Officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Brad Lowell, Fred DeArmond, Eric Steffas and Mrs. James L. Workman.

Minutes of the July 16, 1980, meeting were approved as written.

RESOLUTION #591 (PUBLIC HEARING - NUISANCE ABATEMENT NOTICE)

APPROVED

City Manager stated that this was a public hearing for the governing body as prescribed under section 15-60 of the Code of Ordinances of the City of Concordia. The hearing is convened to consider whether a nuisance exists at 218 East Sixth Street (owner Howard Laverne Goodrick).

City Manager stated that notice has been served on the owner of the property where the alledged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance. At the time of the hearing before the governing body, if the owner appears and makes a showing to the satisfaction of the governing body that no such nuisance exists, the governing body shall resend the notice to remove and abate the alledged nuisance. If, at the hearing, the governing body shall be resolution determine the alledged nuisance does exist, the City Clerk shall forthwith issue a notice that the owner, occupant or agent to remove and abate the nuisance in a time limit not to exceed ten (10) days. Such notice shall describe the nuisance and shall be served in the same manner as provided for serving the original notice.

City Manager stated that according to a follow-up report on this alledged nuisance filed with the office on July 29, 1980, the conditions that prompted the original nuisance abatement notice to the issued still exists in part and should be corrected. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire-members elected to the Commission that Resolution #591, determining that the alledged nuisance does exist, be approved.

APPROPRIATION ORDINANCE #14-14A

APPROVED

Appropriation Ordinances #14 and #14A were approved according to law.

ORDINANCE #2208 (AMENDING WATER DEPOSIT ORDINANCE #2207)

PASSED

An Ordinance entitled "AN ORDINANCE RELATING TO WATER DEPOSIT REFUNDS, REPEALING EXISTING SECTION 5 OF ORDINANCE #2207 OF THE CITY OF CONCORDIA, KANSAS, AND ADDING A SECTION TO SAID ORDINANCE #2207, TO BE NUMBERED 5", was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it #2208.

APPROVAL OF FINAL COSTS AND HEARING DATES SET (SS-79-1)

APPROVED

The City Manager presented to the governing body the following itemized statement of the actual cost for the construction of the sanitary sewer system beginning at an existing manhole approximately 408 feet North of the center of Seventeenth Street on the center line of Broadway extended North, thence North to an existing manhole in the center of Broadway at the center of the alley between Thirteenth Street and Twelfth Street, in the City of Concordia, Kansas. This project was authorized and ordered done by Resolution #580 dated November 29, 1979:

<u>PROJECT ITEM</u>	<u>DISTRICT COST</u>	<u>CITY AT LARGE COST</u>
Construction Contract	\$11,698.75	\$ 7,049.25
Change Order #1	28.50	17.18
Engineering Services	568.62	342.63
Legal Services	374.40	225.60
Administration	633.52	381.73
Interim Financing	<u>2,328.14</u>	<u>1,402.86</u>
	\$15,631.93	\$ 9,419.25
Percentage of Cost	62.4%	37.6%

The statement was considered by the governing body and on a motion by Commissioner Doyen, seconded by Commissioner Naylor and carried by affirmative vote of two-thirds of the entire-members elected to the Commission, the total cost of the improvement was determined by the governing body to be \$25,051.18. City Manager had determined the assessments against each lot, piece of parcel of land deemed to be benefited in the manor set forth in the said resolution of the governing body adopted November 29, 1979, and had caused to be prepared and filed with the City Clerk an assessment role according to the method of assessments set out in said resolution. On a motion by Commissioner Doyen, seconded by Commissioner Naylor and carried by the affirmative vote of two-thirds of the members-elect of the Commission, this governing body determined to meet and consider the proposed assessments on the 3rd day of September, 1980, and the City Clerk was directed to cause a notice to be published in the Concordia Blade/Empire, the official City newspaper, as required by law, at least once not less than ten days prior to the date of the meeting. The City Clerk was further instructed to mail at about the same time such notices published, to each owner of property made liable to pay an assessment, at such owners last known post office address, a notice of the hearing and a statement of the cost proposed to be assessed.

AUTHORIZATION FOR INVESTMENT (FIREMAN'S RELIEF ASSOCIATION FUNDS)

APPROVED

City Manager stated that annually the Fireman's Relief Association receives an income from assessments on fire insurance premiums. These funds are used for payment of life, health and accident insurance premiums. Payment to the association this year will be sizable and as a result, \$11,000 or \$12,000 will be available for investment. The Treasurer of the Fireman's Relief Association has indicated the Assistant City Attorney his intent to invest these funds in a two and one-half year money market certificate of deposit if premissible.

City Manager further stated that Kansas Statutes Annotated 40-1706 provides that the offices of the Fireman's Relief Association may invest up to 90% of it's incomes in investments authorized by K.S.A. 1979 Supp. 12-1675 or in purchasing bonds of the City. Such investments much be approved by the governing body. After brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of two-thirds of the entire-members elect of the Commission to authorize the investment of Fireman's Relief Association funds not to exceed \$12,000 in 2½ year money market certificates of deposit.

SURETY BOND (WATER CASHIER)

APPROVED

City Manager presented to the Commission the surety bond for the position of Water Cashier, presently filled by Venita Johnson, in the amount of \$5,000 for approval as to sufficiency. City Manager stated that the bond had been approved as to form by the City Attorney. After brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that the \$5,000 surety bond for the Water Cashier be approved.

REQUEST FOR AN ORDINANCE (GOING OUT OF BUSINESS SALES)

ERIC STEFFAS

Mr. Eric Steffas, manager of Wilson Furniture Company of Concordia, was present to request the Commission to review the necessity and feasibility of inacting on an ordinance that would control the time frame of going out of business sales in the City of Concordia. Mr. Steffas presented information pretaining to an existing business presently in such a sale, however, the questions whether the intent of the owners of the business and in indeed going out of business. City Manager Metzger stated that he had requested copies of such ordinances from other communities, and upon receipt of those ordinances the Commission would review their contents and establish a need and proceedure on this issue.

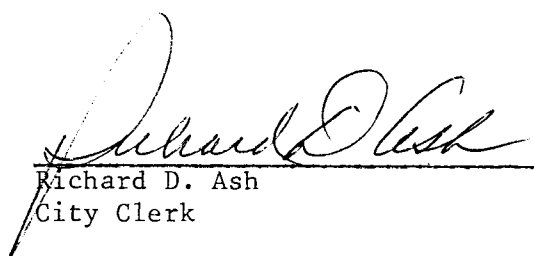
STUDY SESSION

DATE SET

The City Commission and City Manager established Tuesday, August 12, 1980, as a study session.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 8, 1980 (Cont.)

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that this meeting adjourn until Thursday, August 14, 1980 at 7:30 P.M. for a public hearing to consider amendments to the 1980 Bonded Interest Fund and Revenue Sharing Funds, and the 1981 budget proposal.



Richard D. Ash
City Clerk

(Seal)

RDA:ek

City Commission met in adjourned session on August 14, 1980, at 7:30 P.M. in the City Commission Room at City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other Officers present: City Manager Metzger, and City Clerk Ash.

Visitors present: Fred DeArmond, Brad Lowell, Mr. & Mrs. Leo LeDuc, Charlie Bowers, Mr. & Mrs. Ron Deall, Tom McDaniel, Ross Hatfield, Leland Perry, William DeArmond, Mr. & Mrs. Merl Smith, Dave Wheaton, Dennis Rohr, and Micki Ash.

PUBLIC HEARING - 1980 BUDGET AMENDMENT (BOND & INTEREST FUND)

APPROVED

City Manager presented to the Commission an amendment to the Bond and Interest Fund appropriation for the 1980 budget year. City Manager stated that revenues were transferred to the Bond and Interest Fund in 1980 for Capital Improvement Projects, however those funds were not needed in the Bond and Interest Fund for making payment on interim financing and the money was refunded to the project fund in the early part of 1980. Based on consultation with the City's auditors, it was determined that this was an expenditure not anticipated at the time of preparation of the 1980 budget, and would require approval of the governing body for additional budget appropriation. City Manager stated that this amendment would have no effect on the tax levy authorized at the original adoption of this budget. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the authorized appropriation amount for the 1980 Bond and Interest Fund be amended from \$182,010.00 to \$182,400.00.

1980 BUDGET AMENDMENT (FEDERAL REVENUE SHARING)

APPROVED

City Manager stated that this was a public hearing to consider amendments to the 1980 Federal Revenue Sharing proposed uses required by federal regulation when substantial changes are made to the original budget approved and adopted by the City Commission a year ago. The following are the proposed amended line items:

<u>EXPENDITURES BY ACTIVITY</u>	<u>1980 ADOPTED</u>	<u>1980 AMENDED</u>
General Government	\$ 26,400	\$ 0
Public Transportation	29,233	47,300
Financial Administration	500	520
Culture and Recreation	0	8,013
Social Services	7,500	2,500
TOTAL FUND EXPENDITURES	\$ 63,633	\$ 58,333

City Manager stated that two factors exist in this amendment request, first the library levy for 1980 was understated and an additional \$8,000 was required to fund the budget requested by the Library Board. Secondly, dollar figures transferred from the category of General Government to Public Transportation was merely reallocation to a more appropriate line item classification and has no real change in the proposed uses. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire-members elect of the Commission that the proposed amendments as indicated above be approved.

PUBLIC HEARING - 1981 CITY BUDGET

HELD

City Manager presented to the Commission the documentation and the budget message for the recommended 1981 budget of the City of Concordia. Budget messages contained in the operating budget document available at City Hall for review. Many questions were asked of both the City Manager and the City Commission by citizens present at the hearing on areas of service reductions, and clarifications of mill levy, assessed evaluation, and other revenues available for City operations. After a lengthy exchange of statements and ideas between the visitors present and the Commissioners, the budget for 1981 for the City Of Concordia as proposed was adopted in it's entirety. The City Commission thanked the visitors present to hear the explanation of the budget and the items of services that will be either deleted or curtailed in the 1981 budget year.

ORDINANCE #2209 (1981 BUDGET ADOPTION)

PASSED

An Ordinance entitled "AN ORDINANCE APPROVING, ADOPTING AND APPROPRIATING BY FUND THE BUDGET OF THE CITY FOR THE YEAR BEGINNING JANUARY 1, 1981", was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire-members elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it #2209.

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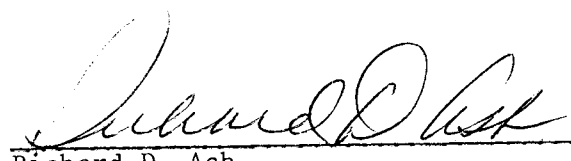
MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 14, 1980 (Cont)

ORDINANCE #2210 (AUTHORIZING LEVY OF TAX)

PASSED

An Ordinance entitled "AN ORDINANCE LEVYING TAXES AND AUTHORIZING THE CITY CLERK TO CERTIFY SUCH TO THE COUNTY CLERK ", was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire-members elect of the Commission having voted in favor thereof, the Ordinance was declared passed, the title agreed to and the City Clerk assigned to it #2210.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the public hearing adjourn.


Richard D. Ash
City Clerk

(Seal)

RDA:ek

The City Commission met in regular session on August 20, 1980, at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Fred DeArmond.

Minutes of the August 8 and August 14, 1980 adjourned sessions were approved as written.

JULY FINANCIAL REPORTS

PLACED ON FILE

The City Commission acknowledged receipt of and ordered placed on file the financial reports for the month of July.

BOARD OF CANVASSERS (LOCAL RETAILERS SALES TAX)

PLACED ON FILE

The City Manager presented to the Commission the report of the Cloud County Commissioners who met on August 8, 1980 as the Board of Canvassers of the Election Returns of the City's Special Election on the retailers sales tax. The City Manager stated that the report certifies the results showing 521 votes yes and 1,477 votes no.

The City Commission acknowledged receipt of this report and ordered it placed on file.

APPROPRIATION ORDINANCE NO. 15

APPROVED

Appropriation Ordinance No. 15 was approved according to law.

BID AWARD (CD-PK-78-1)

REJECTED

The City Manager stated that the City Clerk had received on August 19, 1980 the following bids for park improvements at Second Street Park and Garfield School to be made from funds under the 1978 Community Development Block Grant:

<u>Bidder</u>	<u>Amount Bid</u>	<u>Engineer's Estimate</u>
Wilson Constructors, Inc. Salina, Kansas	\$25,208.00	
Logan Construction Concordia, Kansas	\$28,744.00	
Engineer's Estimate		\$19,500.00

The City Manager stated that because both bids are in excess of the engineer's estimate of cost, the City Staff recommends that both bids be rejected at this time. Additionally the city manager stated that the staff was investigating other alternatives in the accomplishment of park improvements by the Community Development Block Grant Program and those recommendations and alternatives would be brought before the Commission at a later date.

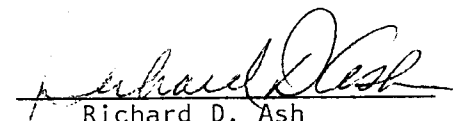
After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the bids received on August 19, 1980 for park improvements of the Community Development Block Grant Program be rejected as they are both in excess of the engineer's estimate of cost.

STUDY SESSION

DATE SET

The City Manager and City Commission established Thursday, August 28, 1980, at 12:15 p.m. as a study session.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the regular session of the City Commission adjourn.


Richard D. Ash
City Clerk

(Seal)

RDA:vs

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 3, 1980

The City Commission met in regular session on September 3, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other officers present: City Manager Metzger, Acting City Clerk Scott and City Attorney Retter.

Visitors present: Fred DeArmond from The Kansan.

Minutes of the August 20, 1980, meeting were approved as written.

SURETY BOND (VERNA SCOTT)

APPROVED

The City Manager presented to the Commission the surety bond for Verna Scott in the amount of \$5,000. The City Attorney stated that the bond had been approved as to form and sufficiency. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that the \$5,000 surety bond for Verna Scott be approved.

ORDINANCE NO. 2211 (SPECIAL ASSESSMENTS, SS-79-1)

PASSED

An ordinance entitled "AN ORDINANCE ASSESSING TO EACH LOT, PIECE AND PARCEL OF LAND LIABLE FOR SPECIAL ASSESSMENT THE AMOUNT TO BE PAID IN INSTALLMENTS FOR THE COST OF THE CONSTRUCTION OF A SANITARY SEWER SYSTEM BEGINNING AT AN EXISTING MANHOLE APPROXIMATELY 408 FEET NORTH OF THE CENTER OF SEVENTEENTH STREET AND ON THE CENTER LINE OF BROADWAY EXTENDED NORTH, THENCE NORTH TO AN EXISTING MANHOLE IN THE CENTER OF BROADWAY AT THE CENTER OF THE ALLEY BETWEEN THIRTEENTH STREET AND TWELFTH STREET" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2211.

RESOLUTION NO. 592 (PETITION FOR SANITARY SEWER IMPROVEMENT: SS-79-4)

APPROVED

The City Manager presented to the City Commission the written petition of Orange Owl, Inc. and John R. and Patricia R. Smith, requesting the construction of an eight-inch sanitary sewer line from an existing manhole north of the northeast corner of Lot 26, Block 2 thence southerly near the east line of said Lot 26 and near the east line of Lot 1, Block 3 to the northeast corner of Lot 15, Block 3 thence southeasterly parallel to the east line of Lot 15, Block 3 to the northeast corner of Lot 14, Block 3, all in Lost Creek Hills Addition to the City of Concordia. The City Manager also stated that all necessary easements have been secured for this project. The Commission examined and considered the petition after which it was moved by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the members-elect of the Commission that Resolution No. 592 be adopted.

ENGINEER'S ESTIMATE OF COST - SS-79-4

APPROVED

Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and carried by unanimous vote of two-thirds of the entire members-elect of the Commission to accept the Engineer's Estimate of Cost of Sanitary Sewer Project No. SS-79-4 in the amount of \$13,529.69. The benefit district is to pay 100% of the cost.

ORDINANCE NO. 2212-(SANITARY SEWER DISTRICT NO. 43)

APPROVED

An ordinance entitled "AN ORDINANCE ESTABLISHING SANITARY SEWER DISTRICT NO. 43 OF THE CITY OF CONCORDIA, KANSAS, AND DESIGNATING THE PARCELS OF GROUND INCLUDED IN SAID DISTRICT" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2212.

ORDINANCE NO. 2213 (CANCELLING EASEMENT)

APPROVED

An ordinance entitled "AN ORDINANCE VACATING AND CANCELLING AN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE 6TH P.M., IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk

THE FOLLOWING IS OUT OF SEQUENCE - SHOULD BE FOLLOWING ORDINANCE NO. 2211 ON THE PRECEDING PAGE

ASSESSMENT ROLL SS-79-1

APPROVED

The mayor announced that one of the purposes of this meeting was to consider the proposed assessment, set out in the assessment roll prepared by the City Manager and on file in the office of the City Clerk, for the following improvements: The construction of a sanitary sewer system beginning at an existing manhole approximately 408 feet north of the center of Seventeenth Street and on the center line of Broadway extended north, thence north to an existing manhole in the center of Broadway at the center of the alley between Thirteenth Street and Twelfth Street, all in the City of Concordia, Kansas, as authorized by resolution of this governing body adopted November 29, 1979, and to hear written or oral objections thereto. The governing body determined that notice of the hearing had been published and that notice of the hearing and a statement of the cost proposed to be assessed had been mailed to the owners of the property made liable to pay such assessments, all as provided by Section 9(b) Chapter 99, of the Kansas Legislative Session Laws of 1957, otherwise cited K.S.A. 12-6a09(b).

No owners of record were present at the hearing.

After considering the proposed assessments, and hearing and passing upon all objections thereto, there being no amendments to the proposed assessments as to any parcel, the proposed assessments were unanimously approved by the governing body and the City Attorney was directed to prepare an ordinance levying a special assessment in the amounts set out against the land described in the assessment roll as provided by K.S.A. 12-6a10, as amended.

APPROPRIATION ORDINANCE NO. 16-16A

APPROVED

Appropriation Ordinance No. 16-16A was approved according to law.

BID AWARD (TEMPORARY NOTES FOR AL-79-40)

FIRST BANK AND TRUST

The City Manager stated that bids were received for temporary note financing of Project AL-79-40, an alley resurfacing project in Block 40 of the City of Concordia for the amount of \$4,977.40. The following banks submitted bids:

<u>BANK</u>	<u>INTEREST RATE</u>
Cloud County Bank and Trust	7.75%
First Bank and Trust	6.50%

After a brief discussion, Commissioner Doyen moved, Commissioner Naylor seconded and the motion was duly carried to accept the low bid of First Bank and Trust in the amount of 6.50% for temporary note financing of \$4,977.40 for costs on Project No. AL-79-40.

RESOLUTION NO. 593 (TEMPORARY NOTE AUTHORIZATION - AL-79-40)

PASSED

The City Attorney presented to the Commission a resolution authorizing issuance of \$4,977.40 in temporary notes of the City of Concordia at an interest rate of 6.5% per annum to provide temporary financing for the grading and surfacing of the alley in Block 40 in the City of Concordia, Kansas. These temporary notes were authorized by Ordinance No. 2188 adopted at the regular commission meeting of February 20, 1980. A motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that Resolution No. 593, authorizing these notes, be adopted.

BID AWARD (TEMPORARY NOTES FOR SS-79-1)

FIRST BANK AND TRUST

The City Manager stated that bids were received for temporary note financing of Project No. SS-79-1, a sanitary sewer construction improvement for Concordia Plaza Development Co., located in the City of Concordia in the amount of \$5,051.18. The following banks submitted bids:

<u>BANK</u>	<u>INTEREST RATE</u>
Cloud County Bank and Trust	7.75%
First Bank and Trust	6.50%

After a brief discussion, Commissioner Doyen moved, Commissioner Naylor seconded and the motion was duly carried to accept the low bid of First Bank and Trust in the amount of 6.50% for temporary note financing of \$5,051.18 for costs on Project SS-79-1.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 3, 1980 (CONTINUED)

RESOLUTION NO. 594 (TEMPORARY NOTE AUTHORIZATION - SS-79-1)

PASSED

The City Attorney presented to the Commission a resolution authorizing issuance of \$5,051.18 in temporary notes of the City of Concordia at an interest rate of 6.5% per annum to provide temporary financing for the construction of a sanitary sewer system beginning at an existing manhole approximately 408 feet north of the center of Seventeenth Street and on the center line of Broadway extended north, thence north to an existing manhole in the center of Broadway at the center of the alley between Thirteenth Street and Twelfth Street in the City of Concordia, Kansas. These temporary notes were authorized by Ordinance No. 2181 adopted at the regular commission meeting of December 5, 1979. A motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that Resolution No. 594, authorizing these notes, be adopted.

WEED ABATEMENT

TABLED

The Commission discussed at length weed nuisance problems. The ordinance presently used by the City is ineffectual due to the fact that 30 to 45 days are allowed to elapse before the City can actually enforce it. Mr. Doyen explained a need to cover more problems than noxious weeds, and suggested that tall, rank grass and perhaps height of weeds should be addressed.

After much discussion, the Commission tabled any official action on this problem and asked the City Attorney to draft an ordinance for presentation at their next meeting in September.

CONTRACTURAL AGREEMENT FOR BOND COUNSEL

GAAR & BELL

The City Manager presented to the Commission a contractual agreement submitted by Gaar and Bell to act as Bond Counsel for the City of Concordia. Mr. Metzger explained their services would include: 1) Preparing all instruments relating to authorization and issuance of bonds or notes including ordinances and resolutions authorizing the issuance thereof and the various miscellaneous documents and certificates required to complete financings; 2) Supervise and coordinate the public sale of bonds; 3) Assist in requests to obtain bond ratings; 4) Supervise the printing of bonds, arrange for the execution thereof and if necessary, attend the closing of each transaction; 5) Examine bond transcripts covering the proceedings relating to the authorization and issuance of bonds or notes, render final approving opinion on the bonds or notes; and (6) Attend conferences and meetings of the City Commission or of the officials or representatives as the City Manager or the City Attorney may request or as Gaar & Bell may consider advisable.

The City Manager advised that the services listed above are rendered in conjunction with all general obligation revenue and industrial revenue bonds issued.

After a lengthy discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried to accept the proposal submitted by Gaar and Bell to act as Bond Counsel to the City of Concordia. The agreement was then signed by the Mayor.

CLAIM FOR DAMAGES (BURGERS 'N BONES)

APPROVED

David Boll, owner of Burgers 'N Bones Drive-in Restaurant, submitted a bill to the City in the amount of \$43.10. This claim is a result of damage that water department crews did to an electric cable to the sign they have erected at the west side of their property along Highway 81. This damage occurred when the City's water department crews were repairing a water main break at that location.

After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried to approve the claim submitted by Burger 'n Bones in the amount of \$43.10 and ordered the City Clerk to pay the bill.

MISCELLANEOUS DISCUSSION

Commissioner Doyen commented that following several complaints received by him, he felt there was a need to restrict truck parking along residential streets. He asked the City Attorney to draft a sample ordinance restricting semi-truck parking to off-street parking lots and submit for the Commission's review at their next meeting.

STUDY SESSION

DATE SET

September 11, 1980, at 12:15 o'clock p.m. was the date set for the City Commission's next study session.

The City Commission met in regular session on September 17, 1980 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: None.

Other officers present: City Manager Metzger, City Attorney Retter and Acting City Clerk Scott.

Visitors present: Fred DeArmond from The Kansan and Police Chief Dennis Rohr.

Minutes of the September 3, 1980 meeting were approved as written.

AUGUST FINANCIAL STATEMENTS

APPROVED

The City Commission acknowledged receipt of and ordered placed on file the financial reports for the month of August.

APPROPRIATION ORDINANCE NO. 17

APPROVED

Appropriation Ordinance No. 17 was approved according to law.

ORDINANCE NO. 2214 (TEMPORARY NOTES FOR SS-79-4)

PASSED

An ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$13,529.69 OF THE TEMPORARY NOTES OF THE CITY OF CONCORDIA, KANSAS TO PROVIDE FUNDS TO PAY THE COST OF THE CONSTRUCTION OF A SANITARY SEWER SYSTEM BEGINNING AT THE EXISTING SANITARY SEWER LINE NORTH OF THE NORTHEAST CORNER OF LOT 26, BLOCK 2, THENCE SOUTHERLY NEAR THE EAST LINE OF SAID LOT 26, AND NEAR THE EAST LINE OF LOT 1, BLOCK 3, TO THE NORTHEAST CORNER OF LOT 15, BLOCK 3, TO THE NORTHEAST CORNER OF LOT 14, BLOCK 3, ALL IN LOST CREEK HILLS ADDITION TO THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, THE COST OF WHICH WILL ULTIMATELY BE PAID BY THE ISSUANCE OF BONDS OF SAID CITY" was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With all members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the acting City Clerk assigned to it Number 2214.

ORDINANCE NO. 2215 (WEED ABATEMENT ORDINANCE)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO RANK GRASS, WEEDS INCLUDING BUT NOT LIMITED TO NOXIOUS WEEDS, AND OTHER UNCONTROLLED GROWTH OF VEGETATION OVER TWELVE (12) INCHES HIGH: DECLARING CERTAIN CONDITIONS TO CONSTITUTE NUISANCES; PROVIDING PROCEDURES FOR DETERMINATION OF WHEN SUCH CONDITIONS CONSTITUTE NUISANCES; NOTICE, HEARING AND ORDER TO ABATE SAID NUISANCES BY REAL PROPERTY OWNERS, OCCUPANTS AND/OR PERSONS IN CHARGE OF REAL PROPERTY, OR BY CITY; COSTS AND EXPENSES TO BE A SPECIAL TAX ASSESSMENT ON REAL PROPERTY INVOLVED; AND PRESCRIBING CERTAIN DUTIES AND PENALTIES" was read and considered by the Commission. On roll call upon its passage the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With all members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the acting City Clerk assigned to it Number 2215.

APPROVAL OF FINAL COSTS AND HEARING DATE SET (AL-79-40)

APPROVED

The City Manager presented to the Governing Body the following itemized statement of the actual cost for the improvement of an alley in Block 40 between Hill and Archer, 16th and 17th Streets in the City of Concordia, Kansas. This project was authorized and ordered done by Resolution No. 584 dated February 6, 1980:

<u>PROJECT ITEM</u>	<u>DISTRICT COST</u>	<u>CITY AT LARGE COST</u>
Direct labor and equipment	\$ 1,312.00	-0-
Asphalt materials	2,595.00	-0-
Legal services	500.00	-0-
Administration	220.40	-0-
Interim Financing	350.00	-0-
TOTAL	\$ 4,977.40	-0-
Percentage of Cost	100%	0%

The statement was considered by the governing body and on a motion by Commissioner Naylor, seconded by Commissioner Dunshie and carried by the affirmative vote of the entire members-elect of the Commission, the total cost of the improvement was determined by the Governing Body to be \$4,977.40. The City Manager had determined the assessments against each lot, piece and/or parcel of land deemed to be benefited in the manner set forth in the said resolution of the governing body adopted February 6, 1980, and had caused to be prepared and filed with the City Clerk an assessment roll according to the method of assessments set out in said resolution. On a motion by Commissioner Naylor, seconded by Commissioner Dunshie and carried by the affirmative vote of the entire members-elect of the Commission,

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 17, 1980 (CONTINUED)

this governing body determined to meet and consider the proposed assessments on the 1st day of October, 1980 and the City Clerk was directed to cause a notice to be published in the Concordia Blade-Empire, the official city newspaper, as required by law, at least once not less than ten days prior to the date of the meeting. The City Clerk was further instructed to mail at about the same time such notice is published, to each owner of property made liable to pay an assessment, at such owner's last known post office address, a notice of the hearing and a statement of the cost proposed to be assessed.

CITIZEN ADVISORY BOARD APPOINTMENT

IMA JEAN CHAVEY

The City Manager presented the name of Ima Jean Chavey to fill a term to expire on February 1, 1981 on the Citizens Advisory Council. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that Ima Jean Chavey be appointed to fill a term on the Citizens Advisory Council to expire on February 1, 1981.

STUDY SESSION

DATE SET

September 25, 1980 at 12:15 o'clock p.m. was the date set for the next Study Session.

DISCUSSION - VARIOUS TOPICS

The City Manager reported to the City Commission that a new Wayne Street Sweeper had been delivered and had been in use for one month. He related the many problems the City had had with the first new sweeper that had been delivered in January and that the City had had as many as 20 service calls. After negotiating with the Wayne Company and Sellers Tractor Co. from Salina, it was decided that the first sweeper was not usable due to factory problems and the Wayne Company delivered a new one to replace it. The new Wayne sweeper has run for one month with no "down time" recorded.

The William Anderson Co., contractor for the storm sewer project, is laying the line on Archer Street and preparing to move to Third Street. Their deadline is October 31st.

The bid letting date on two water line projects, WL-80-2 and CD-WL-80-4, has been changed from September 23 to September 30, 1980 at 2:00 o'clock p.m. All bidding contractors and Dodge Reports have been notified of the change.

The City Manager and City Commission discussed at length truck parking problems - such as a need to look at an approach to handling truck traffic, the deterioration of streets that were not constructed to handle heavy truck traffic, etc.

The City Manager suggested initiation of an improvement project to overlay the streets between the railroad tracks. The railroad companies are in the process of improving the railroad crossings at this time. It will be spring of 1981 before any construction could be done.

Commissioner Doyen expressed appreciation to the Public Grounds Department and the Police Department for their participation in the Air Show that was recently held in Concordia.

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried that the Commission adjourn.



Verna Scott
Acting City Clerk

(Seal)

The City Commission met in regular session on October 1, 1980, at 4:00 P.M. at the City Commission Room at City Hall. Mayor Naylor presided with Commissioners Dunshie and Doyen present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Brad Lowell, Fred DeArmond, Francis E. Nitz, John Peck, Arley Bryant, Leon Gennette, Bill Bryant, Dot Reeves, Peggy Doyen, Kay Thomlinson, Sue Sutton, Karen Dunlap and Rita Lowell.

Minutes of the September 17, 1980, meeting were approved as written.

PUBLIC HEARING - SPECIAL ASSESSMENTS (AL-79-40)

HELD

The Mayor announced that one of the purposes of this meeting was to consider the proposed assessments, set out in the assessment roll prepared by the City Manager and on file in the City Clerk office, for the following improvements: the grading and surfacing of the alley in Block 40 between the east side of Archer Street and the west side of Hill Street in the City of Concordia, Kansas, as authorized by resolution of this governing body adopted February 6, 1980, and to hear written or oral objections thereto. The governing body determined that notice of the hearing had been published and that notice of the hearing had and a statement of the cost proposed to be assessed had been mailed to the owners of the property made liable to pay such assessments, all as provided by Section 9(b) Chapter 99, of the Kansas Legislative Session Laws of 1957, otherwise sighted K.S.A. 12-6a09(b).

Mr. Francis E. Nitz, 614 E. 16th St., was present at the hearing.

After considering the proposed assessments, and hearing and passing upon all objections thereto, there being no amendments to the proposed assessments as to any parcel, the proposed assessments were unanimously approved by the governing body and the City Attorney was directed to prepare an ordinance levying a special assessment in the amounts set out against the land described in the assessment roll as provided by K.S.A. 12-6a10, as amended.

RESOLUTION #595 (PETITION: WL-80-3)

APPROVED

The City Clerk presented to the City Commission a written petition of Concordia Country Club, a Kansas corporation and no others, proposing the construction and installation of an 8-inch fire protection water line located as follows:

Beginning at the present 8-inch water line, approximately 555 ft. east and 25 ft. south of the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 6 South, Range 3 West of the 6th p.m., thence Southwesterly 270 ft. to just west of the end of the curb and gutter on the Country Club Drive.

The commission examined and considered the petition, after which it was moved by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 595 be adopted.

ENGINEER ESTIMATE OF COST (WL-80-3)

APPROVED

Motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and carried by unanimous vote of the entire members-elect of the Commission to accept the engineer's estimate of cost for the Concordia Country Club water line (WL-80-3) in the amount of \$7,935.00 of which 100% is proposed to be assessed against the benefiting property.

RESOLUTION #596 (PETITION: WL-80-2)

APPROVED

The City Clerk presented to the City Commission the written petition of the Nazareth Convent Academy and no others, proposing a 10-inch water transmission line with sections of 8-inch fire protection water line commencing at a 14-inch Tee located immediately south of the west elevated storage tower near the intersection of Republican Street and Fourteenth Street, then East on Fourteenth Street to State Street, then east across property owned by the Nazareth Convent Academy, to the west boundary of said Convent property, then east across property owned by Concordia Plaza Development Company, Inc. to a point intersecting an 8-inch water main, which is 670 feet north of the 8-inch main located in Seventeenth Street, all in the City of Concordia, Cloud County, Kansas.

The Commission examined and considered the petition, after which it was moved by Commissioner Naylor, seconded by Commissioner Doyen, and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 596 be adopted, declaring the necessity of said improvement and authorizing the same.

ENGINEER ESTIMATE OF COST (WL-80-2)

APPROVED

Motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by the affirmative vote of the entire members-elect of the Commission that the engineer's estimate of cost for the transmission and fire protection line to the Nazareth Convent and Academy in the amount of \$111,137.08. The cost of the project is proposed to be assessed at a rate of 40% to the benefiting property owners, and 60% to City at large, to be paid through water sale revenues.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 1, 1980

RESOLUTION NO. 597 (TEMPORARY NOTE: SS-79-4)

APPROVED

The City Manager presented to the Commission a resolution authorizing issuance of \$13,529.69 in temporary notes of the City of Concordia at an interest rate of 7.25% per annum to provide temporary financing for the construction of a sanitary sewer system beginning at the existing sanitary sewer line north of the northeast corner of Lot 26, Block 2, thence southerly near the east line of said Lot 26, and near the east line of Lot 1, Block 3, to the northeast corner of Lot 15, Block 3, thence southeasterly parallel to the east line of Lot 15, Block 3, to the northeast corner of Lot 14, Block 3, all in Lost Creek Hills Addition to the City of Concordia, Cloud County, Kansas. These temporary notes were authorized by Ordinance #2214 of said city. A motion was made by Commissioner Dunshie, seconded by Commissioner Doyen and duly carried by unanimous vote of the entire members-elect of the Commission that Resolution No. 597, authorizing issuance of said temporary note be adopted.

APPROPRIATION ORDINANCE #18-18A

APPROVED

Appropriation Ordinance No. 18 and 18A were approved according to law.

ORDINANCE NO. 2216 (ASSESSMENTS: AL-79-40)

PASSED

An ordinance entitled "AN ORDINANCE ASSESSING EACH LOT, PIECE AND PARCEL OF LAND LIABLE FOR SPECIAL ASSESSMENT THE AMOUNT TO BE PAID IN INSTALLMENTS FOR THE COST OF GRADING AND SURFACING OF THE ALLEY IN BLOCK 40 BETWEEN THE EAST SIDE OF ARCHER STREET AND THE WEST SIDE OF HILL STREET IN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. On roll call upon it's passage the following Commissioners voted

"Yea": Naylor, Doyen, Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2216.

ORDINANCE NO. 2217 (TEMPORARY NOTE: WL-80-3)

PASSED

An ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR ISSUANCE OF \$7,935.00 OF THE TEMPORARY NOTES OF THE CITY OF CONCORDIA, KANSAS, TO PROVIDE FUNDS TO PAY THE COST OF THE CONSTRUCTION AND INSTALLATION OF AN 8-INCH FIRE PROTECTION WATER LINE LOCATED AS FOLLOWS: BEGINNING AT THE PRESENT 8-INCH WATER LINE APPROXIMATELY 555 FT. EAST AND 25 FT. SOUTH OF THE NW CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE 6th P.M., THENCE SOUTHWESTERLY 270 FT. TO JUST WEST OF THE END OF THE CURB AND GUTTER ON THE COUNTRY CLUB DRIVE IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, THE COST OF WHICH WILL BE UTIMATELY PAID BY THE ISSUANCE OF BONDS OF SAID CITY," was read and considered by the Commission. On roll call upon it's passage, the following Commissioner: voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2217.

ORDINANCE NO. 2218 (TEMPORARY NOTE: WL-80-2)

PASSED

An ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR ISSUANCE OF \$111,137.08 OF THE TEMPORARY NOTES OF THE CITY OF CONCORDIA, KANSAS, TO PROVIDE FUNDS TO PAY THE COST OF THE CONSTRUCTION OF A 10-INCH WATER TRANSMISSION LINE WITH SECTIONS OF 8-INCH FIRE PROTECTION WATER LINE COMMENSING AT A 14-INCH TEE LOCATED IMMEDIATELY SOUTH OF THE WEST ELEVATED STORAGE TOWER NEAR THE INTERSECTION OF REPUBLICAN STREET AND FOURTEENTH STREET, THEN EAST ACROSS PROPERTY OWNED BY THE NAZARETH CONVENT ACADEMY, TO THE WEST BOUNDARY OF SAID CONVENT PROPERTY, THEN EAST ACROSS PROPERTY OWNED BY CONCORDIA PLAZA DEVELOPMENT COMPANY, INC. TO A POINT INTERSECTING AN EXISTING 8-INCH WATER MAIN, WHICH IS 670 FT. NORTH OF THE 8-INCH MAIN LOCATED IN SEVENTEENTH STREET, ALL IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, THE COST WHICH WILL UTIMATELY BE PAID BY THE ISSUANCE OF BONDS OF SAID CITY" was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2218.

ORDINANCE NO. 2219 (AMENDING NO. 2215 ESTABLISHING CHARGES FOR WEED ABATEMENT)

PASSED

An ordinance entitled "AN ORDINANCE PROVIDING FOR THE SETTING OF THE CITY OF CONCORDIA'S ADMINISTRATIVE FEE AND HOURLY CHARGE FOR ABATING CERTAIN NUISANCES, BY CUTTING, DESTROYING OR REMOVING RANK GRASS, WEEDS AND UNCONTROLLED GROWTH OF VEGETATION OVER TWELVE (12) INCHES HIGH IN SAID CITY, AS PROVIDED IN ORDINANCE NO. 2215 OF SAID CITY" was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor, Doyen, Dunshie. "Nay": None. With the entire members-elect of the

ORDINANCE NO 2220 (BOND AUTHORITY:
BROWN GRAND THEATER - CITY AUDITORIUM)

PASSED

An ordinance entitled "AN ORDINANCE PROVIDING FOR THE ALTERING, REPAIRING, RECONSTRUCTING, REMODELING, REPLACEMENT, MAKING ADDITIONS TO, FURNISHING AND EQUIPING ONE CERTAIN AUDITORIUM BUILDING FOR THE CITY OF CONCORDIA, KANSAS, AND PROVIDING FOR THE PAYMENT THE COST THEREOF" was read and considered by the Commission. On roll call upon it's passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2220.

BID AWARD

WL-80-2

WM. ANDERSON CO.

City Manager presented to the Commission the results of bids opened and announced publicly on September 30, 1980, at 2:00 o'clock p.m. for Project WL-80-2, the transmission and fire protection line to the Nazareth Convent. The bids received are as follows:

<u>BIDDER</u>	<u>BASE BID</u>	<u>ALTERNATE BID</u>
Wm. Anderson, Kearney, Ne.	\$ 77,081.34	\$ 67,544.34
A & L Underground, Gardner, Ks.	126,769.95	120,038.05
Walters Construction, Manhattan, Ks.	77,721.51	72,372.63
Smoky Hills, Salina, Ks.	105,091.00	96,129.00
Midlands Construction, Kearney, Ne.	93,769.40	88,358.40
Bayer Construction, Manhattan, Ks.	98,998.77	92,242.95
Engineer's Estimate	91,518.00	-

City Manager stated that an alternate bid was taken on this project for PVC(Poli-Vinyl-Chloride-Plastic) pipe as an alternate to the duct-tile CI pipe. After receiving the bids it was determined that the PVC pipe p.s.i. rating did not match sufficiently the p.s.i. rating of the duct-tile iron pipe. City Manager stated that the staff recommendation was award of bid to Wm. Anderson Company of Kearney, Ne. in the amount of \$77,018.34 for the base bid contract on the WL-80-2 Nazareth Convent Water Transmission & Fire Protection Line. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire member-elect of the Commission that the bid award be made to Wm. Anderson Company, Kearney, Nebraska, in the amount of \$77,081.34 for the base bid construction contract.

BID AWARD (CD-WL-80-4)

WM. ANDERSON CO.

City Manager presented to the Commission bids received on September 30, 1980, at 2:00 p.m. for construction of a water distribution system on First Street east of Kansas Street through Community Development funds (CD-WL-80-4). The bids received are as follows:

<u>BIDDER</u>	<u>BASE BID</u>	<u>ALTERNATE BID</u>
Wm. Anderson Company Kearney, Ne.	\$ 19,617.65	\$ 17,555.15
A & L Underground, Gardner, Ks.	30,849.00	27,466.50
Walters Construction, Manhattan, Ks.	24,422.00	21,534.50
Smoky Hills, Salina, Ks.	33,383.00	30,083.00
Wanklyn Construction, Rossville, Ks.	36,669.00	31,125.00
Midland Construction, Kearney, Ne.	31,883.00	28,583.00
HPV Contractors, Concordia, Ks.	29,135.89	26,660.89
Bayer Construction, Manhattan, Kansas	31,063.71	27,433.70
Umscheid Trenching, Manhattan, Ks.	23,077.88	21,609.38
Engineer's Estimate	24,375.00	-

City Manager stated that an alternate bid for P.V.C. pipe was requested as an alternate to the duct-tile CI pipe on this project. In this case the P.V.C. ratings were comparable to the 6" duct tile pipe and staff is recommending the award be made to Wm. Anderson of Kearney, Ne. for the alternate bid of \$17,555.15. After a brief discussion, motion was made by Commissioner Dunshie, seconded Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that bid award be made to Wm. Anderson Company of Kearney, Ne. for alternate construction contract in the amount of \$17,555.15.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 1, 1980 (Cont)

Further the City Manager stated that because the bids were considerably lower than the money available in this project for community development activities, he requested authorization to negotiate additional construction work with Wm. Anderson Company. After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried that the City Manager be authorized to negotiate additional construction with Wm. Anderson Company to exhaust funds for water line improvements under the Community Development Block Grant Program.

BID AWARD (TEMPORARY NOTE: SS-79-4)

FIRST BANK & TRUST

City Manager submitted to the Commission bids received from two banking institutions in the community for temporary note in the amount of \$13,529.69. The bids were recieved on September 30, 1980, as follows:

<u>BIDDER</u>	<u>INTEREST RATE</u>
First Bank & Trust	7.25%
Cloud County Bank & Trust	7.75%

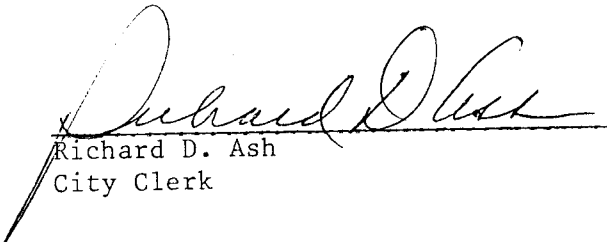
City Manager stated staff recommends awarding bid on the temporary note for SS-79-4 to First Bank & Trust at the interest rate of 7.25%. After brief discussion, motion was made Commissioner Doyen, seconded by Commissioner Naylor and duly carried that an affirmative vote of the entire members-elect of the Commission that temporary note be awarded to First Bank & Trust in the amount of \$13,529.69 for Project no. SS-79-4 at an interest rate of 7.25%.

STUDY SESSION

DATE SET

City Manager and City Commission established October 9, 1980, at 12:15 p.m. as a study session period.

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that the City Commission meeting adjourn.



Richard D. Ash
City Clerk

(Seal)
RDA:ek

MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD OCTOBER 15, 1980

The City Commission met in regular session on October 15, 1980, at 4:00 o'clock p.m. in the City Commission Room at City Hall. Mayor Naylor presided with Commissioners Dunshie and Doyen present. Absent: None.

Other Officeres present: City Manager Metzger, City Clerk Ash and City Attorney Retter.

Visitors present: Brad Lowell and Fred DeArmond amd Yvonne Snyder.

Minutes of the October 1, 1980, meeting were approved as written.

QUARTERLY INVESTMENT REPORTS

ORDERED PLACED ON FILE

City Manager presented the file on the quarterly investment reports to the Commission: "Ordinance 1860 requires the City Manager to submit a quarterly report covering the investment program for the fiscal year to date.

Investment interest received from July 1, through September 30, 1980:

AMOUNT	FUND	DUE DATE	INTEREST RATE	INTEREST RECEIVED	ORIGINAL TERM
\$ 60,000.00	Miscellaneous	7-11-80	5.25	\$ 1,246.87	Passbook
13,385.00	Miscellaneous	7-18-80	11.783	786.42	182 Days
13,385.00	Miscellaneous	7-17-80	11.783	786.42	182 Days
80,000.00	Water/Sewer	7-20-80	6.75	442.62	30 Days
24,000.00	Parking Meter	7-20-80	6.75	132.79	30 Days
31,300.00	Miscellaneous	7-18-80	11.783	1,893.71	182 Days
155,000.00	Miscellaneous	8-11-80	7.209	915.90	30 Days
40,000.00	Miscellaneous	8-24-80	6.88	225.57	30 Days
50,000.00	Water/Sewer	8-24-80	6.88	281.97	30 Days
24,000.00	Parking Meter	8-24-80	6.88	135.34	30 Days
48,000.00	Miscellaneous	9-11-80	7.877	309.91	30 Days
100,000.00	Miscellaneous	9-11-80	7.877	647.42	30 Days
25,000.00	Parking Meter	9-26-80	8.411	172.36	30 Days
70,000.00	Water/Sewer	9-26-80	8.411	482.60	30 Days
30,000.00	Miscellaneous	9-26-80	8.411	206.83	30 Days
17,915.50	Cem. Endowment	9-29-80	7.50	339.08	4 Years
17,915.50	Cem. Endowment	9-29-80	7.50	339.08	4 Years
TOTAL INTEREST RECEIVED - THIRD QUARTER				\$ 9,344.89	
TOTAL INTEREST RECEIVED - SECOND QUARTER				12,808.95	
TOTAL INTEREST RECEIVED - FIRST QUARTER				5,336.86	
TOTAL INTEREST RECEIVED TO DATE				\$27,490.70	

Respectfully submitted,

s/s Carl M. Metzger
City Manager"

"Current Investments of the Idle Funds of the City of Concordia:

AMOUNT	FUND	DUE DATE	INTEREST RATE	BANK	ORIGINAL TERM
Money Market Certificates					
\$13,385.00	Miscellaneous	1-18-81	8.610	1st Federal Sav & Loan	182 Days
Certificates of Deposit					
35,000.00	Miscellaneous	10-16-80	8.00	Cloud County Bank & Trust	30 Days
100,000.00	Miscellaneous	10-16-80	9.638	1st Bank & Trust	30 Days
34,000.00	Miscellaneous	10-24-80	8.00	Cloud County Bank	30 Days
17,915.50	Cem. Endowment	12-31-80	7.50	Peoples Sav & Loan	4 Years
17,915.50	Cem. Endowment	12-31-80	7.50	1st Federal Sav & Loan	4 Years
122,000.00	Misc, P. Meter	10-29-80	9.46	Cloud County Bank	30 Days
Passbook					
1,175.00	Water Deposits	--	5.25	Cloud County Bank	Passbook
60,000.00	Miscellaneous	--	5.25	Cloud County Bank	Passbook

\$401,391.00

MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION MEETING HELD OCTOBER 15, 1980 (CONT.)

GAS INSPECTOR/SEWER-PLUMBERS BOND

CLYDE S. GILE

City Manager presented to the Commission two bonds in the amount \$500 for Mr. Clyde S. Gile for gas inspector and sewer plumber licensing. Both bonds have been reviewed by the City Attorney as to sufficiency and are determined to be in conformance with the City Ordinance. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the gas inspector and sewer plumber bonds for Clyde S. Gile be approved.

DAMAGE CLAIMS

IVAN OWEN AND
TRINITY METHODIST CHURCH

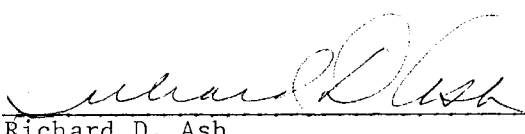
City Manager presented two claims submitted, one by Mr. Ivan Owens of 650 E. 16th St. and second by the Trinity Methodist Church at 8th & Lincoln, both damages alledged due to city sewer backup. City Manager stated that although the claims have been made that additional information is needed from city staff and more information from Mr. Owens before recommendations can be made by the City staff. The City Manager requested that these matters be tabled until the next Commission meeting. After brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried that the damage claims for Ivan Owen and Trinity Methodist Church be tabled until the next regular Commission meeting.

STUDY SESSION

DATE SET

City Manager and City Commission established October 23, 1980, at 12:15 P.M. as a study session.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that this City Commission meeting adjourn.


Richard D. Ash
Acting Secretary

(Seal)
RDA:ek

The City Commission met in regular session on November 5, 1980, at 4:00 P.M. in the City Commission Room in City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: None.

Other Officers present: City Manager Metzger and City Clerk Ash.

Visitors present: Fred DeArmond, Kendall Martin, Vernon Martin, Mr. & Mrs. Phil Smith, Robert Wilson, Hilary Wentz, Mr. & Mrs. Leslie Ward.

Minutes of the October 15, 1980, meeting were approved as written.

NUISANCE ABATEMENT HEARING

FINAL ABATEMENT APPROVED

City Manager stated that at this time a hearing before the governing body is convened as prescribed under Section 15-6, of the Code of the City of Concordia to consider nuisances existing at the following locations:

1. 434 E. 17th Street - Ivan Dunigan, Formoso, Kansas
2. 426 E. 17th Street
3. 424 E. 17th Street

City Manager stated that notice had been served on the owners of the property where the alledged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance.

At this tiem if the owners appear and make showing to the satisfaction of the governing body that no such nuisance exists, the governing body shall rescind the notice to remove and abate the alledged nuisance. If the hearing of the governing body shall by resolution determine the alledged nuisance does exist, the City Clerk shall forthwith issue a notice requiring the owner, occupant or agent to remove and abate the nuisance in the time limit not to exceed ten (10) days. Such notice shall prescribe the nuisance and shall be served in the same manner as prescribed to serve the original notice.

City Manager stated that report from Police Captain Alkire of this morning indicated that properties at 426 and 424 E. 17th Street, nuisances had been resolved, however, nothing has been accomplished at 434 E. 17th Street.

After brief discussion, motion was made by Commissioner Doyen, seconded Commissioner Naylor and duly carried that nuisance does exist at the address of 434 E. 17th Street, and a resolution should be passed making such determination that establishes a time frame for removal and abatement of the nuisance in ten (10) days or the nuisance will be resolved by the City.

RESOLUTION NO. 601 (FINAL NUISANCE ABATEMENT NOTICE)

434 E. 17th Street

Motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the resolution 601 establishing the existance of a nuisance at 434 E. 17th Street and directing the City Clerk to issue final nuisance abatement notice to the owners of record of the property, occupants or agents to remove and abate the nuisance at a time limit not to exceed ten (10) days.

APPROPRIATION ORDINANCE NO. 20-20A

APPROVED

Appropriation ordinances No. 20 - 20A were approved according to law.

DISCUSSION ON RESOLUTION AUTHORIZING
CONVEYANCE OF TITLE TO PUBLIC LIBRARY

TABLED

City Manager presented recommended resolution which would authorize the conveyance of the building formerly known as the Free Public Library to the Cloud County Historical Society, Inc. Mr. Vernon Martin was present and represented the Historical Society on their desires to have the ownership of the land and building transferred from the City to the Historical Society. After considerable conversation, Mr. Martin suggested that the Historical Society would like a clause in the resolution dealing with the carrying of building insurance to be removed as the Society is presently building a reserve fund which would be used for the purpose of replacing the building if destroyed. After considerable discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the issue of conveyance of title for the property and building be tabled until the next regular scheduled meeting for the purpose of compiling data on factors of insurance, costs, and desires of the community for protection of the building.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 5, 1980

BID AWARD (SS-79-4)

DEROWITCH CONSTRUCTION

The City Manager presented to the Commission bids received on October 30, 1980, for the construction of a sanitary sewer improvement, Project SS-79-4. Project will extend sanitary sewer lateral lines in the Lost Creek Hills Addition to the City of Concordia. Cost of this project is to be assessed at 100% against the benefited districts. The following bids were received:

<u>BIDDER</u>	<u>BID AMOUNT</u>	<u>ENGINEER'S ESTIMATE</u>
Derowitch Construction, Belleville	\$9,620.50	
Wm. Andersons Company, Kearney	\$12,201.05	
Umschied Trenching, Manhattan	\$13,109.50	
		\$9,553.00

City Manager stated that staff recommendation was to grant the bid award for the construction of Project SS-79-4 to low bidder, Derowitch Construction Company of Belleville, Kansas, in the amount of bid of \$9,620.50. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that the award of bid for construction of sanitary sewer project SS-79-4 be awarded to Derowitch Construction Company in the amount of \$9,620.50.

REQUEST FOR AUTHORIZATION TO
SUBMIT PRE-APPLICATION, COMMUNITY DEVELOPMENT BLOCK GRANT

GRANTED

City Manager stated that the Pre-application for the 1981 Community Development Block Grant funds has been prepared following public hearings to obtain input on any activity purposed for next year's program. Major thrust of the Community Development Program is to address the housing needs of the low and moderate income families. This is the major emphasis in the new application. Extension and improvement of water lines and construction of storm sewers are other high priority activities.

City Manager stated that the Pre-Application will be submitted to the Department of Housing and Urban Development (HUD) by the 17th of November. If selected for submission of a full application, we would be notified of this decision just after the first of the year.

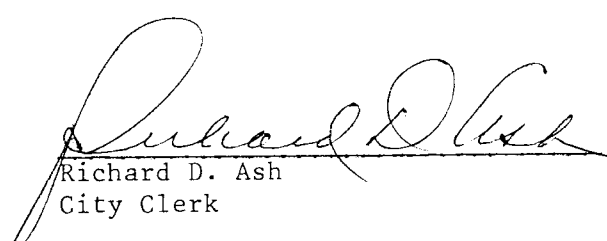
After brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission, to grant authorization to the City Manager to submit the Pre-Application for the Small Cities Program under the Community Development Block Grant Fund.

STUDY SESSION

DATE SET

The City Manager and the Commissioners established Thursday, November 13, 1980, at 12:15 P.M. as the study session.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the City Commission meeting adjourn.


Richard D. Ash
City Clerk

City Commission met in regular session on November 19, 1980, at 4:00 P.M. at the City Commission Room at City Hall. Mayor Naylor presided with Commissioner Doyen present. Absent: Commissioner Dunshie.

Other Officers present: City Manager Metzger, City Clerk Ash, City Attorney Retter.

Visitors present: Fred DeArmond, Christine Tyler, Winston Shrader, Keith Palmquist, Jack Chaney, Susan Callaway.

Minutes of the November 5, 1980, meeting were approved as written.

OCTOBER FINANCIAL REPORTS

ORDERED PLACED ON FILE

City Commission acknowledged receipt of the October financial reports and ordered them placed on file.

PUBLIC HEARING (NUISANCE ABATEMENT)

HELD

City Manager stated that at this time, hearing before the governing body is convened as prescribed under Section 15-60, Code of the City of Concordia to consider whether a nuisance exists at the following locations:

1. 414 Broadway (Old Broadway Hotel)
2. First and Archer (Southwest corner)

City Manager stated that the Old Broadway Hotel nuisance case had been deferred from a month ago to be reconsidered at this time. Further he stated that notice had been served on the owners of the property at First and Archer Street and the owner had been given ten days to remove or abate the nuisance.

At this time the owners appear to make a showing to express to the governing body that no such nuisance exists, the governing body shall rescind the notice to remove and abate the alleged nuisance. The City Manager stated that previous review of the property at the Broadway Hotel indicated that considerable work had been done to improve the nature of the situation, and recommended that it be postponed for an additional thirty days for final action. City Manager stated that property at First and Archer Street had no indication of compliance with the abatement notice and recommended that the Commission pass upon resolution to determine the alleged nuisance does exist and directing the City Clerk to issue a final nuisance abatement notice with a ten day period of time.

RESOLUTION NO. 603 (FINAL NUISANCE ABATEMENT NOTICE)

APPROVED

City Manager presented to the Commission a resolution establishing the existence of a nuisance at property described as the southwest corner of First and Archer Street, owned by Mr. Lawrence Adams. After a brief discussion motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of 2/3rds of the members-elect of the Commission that resolution No. 603, ordering final abatement notice to be issued, be approved.

APPROPRIATION ORDINANCE NO. 21

APPROVED

Appropriation ordinance no. 21 was approved according to law.

ORDINANCE NO. 2221 (GOING OUT OF BUSINESS SALES)

PASSED

An ordinance entitled "AN ORDINANCE REGULATING GOING-OUT-OF-BUSINESS SALES, REMOVAL OF BUSINESS SALES, AND FIRE AND OTHER ALTERED GOOD SALE: REQUIRING PERSONS CONDUCTING SUCH SALES TO OBTAIN A LICENSE: AND PRESCRIBING PENALTIES FOR VIOLATION OF ITS PROVISION." was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor and Doyen. "Nay": None. With two-thirds of the entire member elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it Number 2221.

RESOLUTION NO. 602 (DEEDING PROPERTY TO THE HISTORICAL SOCIETY)

APPROVED

City Manager presented to the City Commission resolution originally introduced at the last meeting and tabled until this meeting for consideration, providing for the transfer of deed for the property known as the Free Public Library to the Cloud County Historical Society which presently occupies the building under a 99-year lease. City Manager stated that the situation with insurance coverage had been resolved with the Historical Society and that all conditions of the agreement and deed transfer were satisfied over the last two weeks. The deed would provide for insurance coverage, would provide for reversion to the City if the Historical Society would become defunct or no longer operate with its present goals.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 19, 1980 (CONT.)

RESOLUTION NO. 602 (CONT)

After brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that Resolution No. 602, authorizing conveyance of the building formerly known as the Public Library to the Cloud County Historical Society, Inc., be approved.

RESOLUTION NO. 604 (NAMING DESIGNATED AGENT-KPERSAPPROVED

City Manager presented the Commission a resolution authorizing and naming City Manager as the designated agent for the Kansas Public Employees Retirement System. This action was necessary with the resignation of City Clerk Richard Ash and will be in force in the interim period until a new City Clerk is appointed. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that Resolution No. 604, naming City Manager as the designated agent for KPERS be approved.

AUTHORIZATION FOR NO FUND WARRANT APPLICATION (KSA 79-2938)APPROVED

City Manager stated that it has come to the attention of the city staff that projection of funds in the Employee Benefit Fund were not holding true for 1980, and that it would be necessary to make application to the Board of Tax Appeals of the issuance of no fund warrants for the purpose of establishing sufficient cash prior to the end of the year to fill the obligations of that fund. City Manager stated that the institution of the Employee Benefit Fund in the 1979 budget and the projections for carryover from 1979 into 1980 were the prime situations leading to the deficit in the present fund. Estimates of cash carried into the new fund in 1979 from the individual funds it replaced did not materialize. In addition the projected carryover from 1979 to 1980 was estimated at \$4500. In actuality the 1979 Employee Benefit Fund had a deficit at the end of 1979 of \$449.00 in addition to being short of the \$4500.00 carryover projected for 1980. The net result of this is that the cash available for 1980 funding was \$8,949.00 overstatement of cash available for 1980 operations

City Manager stated that in order to avoid a violation of Kansas Cash-Basis Law, he is requesting the Commission to approve an application of the Kansas Board of Tax Appeals requesting no-fund warrant authority in the amount of \$10,000.00. The payment of no-fund warrants would be scheduled over a two year period beginning in February 1982 and that based on current assessed valuations net results would be an average increase of .4 mills for each of the years 1982-1983. If approved today, the City Manager stated that the anticipated hearing date after necessary publications would be December 15, 1980. After a brief discussion, motion was made by Commissioner Doyen, Seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that the City Manager be authorized to submit an application under KSA 79-2938 for authority to issue no-fund warrants in an amount not to exceed \$10,000 for the purposes of meeting cash requirements for the Employee Benefit Fund.

RESOLUTION NO. 605 (LAND PURCHASE AGREEMENT-TRUCK PARKING)APPROVED

City Manager presented to the Commission a resolution authorizing a contractual agreement with Mr. Ernest & Austin Huscher to purchase four lots located adjacent to the intersection of Third and Broadway Streets at a total cost of \$16,000. City Manager stated that funding for the purchase would come from parking meter revenues. The intended use for this land is to provide an off street parking facility for large semi-trailertrucks and large commercial trucks. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission that Resolution No. 605, authorizing the Mayor and City Clerk to execute a contractual agreement between the City of Concordia and Ernest Huscher for the purchase of truck parking lot, be approved.

GAS INSPECTOR BONDAPPROVED

The City Manager presented to the Commission a Gas Inspector bond submitted by Mr. Robert Kastner dba City Plumbing, Inc., Salina, Kansas. City Manager stated that Mr. Kastner has applied for gas inspector license to do work in the City of Concordia and City Attorney has reviewed and approved the bond as to sufficiency and determined it to be in conformance with City Ordinance. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the Gas Inspector Bond of Mr. Kastner dba City Plumbing, Inc. of Salina, Kansas, be approved.

DAMAGE CLAIMS

IVAN OWEN &
TRINITY METHODIST CHURCH

City Manager stated that damage claims had been filed by Mr. Ivan Owen of 650 E. 16th St. and by Trinity Methodist Church of 8th and Lincoln Street, damage caused by sewer backup. City Manager stated that Mr. Owen damage resulted from a sewer backup into his basement, the cause of the blockage in the main was directed at activity of the City & the City has recommended that the claims submitted from the low bidder of Paris Carpet in the amount of \$502.17 be awarded. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that the damage claim be awarded to Mr. Ivan Owen in the amount of \$502.17.

City Manager further stated that a claim filed by Trinity Methodist Church in the amount of \$153.00 for cleaning and labor work created by a sewer backup. City staff indicated that there was some question as to whether it was caused entirely by City action, however, it is possible the city's efforts to flush the sewer line contributed to the sewer backup. City Manager stated that it was city staff recommendation that the claim in the amount of \$153.00 be approved. After brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the members-elect of the Commission that the damage claim in the amount of \$153.00 for the Trinity Methodist Church be approved.

DISCUSSION - PRESENTATION OF FINDINGS OF PARKING SURVEY

KEITH PALMQUIST

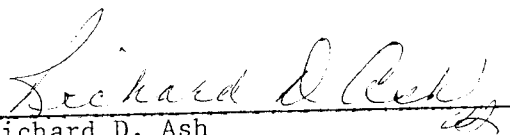
Mr. Keith Palmquist presented results of the survey conducted by the retail division of the Chamber of Commerce on the question of the interest in retaining or removing parking meters from the downtown central business district and other forms of enforcing parking regulations in the central business district. After lengthy discussion, it was the feeling of the Commission, the City Manager, Police Chief and Retail Division of the Chamber of Commerce to determine the feasibility of instituting a test period to determine if an alternate way of controlling parking in the central business district would be acceptable from the Retail Division and the City's point of view.

STUDY SESSION

DATE SET

City Manager and City Commission established Tuesday December 2, 1980, at 12:15 P.M. as a study session.

There being no further business, motion was made by Commissioner Doyen, seconded by Commissioner Naylor and duly carried that this meeting of the City Commission adjourn.


Richard D. Ash
City Clerk

(Seal)

RDA:ek

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 3, 1980

The City Commission met in regular session on December 3, 1980, at 4:00 o'clock P.M. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: None.

Other officers present: City Manager Metzger, City Attorney Retter and Acting City Clerk Scott.

Visitors present: Fred DeArmond from the Kansan, Brad Lowell from the Blade-Empire and Yvonne Snyder.

The minutes of the November 19, 1980, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 21.

APPROVED

Appropriation Ordinance No. 21 was approved according to law.

ORDINANCE NO. 2222 (LICENSING ADVERTISING AFFAIRS)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED FOR THE CITY OF CONCORDIA, KANSAS, UPON ADVERTISING AFFAIRS; REPEALING EXISTING SECTION 14-30 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-30" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2222.

ORDINANCE NO. 2223 (LICENSING AMUSEMENT RIDES)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON AMUSEMENT RIDES; REPEALING EXISTING SECTION 14-34 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-34" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2223.

ORDINANCE NO. 2224 (LICENSING AUCTION HOUSES)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON AUCTION HOUSES: REPEALING EXISTING SECTION 14-35 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-35" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2224.

ORDINANCE NO. 2225 (LICENSING AUCTIONEERS)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON AUCTIONEERS; REPEALING EXISTING SECTION 14-36 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-36" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2225.

ORDINANCE NO. 2226 (LICENSING BILLIARD AND OTHER TABLES)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON THE OPERATION OF BILLIARD AND OTHER TABLES; REPEALING EXISTING SECTION 14-38 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-38" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2226.

ORDINANCE NO. 2227 (LICENSING BOWLING ALLEYS)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON THE OPERATION OF BOWLING ALLEYS; REPEALING EXISTING SECTION 14-39 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-39" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2227.

ORDINANCE NO. 2228 (LICENSING CARNIVALS)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON CARNIVALS; AMENDING CONCORDIA CODE SECTION 14-40 AND REPEALING THE EXISTING SECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2228.

ORDINANCE NO. 2229 (LICENSING CEREAL MALT BEVERAGE)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON PLACES OF BUSINESS WHERE CEREAL MALT BEVERAGES ARE SOLD OR OFFERED FOR SALE AT RETAIL; AMENDING CONCORDIA CODE SECTION 14-41 AND REPEALING THE EXISTING SECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2229.

ORDINANCE NO. 2230 (LICENSING FIREWORKS)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON RETAIL SALE OF FIREWORKS; REPEALING EXISTING SECTION 14-45 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 14-45" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2230.

ORDINANCE NO. 2231 (LICENSING FORTUNETELLERS, PALMISTS, ETC.)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON FORTUNETELLERS, PALMISTS, SPIRIT MEDIUMS, CLAIRVOYANTS, PHRENOLOGISTS, MINDREADERS, AND ASTROLOGERS; REPEALING CONCORDIA CODE SECTION 14-46; AND AMENDING THE CONCORDIA CODE, BY ADDING A SECTION TO BE NUMBERED 14-46" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2231.

ORDINANCE NO. 2232 (LICENSING OCCUPATIONS)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON CERTAIN OCCUPATIONS; REPEALING EXISTING CONCORDIA CODE SECTIONS 14-47, 14-48, 14-49, 14-50, 14-51 AND 14-52; AND AMENDING THE CONCORDIA CODE BY ADDING NEW SECTIONS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2232.

ORDINANCE NO. 2233 (LICENSING OCCUPATIONS)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON CERTAIN OCCUPATIONS; REPEALING EXISTING SECTIONS 14-53, 14-54, 14-55, 14-56, 14-57, 14-58, 14-59, 14-60, 14-61, 14-62, and 14-63 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE BY ADDING CERTAIN SECTIONS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2233.

ORDINANCE NO. 2234 (LICENSING CIRCUSES)PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON CIRCUSES; AMENDING CONCORDIA CODE SECTION 14-42 AND REPEALING THE EXISTING SECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2234.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 3, 1980

ORDINANCE NO. 2235 (LICENSING COIN-OPERATED AMUSEMENT & MUSIC DEVICES)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON COIN-OPERATED AMUSEMENT AND MUSIC DEVICES, AMENDING CONCORDIA CODE SECTION 14-43, AND REPEALING EXISTING SECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2235.

ORDINANCE NO. 2236 (LICENSING DOLL RACKS, BALL TARGETS)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING THE LICENSE TAX LEVIED BY THE CITY OF CONCORDIA, KANSAS, UPON DOLL RACKS OR A BALL TARGET; AMENDING CONCORDIA CODE SECTION 14-44, AND REPEALING THE EXISTING SECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2236.

RESOLUTION NO. 606 (NAMING DESIGNATED AGENT-KP&F)

APPROVED

The City Manager presented to the Commission a resolution authorizing and naming the City Manager as the designated agent for the Kansas Police and Fireman's Retirement System. This action was necessary with the resignation of the City Clerk Richard D. Ash and will be in force in the interim period until a new City Clerk is appointed. After a brief discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 606 naming the City Manager as the designated agent for KP&F be approved.

RESOLUTION NO. 607 (CERTIFYING CHARGES FOR ABATING WEED NUISANCES)

APPROVED

The City Manager presented to the Commission a resolution certifying charges involved in abating the weed nuisances to the County Clerk. This resolution involves charges assessed against the following property locations:

1. 330 West Second Street (Lot 8, Block 177)
2. 124 W. 17th Street
3. Baron's Hotel Site (Lots 19, 20, 21, 22, 23, 24 and West 6' of Lot 25, Block 157).

After a brief discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie that Resolution No. 607 certifying the weed abatement charges to the County Clerk be approved.

AMENDMENT TO LEASE AGREEMENT CONTRACT NA80WC-F-00087
NATIONAL WEATHER SERVICE

APPROVED

The City Manager presented a supplemental agreement to the Contract No. NA80WC-F-00087 with the National Weather Service advising that an annual review is conducted regarding the utility costs incurred during the year by the National Weather Service. Following this review, the City Manager determined that the utility costs had risen approximately \$75.00 per month. The National Weather Service has been advised of this increase in utility costs and has prepared the supplemental agreement for execution by the City providing for a \$75.00 a month increase in the charges for services and facilities.

After discussion, Commission Dunshie moved and Commissioner Doyen seconded and the motion was duly carried by the affirmative vote of the entire members-elect of the Commission to approve the execution of Supplemental Agreement No. 1 to the contract between the National Weather Service and the City of Concordia.

NUISANCE ABATEMENT (YVONNE SNYDER)

HEARD

Yvonne Snyder was present at the meeting to apologize for not appearing at the hearing scheduled for her on November 19, 1980, regarding the nuisance located on her property located at 414 Broadway (The Old Broadway Hotel). She indicated that although some progress had been made at the site, she would have to wait until Spring to finish the work. The Commissioners expressed appreciation for the progress made at the site and requested the City Manager to respond to Mrs. Snyder's inquiry about temporary water service to the property so she could compact the fill dirt.

STUDY SESSION

TWO DATES SET

The City Manager and Commissioners established two dates for study sessions in the ensuing week: Tuesday, December 9, 1980, at 3:00 o'clock p.m. and Thursday, December 11, 1980, at 12:15 o'clock p.m.

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Doyen and duly carried that the Commission adjourn.

Verna Scott
Verna Scott
Acting City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 17, 1980

The City Commission met in regular session on December 17, 1980, at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioner Dunshie present. Absent: Commissioner Doyen.

Other officers present: City Manager Metzger, City Attorney Retter and Acting City Clerk Scott.

Visitors present: Fred DeArmond from The Kansan, Robert Stortz and Police Chief Dennis Rohr.

APPROPRIATION ORDINANCE NO. 23

APPROVED

Appropriation Ordinance No. 23 was approved according to law.

NOVEMBER FINANCIAL REPORTS

ORDERED PLACED ON FILE

The City Commission acknowledged receipt of the November financial reports and ordered them placed on file.

DAMAGE CLAIM FILED (ROBERT STORTZ)

DENIED

Mr. Robert Stortz filed a claim with the City Commission in the amount of \$400.00 alleging damages resulting from action of the City's animal control officer. He claimed the Blue Tic coon dog owned by him was negligently destroyed after being delivered into the care of the officer. He further commented that he felt that since the animal control officer only had the dog in his possession for 45 minutes, that he had not allowed enough time attempting to locate the owner.

The City Manager presented the commission with a factual account received from the police department and noted that no Concordia license tag had been issued to Mr. Stortz although the dog had been in his possession since August. That the dog had been hit by a motorist and that the City had no authority to take the dog to a veterinarian and incur expenses on the dog without permission of the owner and so determined that the humane thing was to administer euthanasia which was done.

After discussion with Mr. Stortz, Police Chief Rohr and City Manager Metzger, Commissioner Dunshie stated that he felt that since we had attempted to locate the owner, and the dog had not been licensed by the City, he moved that the City deny the claim in the amount of \$400 to Mr. Robert Stortz. Commissioner Naylor seconded the motion and it was duly carried by the affirmative vote of two-thirds of the members-elect of the Commission to deny the claim.

BID LETTING - TEMPORARY NOTES FOR EMPLOYEE BENEFIT FUND

FIRST BANK & TRUST

The City Manager presented to the Commission bids received on December 11, 1980, for the purchase of No-Fund Warrants, Series 1980-B, totaling \$8,500.00 to fund a deficiency in the Employee Benefit Fund. The authorization to request No-Fund Warrants was received by the Commission at its meeting held on November 19, 1980. The following bids were received:

<u>LENDER</u>	<u>AVERAGE INTEREST RATE</u>	<u>TOTAL INTEREST COST</u>
Cloud County Bank & Trust	10.50%	\$1,785.00
Fidelity State Bank	8.70%	1,479.00
First Bank & Trust	8.50%	1,445.00

The City Manager stated that it was his recommendation to accept the bid from First Bank and Trust at 8.50% interest with a total interest cost to the city in the amount of \$1,479.00. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the members-elect of the Commission to accept the bid from First Bank & Trust with a total interest cost to the City of \$1,445.00.

WATER RATE STUDY - WILSON AND COMPANY

The City Manager presented to the Commission a Water Rate Study prepared by Wilson and Company of Salina. This study was commissioned following a recommendation from the City Auditor that rates be increased because water revenues were not meeting bond covenant requirements.

The City Manager explained the combined water and sewer utility is governed by covenants of the Ordinance authorizing Series 1979-A Water Revenue Bonds. The City also covenants to fix, establish and maintain rate and charges which shall be sufficient to develop a net annual income in an amount not less than one hundred forty percent (140%) of the average annual debt service requirements.

The City Manager gave a lengthy, detailed explanation of the findings in the Water Rate Study, and based on this study, the following recommendations were made to the governing body.

1. Adopt the proposed rate schedules for 1981 (Table 4-5), 1982 (Table 4-6), 1983 (Table 4-7) and 1984 (Table 4-8) to provide an automative annual rate adjustment.
2. Adopt "stepped rates" for customers inside the city limits and continue charging customers outside the city limits at a rate fifty percent (50%) greater than inside the city limits.
3. Continue financing minor capital improvements through operating revenues produced from water rates.
4. Adopt a capital improvements plan as developed by the city for improving and expanding the water system.
5. Review the water utility's revenues and expenditures annually to determine if the Water Rate schedule is providing adequate revenues.
6. Renegotiate the "water purchase contract" with Rural Water District #1 in terms of both the proposed rate and monthly quantity list.

After a lengthy discussion, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried by the affirmative vote of two-thirds of the entire members-elect of the Commission to adopt the recommendations listed above and to re-negotiate a water purchase contract with Rural Water District #1.

ORDINANCE NO. 2237 (WATER RATES)

PASSED

An ordinance entitled "AN ORDINANCE ESTABLISHING WATER RATES FOR THE CONSUMPTION OF WATER FROM THE WATER WORKS OF THE CITY OF CONCORDIA, KANSAS, AMENDING CONCORDIA CODE SECTION 26-47 AND REPEALING EXISTING SECTIONS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor and Dunshie. "Nay": None. With two-thirds of the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2237.

BOARD AND COMMISSION APPOINTMENTS

APPROVED

The following individuals have been recommended for appointment to Boards and Commissions of the City. Each individual has agreed to serve on the Board or Commission listed below opposite his name.

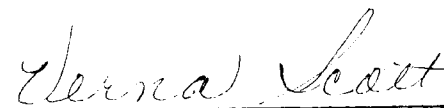
<u>NAME</u>	<u>COMMISSION OR BOARD</u>	<u>TERM EXPIRES</u>
Loren Werth	Housing Authority	11-1-84
Gary Hobbie	Planning Commission	11-1-82
Robert Hunter	Planning Commission	11-1-83

Following a brief discussion, Commissioner Dunshie moved, seconded by Commissioner Naylor and duly carried by the affirmative vote of two-thirds of the Commission-elect to accept the recommendations submitted above.

SURPLUS PROPERTY PROGRAM

Following correspondence from the Surplus Property Section of the Department of Administration, a new nondiscrimination assurance statement must be filed immediately by all donees. Following discussion about the changes, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by two-thirds of the Commission-elect to file the non-discrimination assurance immediately and it was duly signed by the Mayor.

There being no further business, motion was made by Commissioner Naylor, seconded by Commissioner Dunshie and duly carried to adjourn the Commission to 12:15 o'clock p.m. on December 30th to conduct the annual year end meeting.


 Verna Scott
 Acting City Clerk

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD DECEMBER 30, 1980

The City Commission met in adjourned session on December 30, 1980, at 12:15 o'clock p.m. in the City Commission Room in the City Hall. Mayor Naylor presided with Commissioners Doyen and Dunshie present. Absent: None.

Other Officers present: City Manager Metzger, City Attorney Retter and Acting City Clerk Scott.

APPROPRIATION ORDINANCE NO. 24

APPROVED

Appropriation Ordinance No. 24 was approved according to law.

ORDINANCE NO. 2238 (DOG LICENSE)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING CERTAIN LICENSE FEES FOR DOGS OWNED, KEPT OR HARBORED WITHIN THE CITY LIMITS OF THE CITY OF CONCORDIA, KANSAS, AMENDING SUBSECTION (d) OF SECTION 5-49 OF THE CONCORDIA CODE, AND REPEALING THE EXISTING SUBSECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2238.

ORDINANCE NO. 2239 (TRASH REMOVAL)

PASSED

An ordinance entitled "AN ORDINANCE PERTAINING TO AND INCREASING PERMIT FEES FOR A LICENSE TO COLLECT OR REMOVE TRASH WITHIN THE CITY OF CONCORDIA, KANSAS, AMENDING CONCORDIA CODE SECTION 11½-19, AND REPEALING EXISTING SECTION" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Naylor, Doyen and Dunshie. "Nay": None. With the entire members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the Acting City Clerk assigned to it Number 2239.

RESOLUTION NO. 608 (1981 PAY GRADES)

APPROVED

The City Manager presented to the City Commission a resolution establishing a schedule of pay grades for classified employees of the City of Concordia. After a brief discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 608 establishing pay grades for classified employees of the City of Concordia be approved.

EMPLOYMENT AGREEMENT

CARL M. METZGER

City Attorney Retter presented to the Commission the amendments to the City Manager's Employment Agreement which had been discussed in prior sessions and agreed to. After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission to grant authority to the Mayor to execute such agreement with City Manager Carl Metzger.

COST OF LIVING INCREASE IN SALARIES FOR NON-CLASSIFIED EMPLOYEES

APPROVED

The City Manager presented to the Commission his plan to adjust department head salaries by the same percentage increase that all classified employees are to receive. After discussion, motion was made by Commissioner Dunshie, seconded by Commissioner Naylor and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the 9% increase for non-classified employees for the year 1981.

1981 CITY LICENSE RENEWALS

APPROVED

The City Manager presented the following list of 1981 City Licenses to the Commission for their consideration and approval.

<u>Business</u>	<u>Amount Paid</u>
<u>CLASS B BEER</u>	
Carol Bumgardner dba Carol's Place, 1st & Lincoln	\$ 150.00
Lorrie Fraser dba Windy's Lounge, 117 E. 6th	150.00
The Concordia Country Club, 600 W. 13th	150.00
Loyal Order of Moose, 115 W. 5th	150.00
Gerald Danielson, The Hillcrest Lanes, 1909 Lincoln	150.00
Clyde Lewis, The Smoker, 109 W. 6th	150.00
B.P.O. Elks Club #586, 6th & State	150.00
V.F.W. Club Post #588, 105 W. 7th	150.00
American Legion Post #76, 506 Washington (carry out)	150.00
Viola Davidson, Vie's Broadway Lounge, 418 Broadway	150.00
Milton Chilcott & Marietta Williams dba Milt's Recreation, 115 E. 6th	150.00

1981 CITY LICENSE RENEWALS (CONT)

<u>Business</u>	<u>Amount Paid</u>
<u>CLASS A BEER</u>	
Max Minard dba 3M IGA, 307 W. 6th	\$ 50.00
Boogaart Supermarket, Alco Plaza, 1301 E. 6th	50.00
Boogaart of Concordia, Inc., 7th & Washington	50.00
Sharon Maley dba Maley's IGA, 101 W. 6th	50.00
Evert Oil Co. dba Discount Gas, 8th & Lincoln	50.00
Musket Corp., 11018 Quail Creek Road, Oklahoma City, Ok. 73156	50.00

<u>PLUMBERS/GAS INSPECTORS</u>	
Bill Derowitsch dba Derowitsch, P.O. 486, Belleville, Ks. 66935	15.00
Eldon Budreau, RR2, Concordia, Ks., Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Robert Dykes, Coop Service, 5th & Broadway, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Isadore Bombardier dba Izzy's Plumbing & Heating, 610 E. 7th, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Culbertson Electric, 106 W. 6th - Gas Inspector	15.00
Don McDaniel, McDonald Plumbing & Heating, 910 Mound, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Ivan Clark, Clark Plumbing & Heating, 120 W. 6th, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Francis Demanette, Demanette Appliance, 918 E. 10th, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
K.E. Whitney, Whitney Plumbing & Heating, 128 E. 6th, Gas Inspector 15.00/Sewer Plumber-15.00	30.00
Jerrold Olssen, Jerry's Electric, 103 E. 6th, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Roy Hoffer, AAA Plumbing & Heating, 426 E. 8th, (Bonds - John Trude) Gas Inspector-15.00/Sewer Plumber-15.00	30.00
James Huff, Jewell Plumbing & Heating, 1405 Lincoln, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Ardell Reutzel, Reutzel Service, 1223 Broadway, Gas Inspector-15.00/Sewer Plumber-15.00	30.00
Vernon Nelson, Swede's Appliance & TV, 106 E. 6th, Gas Inspector-15.00/Sewer Plumber-15.00	30.00

PHOTOGRAPHERS

Robert B. Pfuetze, Pfuetze-Bergman Studio, 516 Washington	20.00
Shugart Studios, Box 580, Levelland, Tx 79336	20.00
James Bell, 1916 Lincoln	20.00
Olin Mills Photography, 323 Mt. Vernon Avenue, Springfield, Ohio	20.00
Wayne Switzer dba Switzer Studio, 8th & Cedar	20.00
Kinderfoto International, Inc., Box 7161, Charlotte, N.C. 28217 (Penneys)	20.00
Photo Corp. of America (Phone 888-8845) Mark Speer, Fred Moud or Sandi (T G & Y), Mid Co Photo Service, Box 2673, Wichita, Ks 67201	20.00

MISCELLANEOUS

Lloyd Koerber dba Skateland Skating Rink, Clyde, Ks. 66938	40.00
Martin Molter dba M & N Iron & Metal, 407 Cedar, Junk Yard	20.00
Allen Huff, H & H Taxi, 5 5 Matthew, Taxi Cab Co.(ins. Cert.)	50.00
Lagasse Auctioneer Service, 425 E. 11th, (\$5.00 per year per person: Rollie Lagasse, Larry Lagasse, Bob Thummel)	45.00
Duane C. Donovan, Rt. 1, Bloomington, NE 68929, Engage in business of crop spraying, dusting & seeding (aviation)	25.00
David B. Jones, 721 Lincoln, Clyde, Ks. 66938, engage in business of aircraft inspection (aviation)	25.00

AMUSEMENT MACHINES

Milton Chilcott & Marjetta Williams dba Milt's Recreation, 3 pool tables @ 12.00 each	36.00
American Legion Post #76, 506 Washington, 1 Music	20.00
VFW Club Post 588, 105 W. 7th, 1 Music @20.00, 1 pool table @ 12.00	32.00
Clyde Lewis Lewis dba The Smoker, 109 W. 6th, 5 pool tables @ 12.00 each	60.00
Central Music Co., 1419 Lewis, Salina, 1 Music @20.00, 2 amusements @ 25.00, 2 pool tables @ 12.00 located at Windy's	94.00

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD DECEMBER 30, 1980

<u>City Licenses</u>	
<u>Amusement Machines Cont.</u>	
	<u>Amount Paid</u>
Viola Davidson dba Vie's Broadway Lounge, 418 Broadway, 1 music @ 20.00, 1 amusement @ 25.00, 4 pool tables @ 12.00 each	\$ 93.00
Leo Householter dba West Side Inn, 232 W. 6th, 1 amusement	25.00
Pizzaco of McPherson, (Pizza Hut) Box 1164, McPherson, Ks. 67460, 1 Music	20.00
L. W. Davis dba Lester's Sweet Shop, 210 W. 6th, 2 amusements @ 25.00	50.00
Eldon Wisdom, Milt's Recreation dba Concordia Music Co., 651 E. 16th, 4 amusements @ 25.00, 1 Music @ 20.00	120.00
Eldon Wisdom, (Firebird Lounge) dba Concordia Music Co., N. 81 Highway, 1 Music	20.00
Eldon Wisdom, (Boll's Burger 'n Bones) dba Concordia Music Co., 1707 Lincoln, 1 Music	20.00
Eldon Wisdom, (The Rendevouz) dba Concordia Music Co., 1909 Lincoln, 1 Music	20.00
Eldon Wisdom, (TG&Y) dba Concordia Music Co., 1 amusement	25.00
Gerald Danielson, Hillcrest Lanes, 1909 Lincoln, 12 alley bowling @ 15.00/alley, 4 pool tables @ 12.00 /table	228.00
Theo. Tiller dba Ted's Music Co., 1103 27th St., Belleville, Ks 66935 1 Music at BPO Elks Club #586 @ 6th & State	20.00
Theo. Tiller dba Ted's Music Co., 1103 27th St., Belleville, Ks. 66935 8 amusement @ 25.00, 1 music @ 20.00 at Hillcrest Lanes, 1909 Linc.	220.00
Central Music Co., 1419 Lewis, Salina, Ks. 67401, 1 Music @20.00 2 amusements @25.00 at Moose Club	70.00
Eldon Wisdom dba Concordia Music Co., 651 E. 16th, 1 music @ 20.00 2 pool tables @12.00, 3 amusements @25.00 at Carol's Place	119.00
Kirk Lowell dba Gizzmos of Concordia, Inc., 505 Washington, 2 pool tables @ 12.00, 1 Foosball @ 12.00, 9 amusements @25.00, 1 music @ 20.00	281.00
David Hughes dba Mom & Pop's #2, 1315 Lincoln, 2 pool tables @12.00 3 amusements @ 25.00 and 1 music @ 20.00	119.00
Boogaarts of Concordia, Inc., 7th & Washington, 1 penny ride	3.00
Boogaart Supermarket, Alco Plaza, 103 E. 6th, 1 penny ride	3.00
Eldon Wisdom dba Concordia Music Co., 651 E. 16th, 1 music at Taco Grande	20.00
Eldon Wisdom dba Concordia Music Co., 651 E. 16th, 1 amusement at American Legion Post #76	25.00
Eldon Wisdom dba Concordia Music Co., 651 E. 16th, 4 amusements @ 25.00 1 music @ 20.00 at Cloud County Community College	120.00

After a brief discussion, a motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission that the above described 1981 City Licenses be approved.

WATER TEST HOLE DRILLING AGREEMENT

BID AWARD

The City Manager reported to the City Commission that he had contacted Cox-Beswick Well Drilling Contractors from Clifton and the Layne-Western Company of Wichita for bids or cost estimates on drilling some test holes for the City to determine the quality and quantity of water. He reported also that he felt that the Western Power Company's existing well needed to be tested again.

The Cox-Beswick Company submitted a bid for \$5.00 per foot but were vague about any other services they would provide.

The Layne-Western Company will drill test holes for \$2.50 per foot which equates to about \$750.00 per each test hole and they will provide reports on mineral content, quality and quantity of each hole tested.

After much discussion, motion was made by Commissioner Doyen, seconded by Commissioner Dunshie and duly carried by the affirmative vote of the entire members-elect of the Commission to approve a contract between the City of Concordia and Layne-Western Company of Wichita to perform the test hole drilling.

PUBLIC HEARING
PARKING METERS

DATE SET

The City Manager related to the Commission that the parking meter problems had not been resolved and that a public hearing date needed to be set to discuss the matter further. January 12, 1981, at 7:30 p.m. is the date for the public hearing. The City Manager stated that he would meet with the Retail Committee prior to the hearing date and would try to get with the