

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON JANUARY 4, 1984

The Commission met in regular session at 4:00 o'clock p.m. on January 4, 1984, in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire and Dallas Nading from The Kansan.

Minutes of the December 28, 1983, meeting were approved as written.

CITY MANAGER REPORT

SNOW REMOVAL


City Manager Metzger reported to the Commission the approximate costs incurred by the City for snow removal since we have had 3 major snowstorms since Thanksgiving. The total costs to date are approximately \$9,800.00, which includes the cost of sand and salt used to increase traction and thaw the snow. He explained that Concordia has not had a December as cold as the one we experienced in 1983 for 100 years. He advised the Commission that the City has ordered two additional snow plows which will be mounted on dump trucks. With the addition of these snow plows, the snow removal process should be speeded up. The new plows are to arrive in the latter part of January. Normal heavy snowfall in Concordia usually occurs in January and February.

STUDY SESSION

DATE SET

The City Commission established January 11, 1984, at 11:00 a.m., as the next study session.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to adjourn the meeting.


Verna Scott
City Clerk

VS:dp

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON JANUARY 18, 1984

The Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Girard presided with Commissioner Smith present. Absent: Commissioner Hattan.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Gail Engle and Jim Perry from Cablecom-General, Inc.

Minutes of the January 4, 1984, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 1APPROVED

Appropriation Ordinance No. 1 was approved according to law.

ORDINANCE NO. 2366 (CHANGE IN REZONING CLASSIFICATION - 1219 LINCOLN AMENDING ZONING ORDINANCE NO. 1829)APPROVED

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 AMENDMENTS; AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND RE-INCORPORATING 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": Girard and Smith. "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. 2366.

AMENDMENTS TO ZONING ORDINANCE RECOMMENDED BY PLANNING COMMISSIONAPPROVED

Michael Peterson, Administrative Assistant, was present at the meeting to discuss recommendation submitted by the Planning Commission for changes to be made in the Zoning Ordinance of the City of Concordia. The amendments recommended are as follows:

1. Amendment to Article III - Rules and Definitions

18. DAY NURSERY: FROM:

An establishment, other than a public or parochial school, which provides day care and education for four or more unrelated children aged five years and under.

TO:

An establishment, other than a public or parochial school, which provides day care and education for seven (7) or more unrelated children aged five years and under.

2. Amendment to Article III - Rules and Definitions

34. HOME OCCUPATION: FROM:

An occupation or activity carried on in the principal building which meets all the following conditions:

- (a) The occupation is carried on by a member or members of the immediate family residing on the premises.
- (b) The occupation is customarily incidental to the use of the premises as a dwelling place.
- (c) Not more than one nonilluminated nameplate is used. The nameplate shall be attached to the building and shall not exceed one square foot in area.
- (d) The occupation does not occupy more than 25 percent of the floor area of one floor of the principal building.
- (e) No display will indicate from the exterior of the building that the premises are being used in part for any purpose other than a dwelling.
- (f) There is no commodity displayed or stored on the premises except that which is prepared on the premises.
- (g) No mechanical equipment is used except of a type that is normally used for purely domestic or household purposes.
- (h) The use or occupation is one of the following:
 - (1) Office for the emergency consultation and treatment but not the general practice of a physician, surgeon, dentist, lawyer, clergyman and other recognized professions.
 - (2) Dressmaking, sewing, millinery and similar occupations.
 - (3) The giving of voice, piano or other musical instrument lessons limited to one pupil at a time.
- (i) A consent agreement is filed with the administrative official which has been signed by 75 percent of all the owners of land located within 200 feet of the boundaries of the property on which the home occupation is located. The consent by the building official to use a premise for a home occupation shall be personal

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON JANUARY 18, 1984 (Continued)

T0:

An occupation or activity carried on in the principal building which meets all the following conditions:

- (a) The occupation is carried on by a member or members of the immediate family residing on the premises.
- (b) The occupation is customarily incidental to the use of the premises as a dwelling place.
- (c) Not more than one nonilluminated nameplate is used. The nameplate shall be attached to the building and shall not exceed one square foot in area.
- (d) The occupation does not occupy more than 25 percent of the floor area of one floor of the principal building.
- (e) No display will indicate from the exterior of the building that the premises are being used in part for any purpose other than a dwelling.
- (f) There is no commodity displayed or stored on the premises except that which is prepared on the premises.
- (g) No mechanical equipment is used except of a type that is normally used for purely domestic or household purposes.
- (h) A consent agreement is filed with the administrative official which has been signed by 75 percent of all the owners of land located within 200 feet of the boundaries of the property on which the home occupation is located. The consent by the building official to use a premise for a home occupation shall be personal to the applicant thereof and shall not be assignable.

3. Amendment to Article III - Rules and Definitions

55. MOBILE HOME: FROM:

A mobile home shall include any complete structure used for living, sleeping, business or storage purposes; having no foundation other than wheels, blocks, skids, jacks, horses, or skirting; and which has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term 'mobile home' shall include trailer home, camp car and house car. This definition shall not apply to any vehicle lawfully operated upon fixed rails. The term 'mobile home' shall include two or more separately towed units which are bolted or otherwise fastened together to form a complete living unit. Other mobile home terms are as follows: etc. (a through h).

T0:

A mobile home shall include any complete structure used for living, sleeping, business or storage purposes; having no foundation other than wheels, blocks, skids, jacks, horses, or skirting; and which has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term 'mobile home' shall include trailer home, camp car and house car. This would also include any structure certified as a mobile home, (of any class), by the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development (504-10) no matter what type of foundation is used. This definition shall not apply to any vehicle lawfully operated upon fixed rails. The term 'mobile home' shall include two or more separately towed units which are bolted or otherwise fastened together to form a complete living unit. Other mobile home terms are as follows: etc. (a thru h).

4. Amendment to Article IV - "R-1" Single-Family Dwelling District

SECTION 3. USE REGULATIONS #10 FROM:

The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals:

- (a) Utility Company offices.
- (b) Two-family dwellings, provided that a tract of land on which there is erected a two-family dwelling shall contain an area of not less than 7,500 square feet per family.

T0:

The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals:

- (a) Utility Company offices.
- (b) Two-family dwellings, provided that a tract of land on which there is erected a two-family dwelling shall contain an area of not less than 7,500 square feet per family.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 18, 1984 (Continued)

6. Amendment to C-P Zone Sign Regulations
Article XI, Section 10

THE ADDITION OF:

8. Sign regulations for individual business buildings in the C-P Zone.
- To be considered an individual business building, the structure must be a totally independent business structure sharing no common walls with other buildings, and has paving between it and all other structures.
 - If the structure meets these requirements, it would be allowed to erect signs according to the Sign Regulations for C-S Highway Service District, (See Article XVIII; Section 2.; 2, Page 61)."

The City Commission then directed the City Attorney to draw up the ordinances needed to reflect the changes as recommended by the Planning Commission.

The Commission concurred with the action of the Planning Commission to disapprove an amendment regarding a change in lot coverage in the R-1 Zone.

QUARTERLY INVESTMENT REPORTS

PLACED ON FILE

Ordinance No. 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, 1983, to December 31, 1983:

<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	Cem. End.	9-30-83	12.00	1,698.74	30 Months
17,915.50	Cem. End	10-01-83	12.00	1,694.13	30 Months
Varies	Wt. Dept.	9-30-83	8.00	83.21	90 Days
350,000.00	Misc.; W/S	10-14-83	8.50	2,852.74	35 Days
200,000.00	Misc.; W/S	10-21-83	8.50	1,630.14	35 Days
300,000.00	Misc.; W/S	10-28-83	8.60	2,473.97	35 Days
Varies	Misc.	10-31-83	Varies	882.02	31 Days
75,000.00	Misc.	11-14-83	8.10	282.95	17 Days
200,000.00	Misc.; W/S	11-18-83	8.55	1,639.73	35 Days
225,000.00	Misc.	11-28-83	8.55	2,002.81	38 Days
200,000.00	Misc.; W/S	11-28-83	8.55	1,780.27	38 Days
Varies	Misc.	11-30-83	Varies	612.70	30 Days
300,000.00	Misc.; W/S	12-09-83	8.51	2,937.70	42 Days
150,000.00	Misc.; W/S	12-23-83	8.15	1,004.80	30 Days
400,000.00	Misc.; W/S	12-28-83	8.70	2,860.27	30 Days
Varies	Misc.	12-31-83	Varies	798.58	31 Days
TOTAL INTEREST RECEIVED - FOURTH QUARTER				25,234.76	
TOTAL INTEREST RECEIVED - THIRD QUARTER				21,939.92	
TOTAL INTEREST RECEIVED - SECOND QUARTER				19,190.09	
TOTAL INTEREST RECEIVED - FIRST QUARTER				16,521.23	
TOTAL INTEREST RECEIVED				\$82,886.00	

Total Interest received in 1982 was \$69,682.05. The Total Interest received in 1983 was \$82,886.00 which is an increase of \$13,203.95, or 16%.

Respectfully submitted,

/s/ Carl M. Metzger
City Manager

CMM:VS:dp

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON JANUARY 18, 1984 (Continued)

INVESTMENT OF IDLE FUNDS
QUARTERLY REPORT
FOURTH QUARTER
December 31, 1983

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>
CERTIFICATES OF DEPOSIT:					
\$300,000.00	Misc.; W/S	01-09-84	8.75	Cloud Cty B & T	31 Days
100,000.00	Misc.; W/S	01-23-84	8.65	Cloud Cty B & T	31 Days
100,000.00	Misc.	01-23-84	8.65	1st Bank & T	31 Days
300,000.00	Misc.; W/S	02-03-84	8.65	Cloud Cty B & T	37 Days
35,831.00	Cem. Endow.	04-06-86	10.50	Cloud Cty B & T	30 Months
<u>32,811.88</u>	Sm. Animal Tr.	03-20-84	9.532	Cloud Cty B & T	182 Days
\$868,642.88					
PURCHASE AGREEMENTS:					
\$300,000.00	Misc.	01-31-84	Varies	Cloud Cty B & T	Day-to-Day
PASSBOOK:					
\$ 6,566.07	Wt. Deposit	03-30-84	8.0	Cloud Cty B & T	Passbook
<u>\$1,175,208.95</u>					

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/ Verna Scott
City Clerk

/s/ Rebecca Leon
City Treasurer

VS:dp

RESOLUTION NO. 705 (CABLE TELEVISION SERVICE)

APPROVED

The City Attorney presented to the City Commission a resolution allowing Cablecom-General to charge \$9.20 per month for residential customers from July 1, 1983, until now. This \$9.20 per month charge had previously been authorized by Resolution No. 647 contingent upon improvements made by the cable television service and Mr. Jim Perry was present at the meeting to assure the Commission that all the improvements that had been agreed upon between the City Commission and the cable service have been completed and that the \$9.20 per month charge should be continued.

RESOLUTION NO. 706 MAXIMUM RATES FOR CABLE SERVICE

APPROVED

The City Attorney presented to the Commission a resolution establishing increased maximum charges allowed for basic cable service affecting residential service only. The cable company had originally requested an increase of \$1.50 per month per residential customer which would make a monthly residential service charge \$10.70, however, the Commission disallowed this fee and authorized an additional \$.50 to be charged to each residential customer. Following a lengthy discussion, the Commission approved the recommended increase as follows:

Service
Residential, Monthly

Charge
\$9.70

Motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of two-thirds of the members-elect of the Commission that Resolution No. 706 establishing new maximum rates for closed circuit (cable) electronic services within the City, be approved.

DE-REGULATION OF CABLE TELEVISION SERVICE

TABLED

Mr. Jim Perry and Gail Engle of Cablecom-General were present to request the Commission de-regulate all cable hook-ups except residential and apartments. Following a short discussion

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON JANUARY 18, 1984 (Continued)PETITION FOR DE-ANNEXATIONAUTHORIZED

The City Attorney requested the City Commission to authorize him to submit a petition to the Board of County Commissioners for de-annexing a portion of Highway 81 in accordance with Ordinance No. 2358, passed by the Commission on December 7, 1983.

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by two-thirds of the members-elect of the Commission to authorize the Mayor and City Clerk to sign the petition and directed the City Attorney to submit said petition before the Board of County Commissioners.

BID AWARD - STREET DEPARTMENT TWO-TON DUMP TRUCKKLING MOTORS

The City Manager presented to the Commission bids received on January 16, 1984, for a 1984 two-ton dump truck for the Street Department. Bids received are as follows:

<u>Vehicle Description</u>	<u>Babe Houser Motors</u>	<u>Kling Motors</u>
1984 2-Ton Dump truck Cab and Chassis	1984 Chev C-70 2-Ton Truck	1984 Ford F-700 2-Ton Truck
List	\$19,270.00	\$15,938.25
Less 1968 1½-Ton Ford	<u>2,000.00</u>	<u>2,250.00</u>
Difference	\$17,270.00	\$13,688.25

After reviewing the bids received, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by two-thirds of the entire members-elect of the Commission to accept the apparent low bid of Kling Motors for the Two-Ton Dump Truck for the Street Department.

ADJOURNMENT

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to adjourn the meeting until 11:00 o'clock a.m. on January 25, 1984.



Verna Scott
City Clerk

VS:dp

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JANUARY 25, 1984

The City Commission met in adjourned session on January 25, 1984 at 11:00 o'clock a.m. in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Smith present. Absent: Commissioner Hattan:

Other officers present: City Manager Metzger, Administrative Assistant Peterson, Director of Utilities Wheaton, City Engineer Johnson, Fire Chief Schlup and Police Chief Rohr.

Visitors present: Brad Lowell from the Blade-Empire, Dallas Nading from The Kansan, Gail Engle from Cablecom-General, Inc., County Commissioner Mark Morgan, County Commissioner Lowell Thoman, Sheriff Fred Modlin and Mr. and Mrs. Eldon Budreau.

Minutes of the January 18, 1984 meeting were approved as written.

PUBLIC HEARING - AMENDMENT TO ZONING ORDINANCE RECOMMENDED BY
PLANNING COMMISSION

APPROVED

The City Manager stated that at this time a hearing before the governing body is convened as prescribed by Ordinance No. 1829 to consider a recommendation from the Concordia Planning Commission rezoning the West one-half W $\frac{1}{2}$ of Lot 9 and all of Lots 10, 11 and 12 in Block 137 from R-1 to C-1. The applicant seeking the rezoning is the Gita Corporation, Midtown Motel Company Managers (d/b/a) The Baron's Motel. The property is located at 212 East 6th Street.

The City Commission then directed the city attorney to draw up the ordinance needed to reflect the change as recommended by the Planning Commission.

1983 OPERATION AND MAINTENANCE ASSURANCE AGREEMENT

EXECUTED

The City Manager presented to the Commission an Operation and Maintenance Assurance Agreement covering swimming pool improvements made in the City Park with federal funds. The statement reaffirms the commitment to maintain this facility and it needs to be signed by the mayor and returned to the Kansas State Parks Authority. The Mayor was authorized by the Commission to sign the assurance agreement.

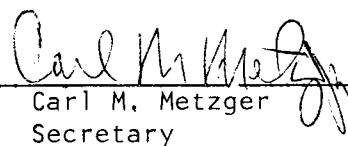
AUTHORIZATION TO REQUEST RADIO EQUIPMENT BIDS

APPROVED

The City Commission discussed the need to purchase new radio equipment for public safety departments in the City and in the County with the County Commissioners in attendance along with the sheriff, the chief of police and the fire chief.

Following this discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of a majority of the members-elect of the Commission that specifications for new public safety department radio equipment be prepared and sent to radio equipment vendors. Bids will be received on February 22, 1984 at 2:00 o'clock p.m. and awarded at a joint meeting of the City and County Commissioners on February 27, 1984 at 10:00 o'clock a.m.

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



Carl M. Metzger
Secretary

(Seal)

CMM:vs

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 1, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from the Kansan, Jim Perry and Gail Engle from Cablecom-General, Inc.

Minutes of the January 25, 1984, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 2-2A

APPROVED

Appropriation Ordinance No. 2-2A was approved according to law.

ORDINANCE NO. 2367 (AMENDING ZONING ORDINANCE - DAY NURSERIES)

APPROVED

An ordinance entitled "AN ORDINANCE amending the Zoning ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, WITH RESPECT TO RULES AND DEFINITIONS RELATING TO DAY NURSERIES; REPEALING EXISTING SUBSECTION 18 of ARTICLE III, SECTION 2 OF THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS; AND AMENDING SAID ZONING ORDINANCE BY ADDING A SUBSECTION, TO BE NUMBERED 18, TO ARTICLE III, SECTION 2," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. 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 Ordinance No. 2367.

ORDINANCE NO. 2368 (AMENDING ZONING ORDINANCE - HOME OCCUPATIONS)

APPROVED

An ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, BEING ORDINANCE NO. 1829, AS AMENDED, WITH RESPECT TO THE FOLLOWING: RULES AND DEFINITIONS CONCERNING HOME OCCUPATIONS AND REPEALING EXISTING SUBSECTION 34 OF SECTION 2 OF ARTICLE III OF SAID ZONING ORDINANCE; AND AMENDING THE ZONING ORDINANCE BY ADDING A NEW SUBSECTION 34 OF SECTION 2 TO ARTICLE III THEREOF," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. 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 Ordinance No. 2368.

ORDINANCE NO. 2369 (AMENDING ZONING ORDINANCE - MOBILE HOME)

APPROVED

An ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, BEING ORDINANCE NO. 1829, AS AMENDED, WITH RESPECT TO THE FOLLOWING: DEFINITION OF MOBILE HOME AND REPEALING EXISTING SUBSECTION 55 OF SECTION 2 OF ARTICLE III OF SAID ZONING ORDINANCE; AND AMENDING THE ZONING ORDINANCE BY ADDING A NEW SUBSECTION 55 OF SECTION 2 TO ARTICLE III THEREOF," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. 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 Ordinance No. 2369.

ORDINANCE NO. 2370 (AMENDING ZONING ORDINANCE - USE REGULATIONS)

APPROVED

An ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, BEING ORDINANCE NO. 1829, AS AMENDED, WITH RESPECT TO THE FOLLOWING: USE REGULATIONS IN R-1, SINGLE-FAMILY DWELLING DISTRICT AND REPEALING EXISTING SUBSECTION 10 TO SECTION 3 OF ARTICLE VI OF SAID ZONING ORDINANCE; AND AMENDING THE ZONING ORDINANCE BY ADDING A NEW SUBSECTION 10 TO SECTION 3 OF ARTICLE VI THEREOF," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. 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 Ordinance No. 2370.

ORDINANCE NO. 2371 (AMENDING ZONING ORDINANCE - ZONING MAP CHANGE)

APPROVED

An ordinance entitled "AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS 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 AMENDMENTS; AMENDING SECTION 2 OF ARTICLE VI OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND RE-INCORPORATING 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": Girard, Hattan and Smith. 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 Ordinance No. 2371.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 1, 1984

ORDINANCE NO. 2372 (AMENDING ZONING ORDINANCE - SIGN REGULATIONS) APPROVED

An ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, BEING ORDINANCE NO. 1829, AS AMENDED, WITH RESPECT TO THE FOLLOWING: SIGN REGULATIONS IN C-P ZONES AND AMENDING THE ZONING ORDINANCE BY ADDING A NEW SECTION 8 TO ARTICLE XI THEREOF," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. 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 Ordinance No. 2372.

RESOLUTION NO. 707 (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. This resolution allows consolidation of certain classifications of service and deregulates the charges for certain services formerly considered separately for purposes of setting rates. Mr. Jim Perry from the Abilene office and Mr. Gail Engle from the Concordia office were present at the meeting to urge passage of the resolution. Following a lengthy discussion, the Commission approved the changes and increases as follows:

<u>Service</u>	<u>Concolidation</u>	<u>Charge</u>
1. Residential Monthly		\$9.70, per Resolution No. 706.
2. Apartments, Monthly		
a. 1 to 3 Apartments	Consolidated with monthly residential charge, #1 above	\$9.70
b. 4 or more Apartments	Consolidated with monthly residential charge, #1 above	\$9.70
3. Mobile Homes	Consolidated with monthly residential charge, #1 above	\$9.70
4. Additional Outlets:		
a. Installation		Deregulated
b. Monthly		\$1.50
5. Reconnect		Deregulated
6. Move		Deregulated
7. Relocate		Deregulated
8. Installation		Deregulated
9. Commercial, Monthly		
a. Resthomes		\$2.50
b. Motels		\$3.00
c. Hospital Lobby		-0-
d. Hospital rooms, bulk rate		\$60.00
e. Schools		-0-
f. City Hall		-0-

Motion was made by Commissioner Smith, seconded by Commissioner Hattan and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 707 establishing new maximum rates and consolidating and deregulating some rates of closed circuit (cable) electronic services within the City, be approved.

RESOLUTION NO. 708 (ENTERPRISE ZONE ESTABLISHED) APPROVED

The City Manager presented to the Commission a resolution authorizing the establishment of enterprise zones located within the City of Concordia according to the Enterprise Zone Act of 1982. The purpose of the enterprise zone is to expand and renew the local economy and provide incentives for businesses and industries to develop new jobs and sources of income.

The City Manager also explained that the law provides property and sales tax incentives and

- a) An investment of at least \$1,000,000 or if less, an investment totaling 100% of the investment in the facility before the expansion.
- b) An average of two or more employees above the average number of employees they had for the three years preceding.

Revitalization tax incentives provided by the law are:

- a) Authority for cities to exercise tax increment financing powers in enterprise zones. Tax increment financing uses the difference between taxes paid on value of property before and after improvements to pay for the bonds used to redevelop the property.
- b) Provides a yearly job creation tax credit of \$350 for each new employee if the employee is a resident of Kansas and does not reside in the enterprise zone. The credit is good for 10 years.
- c) Authorizes an investment tax credit of \$350 for each \$100,000 in new business facility investments.
- d) Refund of all sales tax paid on property or services purchased to build or expand business facilities in the zone.

Business must file for the tax credits using Form K-34 when they file corporate or individual state income tax returns.

Following a lengthy discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 708 authorizing the establishment of an enterprise zone located within the City of Concordia according to the Enterprise Zone Act of 1982 be approved.

RESOLUTION NO. 709 (ADDENDUM TO RESOLUTION NO. 660)

WATER FREEZE-UP POLICY EXTENDED

The City Manager explained to the Commission that an extension of the freeze-up policy established by Resolution No. 704 on December 28, 1983, was needed in order to meet the needs of customers with frozen water lines or estimations of water customers accounts for the month of January. The same guidelines will apply as set out in Resolution No. 704.

This resolution shall cover the time period of January 24, 1984, until February 24, 1984, and if the weather continues to be unusually cold, the time period may be extended an additional 30 days.

Following a lengthy discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 709.

SEWER RATES FOR 1984

DISCUSSED

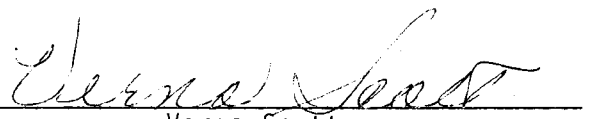
The City Manager and Commission discussed the sewer rates for 1984 briefly. Currently, sewer rates are established on the first two months of water consumption for each calendar year with the new rate applied to the billing in April and remaining the same for the following twelve months. Due to the many freeze-ups and estimation of this winter's water consumptions, the first two months of 1984 would not show an accurate usage. He advised that city staff are looking into alternate methods of establishing sewer rates which would be fair to most all customers.

STUDY SESSION

DATE SET

The Commission set the date of February 8, 1984, at 11:00 o'clock a.m. as the next Study Session date.

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


Verna Scott
City Clerk

170

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 15, 1984

The City Commission met in regular session at 4:00 o'clock p.m. on February 15, 1984, in the City Commission Room in the City Hall. Commissioners Hattan and Smith were present. Absent: Commissioner Girard.

Other officers present: City Clerk Scott and Director of Utilities Wheaton.

Visitors present: Brad Lowell from The Blade-Empire and Dallas Nading from The Kansan.

Minutes of the February 1, 1984, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 3

APPROVED

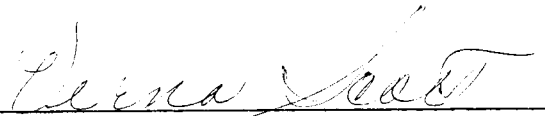
Appropriation Ordinance No. 3 was approved according to law.

STUDY SESSION

DATE SET

Study Session date was set for February 22, 1984, at 11:00 o'clock a.m.

There being no further business, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried to adjourn the meeting.



Verna Scott, City Clerk

(SEAL)

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD ON FEBRUARY 24, 1984

The City Commission met in special session at 9:00 o'clock a.m. on the 24th day of February, 1984, in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present.

Absent: None.

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

Visitors present: Earl Loganbill, Elaine Loganbill, Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan and Jon Brake from The Clyde Republican.

Mayor Girard 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 CITY 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 : February 24, 1984

Time : 9:00 a.m.

The object of said meeting will be as follows:

1. To discuss the distribution of The Republican Valley Shopper with Mr. Earl Loganbill.

Dated this 22nd day of February 1984.

/s/ Ernest A. Girard
Mayor

/s/ Gregory L. Hattan
Commissioner

/s/ William Smith
Commissioner

NOTICE OF SPECIAL CITY COMMISSION MEETING
CITY OF CONCORDIA, KANSAS

Ernest A. Girard,
TO Gregory Hattan and William Smith, CITY COMMISSIONERS:

You are hereby notified that there will be a special meeting of the Board of Commissioners at 9:00 o'clock a.m. on the 24th day of February, 1984, at the City Commission Room, City Hall, Concordia, Kansas, the object of said meeting to be as follows:

1. To discuss the distribution of the Republican Valley Shopper with Mr. Earl Loganbill.

/s/ Verna Scott
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 Commissioner Ernest A. Girard, Commissioner Gregory L. Hattan, and Commissioner William B. Smith, or to leave said notice at the usual place of residence of said Commissioners before 5:00 o'clock p.m. on the 23rd day of February, 1984, and to make a return in writing of said service, showing the manner of such service.

(SEAL)

/s/ Verna Scott
City Clerk"

REPUBLICAN VALLEY SHOPPER DISTRIBUTION

DISCUSSED

MINUTES OF THE SPECIAL CITY COMMISSION MEETING HELD ON FEBRUARY 24, 1984

Mr. Retter then directed Mr. Loganbill to explain the nature of "The Shopper", the content of The Shopper and the method of delivery.

Mr. Loganbill explained that his paper was a free commercial paper, dealing mostly with classified ads, auction notices and the like and felt that restricting his distribution of his paper was a violation of the first amendment.

City Attorney Retter told Loganbill that he had reviewed the letter from Thomas Conroy, Attorney for Loganbill, and concluded that there were protections under the first amendment for commercial publications, but that the City also had the right to regulate them as long as the regulations were fair and reasonable.

Commissioner Greg Hattan explained to Mr. Loganbill that the current City Ordinance had been in effect since 1951 and as far as he knew, the Ordinance had always been enforced uniformly.

Following a lengthy discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to maintain the current enforcement of Section 15-9 of the Concordia Code which prohibits the distribution of any circulars, advertisements, dodgers or notices of any kind by throwing them in any street, alley or other public place or by leaving or throwing them in any yard, lawn or porch; provided, they may be distributed by delivering them to persons.

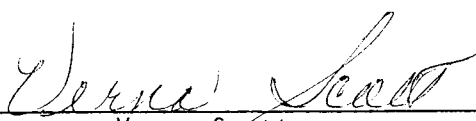
JON BRAKE - VISITOR

DISCUSSION

Jon Brake, publisher of The Clyde Republican asked the Commission if they considered the distribution of free samples of newspapers to be a violation of this ordinance. Commissioner Smith explained that a Salina Journal carrier had come to his door and asked him if he would like to receive a 5-day free delivery of "The Journal." Commissioner Smith responded that "At that time I had the opportunity to say that I did not want to receive the publication."

Mr. Brake then asked City Attorney Retter for his opinion on the distribution of newspapers and Mr. Retter replied that the purpose of this meeting was to deal with the distribution of the Republican Valley Shopper and that before he could give complete answer to Mr. Brake, he would have to research the question.

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



Verna Scott
City Clerk

(SEAL)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 7, 1984

The City Commission met in regular session at 4:00 o'clock p.m. on March 7, 1984, in the City Commission Room in the City Hall. Commissioners Girard and Smith were present. Absent: Commissioner Hattan.

Other officers present: City Manager Metzger, City Attorney Retter, Administrative Assistant Peterson, Fire Chief Schlup, and Police Chief Rohr.

Visitors present: Brad Lowell from the Blade-Empire, Dallas Nading from the Kansan, Jon Brake from the Clyde Republican, County Commissioner Lowell Thoman, Sheriff Fred Modlin, County Attorney Charlie Laman, Ross Olson, Robert O'Connell, Gail Engle, Paul Boyer and Chris Black.

Minutes of the February 15 and February 24, 1984, meetings were approved as written.

PUBLIC HEARING-AMENDMENT TO ZONING ORDINANCE NO. 1829APPROVED

The City Manager stated that at this time a hearing before the Governing Body is convened as prescribed by Ordinance No. 1829 to consider a recommendation from the Concordia Planning Commission to amend sub-section 14 of Section 2 of Article III of Zoning Ordinance No. 1829, redefining Child Care. The amendment redefines Child Care as: Care which provides basic care and educational activities for 13 or more children, six weeks of age to sixteen years of age, for more than three hours and less than twenty-four hours per day, including daytime, evening, and nighttime care.

The City Commission approved the amendment proposed by the Concordia Planning Commission.

ORDINANCE NO. 2373 (AMENDING ZONING ORDINANCE-CHILD CARE)APPROVED

An ordinance entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, BEING ORDINANCE NO. 1829, AS AMENDED, WITH RESPECT TO THE FOLLOWING: DEFINITION OF CHILD CARE AND REPEALING EXISTING SUB-SECTION 14 OF SECTION 2 OF ARTICLE III OF SAID ZONING ORDINANCE: AND AMENDING THE ZONING ORDINANCE BY ADDING A NEW SUB-SECTION 14 OF SECTION 2 TO ARTICLE III THEREOF," was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea:" Girard and Smith. With a majority 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 Ordinance No. 2373.

PUBLIC HEARING-NUISANCE ABATEMENTRESCINDED

The City Manager stated that at this time, a 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 location: 113 Broadway.

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

The City Manager advised the Commission that City Staff had checked on the nuisance on the morning of March 7, 1984, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

Mr. Paul Boyer, owner of the property at 113 Broadway, appeared to show cause why a final order to abate the alleged nuisance should not be made. Following a short discussion it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of a majority of the members-elect of the Commission that the notice to remove and abate the alleged nuisance be rescinded.

RESOLUTION NO. 710 (LEON BISNETTE)NUISANCE ABATEMENT

The City Manager stated that at this time, a 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 location: 122 Broadway.

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

The City Manager advised the Commission that City Staff had checked on the nuisance on the morning of March 7, 1984, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 7, 1984 (cont'd)

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of a majority of the members-elect of the Commission that Resolution No. 710 be adopted.

APPROPRIATION ORDINANCES NO. 4-4AAPPROVED

Appropriation Ordinances No. 4-4A were approved according to law.

RADIO COMMUNICATIONS EQUIPMENT BIDSTABLED

The City Manager presented to the Commission bids received on February 22, 1984, for radio communications equipment. He advised the Commission that all bids received are guaranteed for ninety (90) days. He also advised the Commission about the availability of emergency funding through the Federal Emergency Management Agency. Under the program as much as fifty percent (50%) of the total cost of the radio communications equipment being considered for purchase could be eligible for direct reimbursement to the City and County. A meeting with a representative from the Adjutant General's office is scheduled for March 8, 1984, at 10:30 A.M., at the Concordia Law Enforcement Center, to discuss the grant program.

Following discussion of this new development, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the majority of the members-elect of the Commission to table consideration of the radio communication equipment bids until the next regular meeting on March 21, 1984, at 4:00 P.M.

AUTHORIZATION FOR CITY MANAGER TO SUBMIT APPLICATION FOR FEDERAL ASSISTANCEAPPROVED

The City Manager requested authority from the Commission to prepare an application for federal funding for radio communications equipment contingent upon City/County eligibility for grant funding.

Motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of a majority of the members-elect of the Commission to authorize the City Manager to submit an application for federal assistance for radio communications equipment.

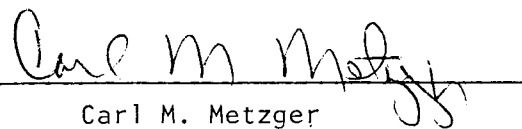
LICENSE APPLICATION-CEREAL MALT BEVERAGEDUANE SNYDER

The City Manager presented to the City Commission an application from Duane Snyder d/b/a The Office, located at 117 East 6th Street, for a cereal malt beverage license for consumption on the premises. The license application has been examined by the City Attorney and has met all legal requirements. Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of a majority of the members-elect of the Commission to approve the license application for Duane Snyder d/b/a The Office.

STUDY SESSIONDATE SET

The date of March 15, at 11:00 A.M., was set as the next Study Session date.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to adjourn.


 Carl M. Metzger
 Secretary

(Seal)

CMM:scb

The City Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Jon Brake from The Clyde Republican, Chris Black, Robert H. O'Connell, Don Courville, C. J. Widen, Michael Peterson, Dennis Rohr, Mark C. Morgan, Fred Modlin, Phil Schlup, Phil Nault, Lowell Thoman, Mr. and Mrs. Eldon Budreau and the following members of Group #32 Bluebirds: Leaders - Jan Bombardier and Betty Cyphers. Members: Stephanie Bombardier, Patty Bumgardner, Shayla Tatro, Shannon Costlery, Stacie Bombardier, Brooke Cyphers, Amanda Kearn, Angela Ramage and Valicia Charbonneau.

Minutes of the March 7, 1984 meeting were approved as written.

PROCLAMATION

CAMPFIRE WEEK

The members of Group #32 Bluebirds and their Leaders, Betty Cyphers and Jan Bombardier, were present to have the Mayor proclaim the week of March 17 through March 24, 1984 as Campfire Birthday Week. The Mayor signed the proclamation.

APPOINTMENT TO LIBRARY BOARD

MARJEAN BEMIS

The City Manager presented to the Commission a recommendation from the Chairman of the Library Board for Marjean Bemis to serve a four year term on that board to expire on April 30, 1988. After a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to approve the appointment of Marjean Bemis to serve a 4-year term on the Library Board to expire April 30, 1988.

PETITION ACCEPTED

ELDON BUDREAU

Mr. and Mrs. Eldon Budreau were present at the meeting to present to the Commission petitions for street, water and sanitary sewer improvements in Budreau Sub-Division. The Commission tabled any action on these improvements until their special meeting to be held on March 29, 1984 at 11:30 a.m.

APPROPRIATION ORDINANCE NO. 5

APPROVED

Appropriation Ordinance No. 5 was approved according to law.

ORDINANCE NO. 2374 (UNLAWFUL TO ATTEMPT TO COMMIT A CRIME)

PASSED

An ordinance entitled "AN ORDINANCE MAKING IT UNLAWFUL TO ATTEMPT TO COMMIT A CRIME" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. "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. 2374.

ORDINANCE NO. 2375 (VACATING PORTIONS OF WASHINGTON & 6TH STREETS)

PASSED

An ordinance entitled "AN ORDINANCE PURSUANT TO K.S.A. 14-423, VACATING CERTAIN PORTIONS OF SIXTH STREET AND WASHINGTON STREET, HEREINAFTER DESCRIBED, IN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Girard, Hattan and Smith. "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. 2375.

RESOLUTION NO. 711 (DANGEROUS STRUCTURE - 3RD & BROADWAY)

APPROVED

The City Manager presented to the Commission a statement in writing that the following structure is dangerous and should be removed:

A brick structure at the northwest corner of 3rd and Broadway located on property legally described as Lots 14, 15, 16, 17, and 18 in Block 179 in the City of Concordia, Cloud County, Kansas.

The City Manager stated that in accordance with K.S.A. 12-1750 et seq., and Ordinance No. 2157 of the City of Concordia, Kansas, a resolution must be passed setting a hearing date, and providing for an appearance before the Commission by owners, agents, lienholders of record,

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 21, 1984 (cont'd)

or occupants of any structure to show cause why such structure should not be condemned and ordered repaired or demolished.

After a brief discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 711 declaring the above named structure to be unsafe or dangerous, and setting May 16, 1984, at 4:00 o'clock p.m. in the City Commission Room, City Hall, Concordia, Kansas, as a hearing date, be approved.

RESOLUTION NO. 712 (DANGEROUS STRUCTURE - 324 E. 7TH)APPROVED

The City Manager presented to the Commission a statement in writing that the following structure is dangerous and should be removed:

A garage at 324 East 7th located on property legally described as Lots 6, 7, and the East 9 feet of Lot 8 in Block 123 in the City of Concordia, Cloud County, Kansas.

The City Manager stated that in accordance with K.S.A. 12-1750 et seq., and Ordinance No. 2157 of the City of Concordia, Kansas, a resolution must be passed setting a hearing date, and providing for an appearance before the Commission by owners, agents, lienholders of record, or occupants of any structure to show cause why such structure should not be condemned and ordered repaired or demolished.

After a brief discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 712 declaring the above named structure to be unsafe or dangerous, and setting May 16, 1984, at 4:00 o'clock p.m. in the City Commission Room, City Hall, Concordia, Kansas, as a hearing date, be approved.

RESOLUTION NO. 713 (DANGEROUS STRUCTURE - 331 W. 8TH)APPROVED

The City Manager presented to the Commission a statement in writing that the following structure is dangerous and should be removed:

A garage at 331 West 8th located on property legally described as Lot 23 and the West 1/2 of Lot 24, all in Block 128 in the City of Concordia, Cloud County, Kansas.

The City Manager stated that in accordance with K.S.A. 12-1750 et seq., and Ordinance No. 2157 of the City of Concordia, Kansas, a resolution must be passed setting a hearing date, and providing for an appearance before the Commission by owners, agents, lienholders of record, or occupants of any structure to show cause why such structure should not be condemned and ordered repaired or demolished.

After a brief discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 713 declaring the above named structure to be unsafe or dangerous, and setting May 16, 1984, at 4:00 o'clock p.m. in the City Commission Room, City Hall, Concordia, Kansas, as a hearing date, be approved.

RADIO COMMUNICATIONS EQUIPMENT BIDSTABLED

The City Manager explained to the Commission that he had investigated the availability of emergency funding through the Capital Federal Emergency Management Agency (Capital FEMA) and learned there is no emergency funding available at the present time. Mr. Metzger explained that the stipulations the City would have to meet in order to acquire this funding were too great and felt there was no reason to pursue this funding.

County Commissioners Lowell Thoman and Mark Morgan were in attendance as well as Chief of Police Dennis Rohr, Fire Chief Phil Schlup, and Sheriff Fred Modlin to hear discussion presented by David Dunford, the City and County's radio expert. Mr. Dunford advised both the City and County that the first five items on their specifications should be bid by one vendor.

Following a lengthy discussion on the merits of the radio communication systems offered by Motorola, General Electric and O'Connell Electronics, motion was made by Commissioner Girard, seconded by Commissioner Hattan and duly carried by the affirmative vote of the entire members-elect of the Commission to table any decision on the purchase of the radio communications equipment until Thursday, March 29, 1984 at 11:30 a.m.

Following the motion, Sheriff Modlin requested the Commission reconsider their decision as he

1984 WATER AND SEWER RATE ANALYSIS

PRESENTED

City Manager Metzger presented a water and sewer revenue and expenditure analysis. He explained that water and sewer utility rates are designed to recover projected cash needs for the operation and maintenance of this department.

Actual water sales for 1983 exceeded the budget estimates for the fiscal period 127% or \$93,000.00 which reflects the hot dry summer we experienced in 1983 with sewer utility revenues exceeding the budget estimates by 8% or \$22,000.00. This change in the utility's cash position and the slowing down in inflation indicates there is no need for the final rate increase proposed by Wilson & Co., Inc. in November of 1980.

The City Manager also related to the Commission that we had had many adjustments and freeze-up problems this past winter and felt that the fairest solution to all concerned would be to retain the present sewer user fees established in the winter of 1982-83 for the coming year.

Following a brief discussion, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to retain the water rates established for 1983 for the year 1984 and to further retain the sewer rates established for 1983 for the year 1984.

VISITORS PRESENT

WESTERN POWER

C. J. Widen and Don Courville were present representing Western Power Co. Mr. Courville stated that their primary purpose for attending was to keep the lines of communication open between his company and the City, and to identify any problems if there were any. This is their second visit in a plan to attend a City Commission Meeting once annually.

There being no further business, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried to adjourn the meeting until 11:30 a.m. on March 29, 1984.



Verna Scott
City Clerk

(Seal)

VS:sb

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 29, 1984

The City Commission met in adjourned session at 11:30 a.m. on March 29, 1984 in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present. Absent: None.

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

Visitors present: Brad Lowell from the Blade-Empire, William DeArmond from the Kansan, Fire Chief Phil Schlup.

Minutes of the March 21, 1984 meeting were approved as written.

RESOLUTION NO. 714 (SS-84-1; SANITARY SEWER IN BUDREAU'S SUBDIVISION) PASSED

The City Manager presented to the City Commission the written petition of Eldon Budreau and one other, representing 83.33% of the owners of record of the property involved, proposing the following improvement:

Approximately 200 foot extension of sanitary sewer, eight inch line, north on Russ Street from Center of Ninth Street of Budreau's Subdivision in the City of Concordia, Cloud County, Kansas.

The Commission examined and considered the petition, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 714.

ENGINEER'S ESTIMATE OF COST (SS-84-1; SANITARY SEWER IN BUDREAU'S SUBDIVISION) APPROVED

Motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission, to approve the Engineer's Estimate of Cost for the approximately 200 foot extension of sanitary sewer, eight inch line, north on Russ Street from Center of Ninth Street of Budreau's Subdivision in the City of Concordia, Cloud County, Kansas, in the amount of \$6,612.40. The apportionment of cost on this project shall be 100% to be assessed against the improvement district and 0% to be assessed to the City-at-large.

RESOLUTION NO. 715 (ST-84-1; RUSS STREET, BUDREAU'S SUBDIVISION) PASSED

The City Manager presented to the City Commission the written petition of Eldon Budreau and three others, representing 81.9% of the owners of record of property involved, proposing the grading, curbing, guttering, paving, and storm sewer drainage of Russ Street between Ninth Street north to the boundary of Budreau's Subdivision in the City of Concordia, Cloud County, Kansas.

The Commission examined and considered the petition, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 715.

ENGINEER'S ESTIMATE OF COST (ST-84-1; RUSS STREET, BUDREAU'S SUBDIVISION) APPROVED

Motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission, to approve the Engineer's Estimate of Cost for the grading, curbing, guttering, paving, and storm sewer drainage of Russ Street between Ninth Street north to the boundary of Budreau's Subdivision in the City of Concordia, Cloud County, Kansas, in the amount of \$29,322.33. The apportionment of cost on this project shall be 66.5% to be assessed against the benefit district and 33.5% to be assessed to the City-at-large.

RESOLUTION NO. 716 (ST-84-2; JULIE STREET, BUDREAU'S SUBDIVISION) PASSED

The City Manager presented to the City Commission the written petition of Eldon Budreau and one other, representing 79.2% of the owners of record of property involved, proposing the grading, curbing, guttering, paving and storm sewer drainage of Julie Street between Ninth Street north to the boundary of Budreau's Subdivision in the City of Concordia, Cloud County, Kansas.

The Commission examined and considered the petition, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 716.

Engineer's Estimate of Cost for the grading, curbing, guttering, paving and storm sewer drainage of Julie Street between Ninth Street north to the boundary of Budreau's Subdivision in the City of Concordia, Cloud County, Kansas, in the amount of \$27,465.00. The apportionment of cost on this project shall be 71.5% to be assessed against the improvement district and 28.5% to be assessed to the City-at-large.

RESOLUTION NO. 717 (WL-84-1; WATER LINE, BUDREAU'S SUBDIVISION)

PASSED

The City Manager presented to the City Commission the written petition of Eldon Budreau and one other, representing 79.17% of the owners of record of the property involved, proposing approximately 1100 lineal feet of four-inch water line, with connectors and two fire hydrants, situated in Russ Street and Julie Street, and along the north boundary of Budreau's Subdivision, in the City of Concordia, Cloud County, Kansas.

The Commission examined and considered the petition, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 717.

ENGINEER'S ESTIMATE OF COST (WL-84-1; WATER LINE, BUDREAU'S SUBDIVISION)

APPROVED

Motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission, to approve the Engineer's Estimate of Cost for approximately 1100 lineal feet of four-inch water line, with connectors and two fire hydrants, situated in Russ Street and Julie Street, and along the north boundary of Budreau's Subdivision, in the City of Concordia, Cloud County, Kansas, in the amount of \$24,461.00. The apportionment of cost on this project shall be 79.17% to be assessed against the improvement district and 20.83% to be assessed to the City-at-large.


RADIO COMMUNICATIONS BID - PUBLIC SAFETY DEPARTMENTS

MOTOROLA/GENERAL ELECTRIC

The City Manager again explained the bids received on the radio communications equipment to be purchased jointly by the County and City Public Safety Departments. He informed the Commission that the County Commission had taken action Monday, March 26, 1984, and approved the purchase of the base equipment from Motorola, Inc. and the portable and mobile equipment from General Electric. This change in configuration lowers the overall bid price by \$800.00. The combination bid based on the configuration above is now \$46,146.00.

Following a brief discussion, motion was made by Commissioner Hattan, seconded by Commissioner Girard and duly carried by the entire members-elect of the Commission to approve the purchase of the radio base equipment from Motorola, Inc. and the portable and mobile equipment from General Electric at a total purchase price of \$46,146.00 with the City's share being \$29,807.50 and the County's share at \$16,338.50.

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



Verna Scott
City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 4, 1984

The City Commission met in regular session at 4:00 o'clock p.m. on April 4, 1984 in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present. Absent: None.

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

Visitors present: Brad Lowell from the Blade-Empire, Dallas Nading from the Kansan, Chris Black, Lorene Baxa, Dean Frazier, Gene Johnson, Denise DeRocheft-Reynolds, David Wheaton and Dennis Rohr.

Minutes of the March 29, 1984 meeting were approved as written.

LETTER OF APPRECIATION PRESENTED

LORENE BAXA

The Mayor and City Commission presented a Letter of Appreciation to Lorene Baxa for her service to the community as a member of the Frank Carlson Library Board. Miss Baxa has just completed two four-year terms on the Library Board.

PROCLAMATION

NATIONAL LIBRARY WEEK

Denise DeRocheft-Reynolds, Librarian at the Frank Carlson Library along with Lorene Baxa, Dean Frazier and Gene Johnson were present to have the Mayor proclaim the week of April 8 to 14, 1984, as National Library Week. The Mayor signed the proclamation.

APPROPRIATION ORDINANCE NO. 6-6A

APPROVED

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

ORDINANCE NO. 2376 (REGULATING GOING OUT OF BUSINESS SALES)

PASSED

An ordinance entitled "AN ORDINANCE DETERMINING THE LICENSE FEE FOR CLOSE-OUT SALES IN THE CITY OF CONCORDIA, KANSAS, AMENDING CONCORDIA CODE SECTION 14-90, AND REPEALING EXISTING SECTION 14-90 OF THE CONCORDIA CODE" was read and considered by the Commission. 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 2376.

ORDINANCE NO. 2377 (REGULATING REMOVAL & REPLACEMENT OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT)

PASSED

An ordinance entitled "AN ORDINANCE CONCERNING CHANGE OR REMOVAL OF SIDEWALKS ON PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY, ALLEYS OR OTHER PUBLIC PROPERTY" was read and considered by the Commission. 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 2377.

ORDINANCE NO. 2378 (REGULATING CURB REMOVAL)

PASSED

An ordinance entitled "AN ORDINANCE CONCERNING CHANGE OR REMOVAL OF CURBING AND GUTTERING ON PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY, ALLEYS OR OTHER PUBLIC PROPERTY; REPEALING EXISTING CONCORDIA CODE SECTION 22-9; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION TO BE NUMBERED 22-9" was read and considered by the Commission. 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 2378.

TELEPHONE COMMUNICATIONS EQUIPMENT

TWIN VALLEY COMMUNICATIONS, INC.

The City Manager presented to the Commission a proposal from Twin Valley Communications of Miltonvale, Kansas on a new telephone system for the City Hall and Fire Department. He explained that we are presently leasing all our equipment from Southwestern Bell and we have no control over the any increases in this rental-lease arrangement. The City staff has investigated a variety of phone systems and based on the study, it was staff recommendation to accept the proposal of Twin Valley Communications, Inc. of Miltonvale, for a TIE/Communications, Inc. Meritor Electronic phone system at a cost of \$14,554.86. Based on our current lease payment, this cost would be recovered in approximately two years.

Following a lengthy discussion on the purchase of a telephone system for the City Hall,

SEWER CLEANING MACHINE PURCHASEREQUESTED

David Wheaton, Director of Utilities, was present at the meeting to request the purchase of a sewer cleaning machine that could be used by his department as well as the Street Department. He explained that we have had more than the usual numbers of sewer back-ups and in the past we had rented a machine for approximately \$2,500.00 a year. However, this machine is no longer available as the company has gone out of business and in order to rent a machine from a company based in Wichita whose listed prices are double those we had been paying and that would be based on two calls per year, three days per use at 14 hours per day. He explained that in the first quarter of this year we have experienced as many sewer backup calls that we have had in the entire year previous.

He went on to explain that he has checked out a Meyer Jet Sewer Cleaning machine that is similar to the machines being used in Salina, Pratt, Hays, McPherson, and many other cities in Kansas. There are two options available, 1) a truck mounted machine which is more flexible, larger pump, larger tank and more water for approximately \$25,000 and 2) a trailer mounted machine which would be used in conjunction with our sludge truck and would require more equipment and more men on the job site for approximately \$22,000.

Following a lengthy discussion, Mayor Girard directed Mr. Wheaton to prepare specifications for the sewer cleaning equipment and submit it to the Commission at a special meeting to be held on April 11th.

AIRPORT IMPROVEMENT GRANTANNOUNCED

The City Manager announced to the Commission that he had received word from Congressman Pat Robert's office on Tuesday that the City's application for a Federal Aviation Administration; Airport Improvement project grant in the amount of \$509,400.00 had been approved. This grant is 90% funded by the federal government with a 10% local match.

TRAFFIC SAFETY STUDY GRANTANNOUNCED

The City Manager announced to the Commission that the City had received a traffic safety study grant from the Kansas Department of Transportation in the amount of \$26,524.00. This grant is funded 100% by the State for signing and signaling throughout the community. The firm of Bucher & Willis has been secured to complete the study which would be completed in approximately 6 to 9 months.

There being no further business, motion was made by Commissioner Hattan, seconded by Commissioner Smith and duly carried to adjourn the meeting until 11:00 o'clock a.m. on April 11, 1984.



Verna Scott
City Clerk

(Seal)

VS:lf

MINUTES OF THE ADJOURNED COMMISSION MEETING HELD APRIL 11, 1984

The City Commission met in adjourned session at 11:00 o'clock a.m. on April 11, 1984 in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present.

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

Visitors present: Dallas Nading from the Kansan, Michael Peterson, John Shaver, and Director of Utilities David Wheaton.


Minutes of the April 4, 1984 meeting were approved as written.

PURCHASE OF 1981 FMC SEWER CLEANING MACHINEAUTHORIZED

David Wheaton, the Director of Utilities advised the Commission that following the meeting held on April 4, 1984, he had been contacted by an officer of the Kansas State Bank & Trust of Wichita who were holding the assets of Wimco Company, who had filed bankruptcy and were offering for sale the sewer cleaning machine the City had been renting. Mr. Wheaton and Mr. Fisher, the Director of Streets, went to Wichita to look at the machine and determine its condition. Mr. Wheaton explained that the machine was a 1981 FMC trailer unit, Model 35/30, that it had approximately 200 hours use and was in excellent condition. The Kansas State Bank & Trust placed a price of \$7,000.00 on the equipment which is approximately one-third the cost of a new machine.

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the purchase of the 1981 FMC, Model 35/30, trailer unit sewer cleaning machine and authorized Mr. Wheaton to make the purchase immediately.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to adjourn.



Verna Scott
City Clerk

(Seal)

The City Commission met in regular session at 4:00 o'clock p.m. on April 18, 1984 in the City Commission Room in the City Hall. Mayor Girard presided with Commissioners Hattan and Smith present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative assistant Peterson.

Visitors present: Brad Lowell from the Blade-Empire & Dallas Nading from the Kansan, Mrs. Max L. Briggs, Mrs. Chester Brumfield, Ross Hatfield, Boyd Dochow, Mark Smith, Richie Smith, Gloria Smith, R.G. Smith, Mrs. R.G. Smith, Michael Engle, Daniel Engle, Janice Engle, Teresa L. Hall, Trish Johnson, Jean Buoy, Mildred Kolm, Lottie Walters, Ken Martin, Jack Gould, Marvin Brummett, David Wheaton, Ruth Racette, Armand Racette and Janet Metzger.

Minutes of the April 11, 1984 meeting were approved as written.

PROCLAMATION

NATIONAL FAIR HOUSING MONTH

The Mayor signed a proclamation declaring April as National Fair Housing Month.

PROCLAMATION

LAW DAY AND LAW WEEK

Marvin O. Brummett, Tricia Johnson and Jean Buoy presented a proclamation declaring May 1, 1984 as Law Day U.S.A. and April 30 through May 4, 1984 as Law Week U.S.A. The mayor signed the proclamation.

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, 1984 THROUGH MARCH 31, 1984:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate %</u>	<u>Interest Received</u>	<u>Original Term</u>
Various	WT. Deposits	12-31-83	8	82.90	Passbook
\$300,000.00	Misc; wt/sw	1-09-84	8.75	2,229.45	31 Days
100,000.00	Misc	1-23-84	8.65	734.66	31 Days
100,000.00	Misc; wt/sw	1-23-84	8.65	734.66	31 Days
Varies	Misc	1-31-84	Varies	1,282.18	Day to Day
300,000.00	Misc; wt/sw	2-03-84	8.65	2,630.55	37 Days
300,000.00	Misc; wt/sw	2-10-84	8.67	2,280.33	32 Days
100,000.00	Misc	2-21-84	8.75	791.10	33 Days
250,000.00	Misc	2-27-84	8.75	1,857.88	31 Days
Various	Misc	2-29-84	Varies	940.74	Day to Day
300,000.00	Misc; wt/sw	3-09-84	8.86	2,548.77	35 Days
175,000.00	Misc; wt/sw	3-09-84	8.70	2,627.87	63 Days
50,000.00	Misc	3-16-84	8.5	81.51	7 Days
32,811.88	Sm Animal Trust	3-20-84	9.532	1,559.52	182 Days
100,000.00	W/S	3-23-84	8.5	326.03	14 Days
290,000.00	Misc; w/s	3-30-84	8.76	2,227.20	32 Days
Various	Misc	3-31-84	Varies	686.94	Day to Day
Various	WT. Deposits	3-31-84	8	89.67	Passbook
TOTAL INTEREST RECEIVED-FIRST QUARTER				\$23,711.96	

Respectfully submitted,

/s/ Carl M. Metzger
City Manager

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 18, 1984 (Cont'd)

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>
CERTIFICATES OF DEPOSIT:					
\$ 35,831.00	Cem. End.	4-06-86	10.50	Cloud County Bank	30 Months
150,000.00	Misc.	4-06-84	8.78	Cloud County Bank	32 Days
350,000.00	Misc; w/s	4-13-84	8.72	First Bank	63 Days
275,000.00	Misc; w/s	4-27-84	9.375	First Bank	35 Days
250,000.00	Misc; w/s	4-30-84	8.96	First Bank	31 Days
225,000.00	Misc; w/s	5-11-84	8.79	Cloud County Bank	63 Days
34,371.40	Sm Animal Tr.	9-18-84	10.0	Cloud County Bank	182 Days

\$1,320,202.40

PASSBOOK:

\$ 6,508.38	Water Deposit	-0-	8	Cloud County Bank	Passbook
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\$ 6,508.38

\$1,326,710.78

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

/s/ Carl Metzger
City Manager

/s/ Verna Scott
City Clerk

/s/ Rebecca Leon
City Treasurer

ELECTION RESULTSPLACED ON FILE

Mayor Girard read the report from the Cloud County Clerk and County Election Officer certifying the results of the City General Election for the City of Concordia held on April 3, 1984, to be as follows:

For City Commissioner-

Armand F. Racette 476

Gregory L. Hattan 446

Following the reading of the election results from the County Clerk Betty DeWitt, Mayor Girard declared Armand F. Racette be elected to the office of City Commissioner.

PLAQUE OF APPRECIATION PRESENTEDGREGORY L. HATTAN

Mayor Girard presented a plaque of appreciation to Gregory L. Hattan expressing his appreciation and pleasure at having worked with Mr. Hattan for the past two years.

OATH OF OFFICE - CITY COMMISSIONERARMAND F. RACETTE

The City Manager advised the Commission that city ordinance prescribes that elected officials take the Oath of Office before entering into the duties of their office. City Clerk Scott administered the Oath of Office to Commissioner Armand F. Racette for a three-year term.

ANNUAL COMMISSION REORGANIZATIONSELECTION OF MAYOR

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 Girard, seconded by Commissioner Racette and duly carried by unanimous vote of the Commission that William B. Smith be elected to serve as Mayor for the ensuing year.

DESIGNATION OF OFFICIAL CITY NEWSPAPERBLADE-EMPIRE

Motion was made by Commissioner Girard, seconded by Commissioner Smith and carried by unanimous

APPROPRIATION ORDINANCE NO. 7APPROVED

Appropriation Ordinance No. 7 was approved according to law.

BID AWARD (PROJECT CD-WV-84-1, REPLACEMENT OF WATER VALVES)SMOKY HILL, INC.

The City Manager presented to the Commission the bids received on April 10, 1984 for the water distribution system to be financed by the Community Development Block Grant Funds. The engineer's estimate of cost on this project is \$32,890.00.

The following bids were received:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Stevens Contractors	\$56,880.20
Hall Brothers Construction	39,123.74
Smoky Hill, Inc.	34,516.00
Larson Construction	37,910.36

The City Manager explained to the Commission that the low bidder was approximately \$1,600.00 above the engineer's estimate, but felt it close enough to accept. Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the low bid of Smoky Hill, Inc. in the amount of \$34,516.000.

BID AWARD (PROJECT CD-WL-84-1, WATER MAIN & FIRE HYDRANT REPLACEMENT)LARSON CONSTRUCTION

The City Manager presented to the Commission the bids received on April 10, 1984 for the installation of 1200 lineal feet of 8-inch water main, replacement of 12 service lines, set one fire hydrant and repair 50 lineal feet of asphalt street on Second Street between Broadway and Kansas and Lincoln (parallel to the Viaduct) between Second and First Streets to be financed with Community Development Block Grant Funds. The Engineer's estimate of cost on this project is \$41,036.00.

The following bids were received:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Hall Brothers Construction	\$53,884.88
Stevens Construction	51,583.20
Smoky Hill, Inc.	42,378.00
Larson Construction	38,305.20

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the low bid of Larson Construction Co. in the amount of \$38,305.20.

PROJECT CD-SS-84-1BID REJECTED

The City Manager presented to the Commission a bid received on April 10, 1984 for the installation of an 8-inch sanitary sewer main on Third Avenue between Fifth and Sixth Streets to be financed with Community Development Block Grant Funds. The engineer's estimate of cost on this project is \$16,340.00.

The following bid was received:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Hall Brothers Construction	\$22,677.75

The City Manager explained to the Commission that Hall Brothers bid was more than \$6,000.00 above the engineer's estimate and that he had directed the City Engineer, Paul Johnson, to get in touch with Hall Brothers concerning their bid to determine if the bid might be negotiated down. Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by unanimous vote to direct the City Manager and City Engineer to negotiate with Hall Brothers Construction and Bill Derowitch of Derowitch Construction from Belleville to negotiate a lower bid on the above named project.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 18, 1984 (Cont'd)

CITIZENS ADVISORY COMMITTEE GOALS AND OBJECTIVESAMENDMENT

Michael Peterson, Administrative Assistant to the Community Development Block Grant, explained to the Commission the proposed changes in the Citizens Advisory Committee's Goals and Objectives. Mr. Peterson advised that Concordia citizens will be below minimum income criteria even with 10 percent increase in the income levels stated in the eligibility guidelines.

The CAC's recommendation to increase the minimum grant of \$600 to \$3,000 would allow the Community Development Department to rehabilitate homes more efficiently because in order to let the contracts, they have to meet health and safety requirements and those requirements cannot be met at the level of \$600.

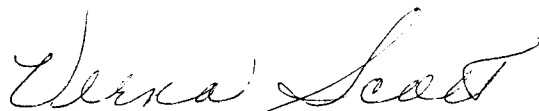
The CAC also recommended a \$1,500 increase be granted to all applicants and not just those person over 65 or handicapped.

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the recommendations of the Citizens Advisory Committee to permit the increase of the minimum grant to \$3,000 and increase the maximum to \$7,500.00.

STUDY SESSIONDATE SET

The Commission set April 25, 1984 at 11:00 o'clock a.m. as the next Study Session.

There being no further business, motion was made by Commissioner Girard, seconded by Commission Racette to adjourn the meeting.



Verna Scott
City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON MAY 2, 1984.

The City Commission met in regular session at 4:00 o'clock on May 2, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Joe L. Norton, Mary Jo Stortz, Thomas E. Sharp, Fedora M. Nobert, Leon Deaver, Sister Frances Joanne, Rita Sorell, Tom Piper, Larry Gales, Ron Johnson, Boyd Dochow, Janet Metzger, Robert Steimel, Dallas Nading from the Kansan and Jim Lowell from The Blade-Empire.

Minutes of the April 18, 1984 meeting were approved as written.

PROCLAMATION

VFW BUDDY POPPY DAY

Thomas E. Sharp, VFW Commander, Fedora M. Nobert and Mary Jo Stortz were present to have the Mayor proclaim May 5, 1984 as VFW Buddy Poppy Day. The Mayor signed the Proclamation.

PROCLAMATION

NATIONAL HOSPITAL WEEK

Sister Frances Joanne, Rita Sorell representing St. Joseph Hospital along with Larry Gales, Ron Johnson and Tom Piper from the Sunflower Mental Health Center were present at the meeting requesting that the Mayor proclaim the week of May 6th through May 12th as National Hospital Week. The Mayor signed the proclamation.

PROCLAMATION

ST. JUDE CHILDREN'S RESEARCH HOSPITAL DAY

Leon Deaver presented a proclamation to the Commission requesting that May 5, 1984 be proclaimed as St. Jude Children's Research Hospital Day here in Concordia. The Mayor signed the proclamation.

PROCLAMATION

MUNICIPAL CLERK'S WEEK

City Clerk Verna Scott presented a proclamation to the Commission signed by the president of the Senate and the Secretary of the Senate designating the week of May 13th, 1984 as Municipal Clerks Week.

PUBLIC HEARING - NUISANCE ABATEMENTS

DISMISSED

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisances exist at the following locations:

- 1) 117 E. 10th
- 2) 505 W. 6th; and
- 3) 316 E. 2nd Street.

The City Manager stated that notices had been served on the owners of the properties where the alleged nuisances exist. The owners have been given ten (10) days to remove or abate such nuisances, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Administrative Assisant Peterson advised the Commission that he had checked on the nuisances the morning of May 2, 1984, and that the conditions that prompted the original nuisance abatements had been alleviated to the satisfaction of City Staff.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to dismiss the nuisance abatements issued to the owners of the properties listed above.

RESOLUTION NO. 718 (MARY VELMA NELSON)

NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location: 448 W. 7th.

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON MAY 2, 1984, cont'd.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of a majority of the members-elect of the Commission that Resolution No. 718 be adopted.

RESOLUTION NO. 719 (DELBERT MENDENHALL)

NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location: 220 E. 1st Street.

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Administrative Assistant Peterson advised the Commission that he had checked on the nuisance on the morning of May 2, 1984, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of a majority of the members-elect of the Commission that Resolution No. 719 be adopted.

APPROPRIATION ORDINANCE NO. 8-8A

APPROVED

Appropriation Ordinance No. 8-8A was approved according to law.

BID AWARD - SWIMMING POOL BOILER

RALPH H. HOOD CONTRACTORS

The City Clerk presented to the Commission the bids received on April 23, 1984 for the purchase of a hydronic boiler to heat the municipal swimming pool. The following bids were received:

<u>Name of Contractor</u>	<u>Amount of Bid</u>
Izzy's Heating & Air Conditioning	\$ 9,635.34
Clark Plumbing, Heating & Cooling	10,338.00
Demanette Appliance	9,439.07
McDonald Plumbing & Heating	10,506.00
Ralph H. Hood Contractors, Inc.	9,072.00
Jewell Plumbing & Heating	10,385.00

After reviewing the specifications for the boiler and consideration of the bids submitted, it was the staff recommendation to award the bid to Ralph H. Hood Contractors of Concordia. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to award the bid for the hydronic boiler for the municipal swimming pool to Ralph H. Hood Contractors in the amount of \$9,072.00 to be installed by May 18, 1984.

BLOSSER MUNICIPAL AIRPORT PROJECT

BUCHER, WILLIS & RATLIFF

The City Manager explained to the Commission that the City had received letters of interest and statements of qualifications from firms wishing to perform the engineering services for the improvements to the Blosser Municipal Airport. He further explained that the City had received \$509,400 in grant funds from the Federal Aviation Administration for this project and that the firm of Bucher, Willis & Ratliff had been involved with the completion of the airport master plan and also that the firm was familiar with design standards and other criteria established by the Federal Aviation Administration.

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the recommendation of City Staff to obtain the services of Bucher, Willis & Ratliff for engineering services for the Blosser Municipal Airport.

COMMUNITY DEVELOPMENT BLOCK GRANT 1984 APPLICATIONHEARING DATE SET

The City Manager advised the Commission about changes made in the Community Development Block Grant program stating that the 1981 Congress ammended the Housing and Community Development Act to make the non-entitlement portion of the CBDG program available for state administration. The Governor has appointed the Kansas Department of Economic Development (KDED) to administer the program. The State has endorsed the national purpose of the program which is to develop viable communities by funding activities which serve to achieve one or more of three national objectives. The national objectives are listed below:

- 1) Activities which benefit low and moderate income persons.
- 2) Activities which aid in the prevention or elimination of slums or blight.
- 3) Activities designed to meet community development needs having a particular urgency.

The City Manager further explained that one of the major changes in the process is that a formal public meeting must be held by the Governing Body of the City.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission to establish the date of May 17, 1984 at 7:30 p.m. as the public hearing date for the City of Concordia's 1984 Community Development Block Grant Funds.

LICENSE APPLICATION - CEREAL MALT BEVERAGEMARK E. HAGER/BROADWAY LOUNGE

The City Manager presented to the City Commission an application from Mark E. Hager d/b/a The Broadway Lounge, located at 418 Broadway, for a cereal malt beverage license for consumption on the premises. The license application has been examined by the City Attorney and has met all legal requirements. Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the license applications for Mark. E. Hager d/b/a The Broadway Lounge.

CITY MANAGER REPORT

The City Manager reported to the Commission that since the notice had been given to the owners of the old ice plant building (Roberts Dairy), progress had been made in the demolition of the structure located at the northwest corner of 3rd & Broadway. He felt that the building would be completely razed by their hearing date of May 16, 1984.

INDUSTRIAL DEVELOPMENT FUNDS REQUESTEDROBERT STEIMEL

Mr. Robert Steimel representing the Industrial Development Association was present at the meeting to request that \$2,500.00 of the City's Industrial Development Fund money be allocated to the Association for the printing of new brochures about the City. He said the Association would like to prepare a 3 to 4 page folded brochure oriented toward the quality of life here in Concordia rather than industrial information. He indicated that even though Dr. Ihrig at the Junior College is not willing to authorize an expenditure of college funds at this time, he felt that once the brochure was prepared, the college would buy some of the brochures for use in recruitment of students.

Following a lengthy discussion about the matter, the Commissioners told Mr. Steimel they would take the matter under advisement, and get back to him at a later date with their decision.

COMMISSIONER RACETTE

Commissioner Racette suggested that the County Landfill summer and winter hours be mailed with the City's water bills. City Manager Metzger explained to Mr. Racette that the County Commission establish the rules and set the hours for the Landfill and it was not the City's jurisdiction. However, Mr. Metzger explained that if the County is willing to print the cards, City Staff will gladly hand them out to their water customers. Mr. Racette then requested that the City take care of several problems

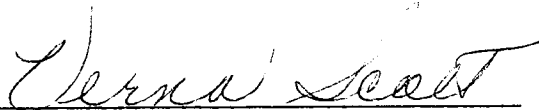
MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON MAY 2, 1984, cont'd.

including the following:

- 1) the dumping of sludge from the treatment plant,
- 2) dirt piled on the sidewalk in the area of 2nd and Broadway,
- 3) a sewer manhole sticking out in the alley between 12th & 13th off Republican.

City Manager Metzger explained to Mr. Racette that these type problems are handled through a service request procedure through the front office at the City Hall and there was no need to wait until a Commission meeting to bring them to his attention.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to adjourn the meeting.



Verna Scott
City Clerk

(Seal)

VS:lkf

MINUTES OF REGULAR CITY COMMISSION MEETING HELD MAY 16, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on May 16, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott and Administrative Assistant Peterson.

Visitors present: Dallas Nading from The Kansan, Brad Lowell from the Blade-Empire, Lawrence LeSage, George Demanette, Jerry Gallagher, Sister Margarida Boucher, Don Goddard, Lillie Mae Wright, Wahneeta Thomas, Eva Budreau, Marilyn Walton, Everett Morgan, Janet Metzger, Verlin Ryser and Dennis Rohr.

Minutes of the May 4, 1984 meeting were approved as written.

PUBLIC HEARING-REZONING REQUEST

DENIED

The City Manager announced to the Commission that at this time a public hearing was convened to consider a rezoning of Lots 1 to 10 and 14 to 19, Block 3, Drakes Addition, and Lots 1 to 5, Block 1, B & L Addition from a C (Commerical) Zone to a C-S (Highway Service) Zone. The applicants seeking the rezoning are Everett C. and Margaret Morgan, Eldon L. Budreau, Pepsi-Cola Bottling Co. and Blickenstaff Realty Co. The City Manager announced that this was the second public hearing held to objectively look at the facts presented and that the City would follow the guidelines required by the Golden vs Overland Park Court Decision. He asked that the proponents of the rezoning request be the first to be heard.

Everett Morgan: He stated the reason for the rezoning request was because the lots have been vacant for a year and a half ... that he had been paying about \$1,400 a year for taxes and he can't rent the property because of the zoning. He felt that by changing the zoning would make a broader opportunity for rental - relieve him of a burden. Mr. Budreau needs a shop building and the zoning regulations have prevented him from building his shop building. He said this was a C-S district before we ever had a zoning ordinance. The zoning of a C has been a hindrance.

Eva Budreau: I'm here today to state I'm in favor of the zoning change.

Mayor Smith: We'll hear from the opposition to the zoning change now.

Don Goddard: We have filed a petition with 17 signatures against the rezoning. We have a traffic problem there the way it is with Middle School and Ideal Truck Line. I'm surprised there hasn't been a child killed. We don't want a car lot or anything like that down there.

George Demanette: I'm against it. If Budreau doesn't put a building there, someone else will. That'll mean we'll need a new street

Lawrence LeSage: I'm against it. I live right west of where Budreau wants to build his buildings ... we just don't want to change the zoning.

Carl Metzger: I'll now ask Mike Peterson to review the Planning Commission Hearing for you.

Michael Peterson: The Planning Commission went over the Golden vs Overland Park guidelines using the following 8 factors:

- 1) The character of the neighborhood;
- 2) The zoning and uses of the property nearby;
- 3) The suitability of the subject property for uses to which it has been restricted;
- 4) The extent to which removal of restrictions will adversely affect nearby property;
- 5) The length of time the subject property has remained vacant as zoned;
- 6) The relative gain to the public health, safety, and welfare by the destruction of the value of plaintiffs property as compared to the hardship imposed on the individual land owner;
- 7) The conformation of the requested change be adopted to the recognized master plan being utilized by the City; and
- 8) Consideration of the recommendations of the professional staff.

A number of potential problems already exist with the zoning as it is. The Planning Commission did recommend the change in zoning, but probably would not have if there had been stronger opposition presented the night of their hearing. Also, the Planning Commission was looking at the present economic condition of the community.

Mr. Peterson said Commissioner Gary Hobbie had asked that when Mr. Budreau bought the property, did he believe he could build his shop building on it. Mr. Budreau was advised that he could, but not by City Staff.

Mr. Peterson said that with the zoning change it would provide a small gain for the applicants, but the gain would be offset by the loss to the neighboring property owners. The Planning Commission's

MINUTES OF REGULAR CITY COMMISSION MEETING HELD MAY 16, 1984 (Cont'd.)

Commissioner Girard: Are there other resident houses in this C zone property?

Peterson: Another property is leased by Dean Lucko owned by Victor Thompson.

Metzger: Asked the Commission to look at the 8 different factors noted in Golden vs Overland Park guidelines.

1) The proposed rezoning will not change the status of Pepsi Cola or Ideal. They would still be non-conforming uses. They presently are I-1 or I-2 Uses. There was a rezoning request filed in 1982 by Pepsi-Cola. Their intent was rezone the area to I-1 or I-2, however, that rezoning request was disapproved by both the Planning Commission and the City Commission.

Pepsi-Cola now operates under a Special Use permit in a C-Zone. The same with Ideal Truck lines. Special Use permits allow a more intense use of a zone, however, there are more limitations in a C-S Zone - requiring parking and landscaping plans being filed.

2) On the Pepsi-Cola lot you've obviously got a parking problem and there would have to be a certain number of parking spaces to provide parking as would be true of any development located within a C-S Zone. Any zoning ordinance deals with amendments to the City Code, such as How are you going to develop the entire district? The intent of this request poses such a problem. There is no established plan. We already have 2 uses which will be non-conforming in either zone. Does Mr. Morgan intend to retain ownership and rent it? The City needs to look at the uses being proposed as they occur.

3) The properties as currently zoned are consistent with the Comprehensive Plan adopted in 1970. There are limitations - not exclusions. There are specifically cited 4 districts that require special treatment. The C-S Highway Service District is one of those. One of the requirements is a proposed plan of action. In order to receive this zoning there should be some plan as to "How are you going to develop the entire district?" It further states that if the development does not occur within 18 months, the Planning Commission should review its decision and withdraw its approval to allow the C-S Zone. The intent here poses a problem because you're not talking about an established plan inasmuch as you have one specific use and you have two uses which are currently non-conforming. You have the property on the north side of 6th Street which will require some kind of plan - such as how are you going to develop it?

At this point I think it would be speculative on the part of the City to anticipate what kind of uses might be more appropriate to deal with that at the time a plan would be proposed.

At this point the rezoning could occur and if within 18 months, if nothing happens, it would need to be referred to the Planning Commission for reconsideration and I'm not sure that's a good approach to logical community planning. The properties as they are zoned are consistent with the Comprehensive Plan of the City.

This area is identified as Planning Unit 5 - the Comprehensive Plan talks about commercial activity - not specifically C-S or Highway Service. To that end we identify this zone within the Comprehensive Plan.

Right now because of the C Zone, there are some property limitations. It does not prohibit the use of the property for commercial activity but simply limits the options. The proposed zoning would expand the options that are available - with that expansion there will be strings, if you will, that are attached to it. 1) There would have to be a plan; 2) there would have to be a plan for off-street parking and 3) there would have to be a landscaping plan.

Now, when Pepsi-Cola expanded we required them to prepare a landscaping plan to provide some buffer between them and the adjacent neighborhood and that is the intent of the C-S Zone. With C and the C-S Zones, there needs to be some kind of a barrier. So for these reasons I think there are some major obstacles for changing the zoning at this time. That's not saying it can't be done, there are some problems.

Do we have any further comments from the floor?

Morgan: What are you going to do? You have land before all of this zoning deal ---- you get \$50,000 to \$100,000 wrapped up in it. If you defeat this you're tying up \$50,000 of my land that I can't even get a dollar off of. You're not going to let me do anything with my property - I can't sell it - I can't rent it.

Metzger: That's not exactly the intent of this. It's not an exclusion of the land. It's simply a qualification of the different kinds of commercial activities. Therein lies the difference between the two zones. You're not prevented from using the land from commercial purposes.

Morgan: But you're so limited -- I want to go with the additional uses. Instead of 10-12 uses -

Metzger: If you prepared a plan for development, you would then satisfy one of the requirements of the ordinance. The intent of the ordinance is to determine the scope of the plan before rezoning occurs.

The other problem we have is that if we rezone now, there are landscaping requirements we would impose immediately. The second problem is the off-street parking - because there is no building and correspondingly, how many square feet you can cover and need for parking.

There are questions we need answers to and frankly, we can't until we get a plan for development.

Peterson: There is something I might add at this time. We did issue a certificate for a used car sales and service because it was less non-conforming than the previous trailer sales and service that was on that lot. The occupancy permit was issued from the City of Concordia, however, the State of Kansas refused to issue the license - due to the fact that it was not properly zoned. The City did issue a certificate about one and one-half years ago.

Metzger: The procedure at this point is either to 1) approve the change as approved and recommended by the Planning Commission from C to a C-S Zone or 2) leave it as it is - a C-Zone and deny the recommendation.

Following this lengthy discussion of the issue, Motion was made by Commissioner Girard stating that with 73% of the residents protesting this re-zoning application, to deny the re-zoning application. This motion was seconded by Commissioner Racette and with all members-elect of the Commission having voted in favor thereof, the motion carried to deny the rezoning application.

PUBLIC HEARING - DANGEROUS STRUCTURE (ROBERT B. WILSON) RESO. 720

HELD

City Manager Metzger stated that this was a public hearing to allow the owner of record, his or her agent, lienholders and occupants to come forward and appear and show cause why such structure shall not be condemned and ordered to be repaired or demolished. The description of this property is a garage at 331 West 8th Street located on property legally described as Lot 23 and the West ½ of Lot 24, all in Block 128 in the City of Concordia, Cloud County, Kansas. Code Enforcement Officer Peterson stated that the building is presently tilting out of verticle from 5 to 10 deg. to the south, the roof is deteriorated and is structurally unsound and that the structure is not in a condition to withstand possible wind. Mr. Peterson also stated that the foundation is unsound.

City Manager Metzger read a letter from the owner Robert B. Wilson stating that he had valuable used furniture in the building, but that he had recently suffered a heart attack and felt an extention of time to allow him to either repair or demolish the building should be allowed.

Following a brief discussion, a motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 720, stating that the structure in question was found and determined to be unsafe and dangerous and further ordering that the same be removed, and the premises to be made safe and secure within 90 days from the date of this resolution, be approved.

PUBLIC HEARING-DANGEROUS STRUCTURE (NCK BUILDING) RESO. 721

HELD

City Manager Metzger stated that this was a public hearing to allow the owner of record, his or her agent, lienholders and occupants to come forward and appear and show cause why such structure shall not be condemned and ordered to be repaired or demolished. The description of this property is a structure located on property legally described as Lots 6, 7, and the East 9 feet of Lot 8 in Block 123 in the City of Concordia, Cloud County, Kansas. The structure is tilting towards the alley 5 degrees approximately at the corners and 15 degrees at the doorway. The roof is swaying down approximately 18 inches in the center. The danger from the unstable condition of the garage is intensified by the close proximity of the alley right-of-way and the adjacent property. Also, the doors are seldom shut which makes this garage accessible to children.

After a brief discussion, a motion was made by Commissioner Racette, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 721, stating that the structure in question was found and determined to be unsafe and dangerous and further ordering that the same be removed, and the premises be made safe and secure within 90 days from the date of this resolution, be approved.

APPROPRIATION ORDINANCE NO. 9

APPROVED

Appropriation Ordinance No. 9 was approved according to law.

MINUTES OF REGULAR CITY COMMISSION MEETING HELD MAY 16, 1984 (Cont'd.)

ORDINANCE NO. 2379 (VACATING 20' UTILITY EASEMENT)APPROVED

An ordinance entitled "AN ORDINANCE VACATING THE UTILITY EASEMENT BETWEEN LOTS 11 and 12, BLOCK 2, COLLEGE HEIGHTS ADDITION TO THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAN THEREOF" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Smith, Girard and Racette. "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. 2379.

RESOLUTION NO. 722 (INDUSTRIAL REVENUE BONDS - MT. JOSEPH, INC.)APPROVED

Jerry Gallagher, Administrator for Mt. Joseph Care Home and Sister Margarida Boucher were present to request the City to issue Industrial Revenue Bonds not to exceed \$500,000.00 to finance the construction of six duplex units to be located on the property owned by Mt. Joseph, Inc. Mr. Gallagher explained they could broaden the scope of care to the elderly with these 6 units, with each containing 900 sq. ft. Mt. Joseph would provide all the outside services. Commissioner Racette inquired if they had the 6 already spoken for to which Mr. Gallagher replied that they were. Commissioner Smith asked Mr. Gallagher when they expected to begin construction. Mr. Gallagher replied construction could begin in June with completion in September.

Following a lengthy discussion on the matter, the City Manager presented to the City Commission a resolution of Inducement stating the City's intention to issue Industrial Revenue Bonds of the City in an amount not to exceed \$500,000.00 to finance the construction of six duplex units to be located on the property owned by Mt. Joseph, Inc. located on West Eleventh Street. The Commission examined and considered the resolution, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 722 be adopted.

BLOSSER MUNICIPAL AIRPORT PROJECT ENGINEERING CONTRACTBUCHER, WILLIS & RATLIFF

The City Manager explained to the City Commission that the Federal Aviation Administration has approved an agreement for services between the City of Concordia and Bucher, Willis and Ratliff, Consulting Engineers to perform the engineering services for the airport improvements to Blosser Municipal Airport. The City will be obligated for 10% of the total fee with its total cost at \$9,205.35 with the Federal Aviation Administration paying \$82,848.15. The work is scheduled to commence immediately, but in order to proceed the Commission needs to authorize the Mayor to execute the agreement for services. The bids will be let by August 13, 1984 and the work completed by the end of the year.

Following a brief discussion on the matter, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the entire members-elect of the Commission to authorize the Mayor to execute a contract for professional engineering services between the City of Concordia and Bucher, Willis and Ratliff, Consulting Engineers, for Blosser Municipal Airport Improvement Project No. 3-20-0013-01.

AUDIENCE WITH VISITORS

Wahneeta Thomas and Lillie Mae Wright were present to ask why the City was constructing a sanitary sewer down the middle of Third Avenue rather than constructing it behind their properties located on Third Ave. The City Manager explained to them that the sanitary sewer was being constructed with Community Development Block Grant funds which were limited and the sanitary sewer was being provided to them at no cost. Also there are laterals located behind their properties which should not be disturbed and probably construction would not have been approved by the Department of Health & Environment. He explained to them that when they decide to hook onto the sanitary sewer, their only cost would be for their own private service line to the sanitary sewer main and a \$10.00 City Inspection Fee to be paid to the City. He reminded Mrs. Wright that in order to hook up to the sanitary sewer, a licensed plumber would have to make the actual connection.

CITY MANAGER REPORTS TO COMMISSION

City Manager Metzger reported to the Commissioners that the Kansas Department of Economic Development had approved the Enterprise Zone designated for Concordia.

The City will have its First Annual Sidewalk Sale which corresponds with the locally sponsored Chamber of Commerce Sidewalk sale on May 19th. The City has accumulated items over the past several years and are now offering them for sale.

Smoky Hill Contractors have started work on the water valve project. They will be moving west

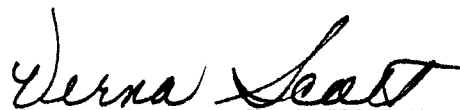
RESIGNATION OF GLEN WALKERACCEPTED

City Manager Metzger announced the resignation of Glen Walker and asked the City Commission for a continuation of the program through April of 1986 which would be an extension of one year on the current program. Commissioner Racette asked for an agenda or status of outstanding clients from Mr. Walker to be presented at the City Commission's next study session. No official action was taken other than acknowledging the resignation.

STUDY SESSIONDATE SET

The Commission set the date of May 23, 1984 at 11:00 o'clock a.m. as the next study session date.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried to adjourn the meeting to 7:30 p.m. on May 17, 1984 to consider the 1984 Grant for Community Development Block Grant funds.



Verna Scott
City Clerk

(Seal)

VS:lf

MINUTES OF THE ADJOURNED COMMISSION MEETING HELD MAY 17, 1984.

The City Commission met in adjourned session at 7:30 p.m. on May 17, 1984, in the City Commission Room in the City Hall. Mayor Smith presided with Commissioner Girard present. Absent: Commissioner Racette.

Other officers present: City Manager Metzger, City Clerk Scott and Administrative Assistant Peterson.

Visitors present: Boyd Dochow and Lawrence Hurley.

1984 COMMUNITY DEVELOPMENT BLOCK APPLICATION

PUBLIC HEARING

The City Manager announced that this time had been scheduled for a public hearing on the application for 1984 Community Development Block Grant Funds. He advised the Commission that this is the first year that the State is administrating this program and that it was a requirement that the City Commission hold an official meeting for this specific purpose.

Mr. Boyd Dochow was present at the meeting to see if funds could be allocated from the block grant money to build a sidewalk from Cloud Village (which is housing for the elderly) to the Alco shopping center. There followed a discussion on how to get across K-9 Highway once the sidewalk was constructed to that point.

Commissioner Smith suggested that block grant funds be used to cover the Niagara Street ditch, could a concrete slab be placed across the top.

City Manager Metzger recognized the need for this project and said the request for community development block grant funds would include the improvements to Niagara Street Ditch, the sidewalk from Cloud Village along with the on-going program of rehabilitation of homes for the low income and elderly in the community.

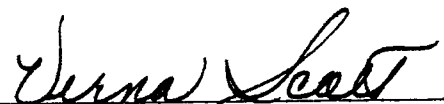
Following a lengthy discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by two-thirds of the members-elect of the Commission to submit the application for 1984 Community Development Block Grant funds. The application to be submitted prior to June 8, 1984.

FEDERAL REVENUE SHARING REQUIREMENTS

BUILDINGS TO BE HANDICAPPED ACCESSIBLE

City Manager Metzger informed the City Commission that recipients of more than \$25,000.00 annually of Federal Revenue Sharing funds will have to make the public buildings handicapped accessible by 1986. A plan will need to be submitted to the federal government by October 1985 with the construction underway and/or completed by October of 1986.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried to adjourn.



Verna Scott
City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 6, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on June 6, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Cay Lesperance, Dennis Rohr, David Wheaton, Dutch Shunn, John and Mary Schmitt, Pat Cox, Ross Hatfield, Jack Gould, David Norlin, John L. Sullivan, James C. Perry, Gail Engle, Margaret Gillan, Janet Davis, Leon Gennette and Larry Henry.

Minutes of the May 16, 1984 meeting were approved as written.

PUBLIC HEARING-REZONING REQUEST (THERESA HALL)

DENIED

The City Manager announced to the Commission that at this time a public hearing was convened to consider a rezoning of the South 100 ft. of the East 49.3 ft. of Lot 1, Block 7, Gaylord & Matthews Addition from R-1 to R-2. The applicant seeking the rezoning is Theresa L. Hall. The City Manager announced that this was the second public hearing held to objectively look at the facts presented and that the City would follow the guidelines required by the Golden vs Overland Park Court decision. He asked that the proponents of the rezoning request be the first to be heard.

There was no one present at the meeting to discuss the proposal.

Administrative Assistant Mike Peterson explained to the commission that the Planning Commission had met on May 22, 1984 and it was their recommendation not to approve the rezoning request based on the following factors:

- 1) It does not conform to the single-family dwelling district,
- 2) It would not protect the integrity of the R-1 Neighborhood,
- 3) They felt that this business influence would be detrimental to the neighborhood; and
- 4) A protest petition representing 16 of the 22 property owners within 200' of the proposed rezoning property was filed with the City Clerk.

Following a brief discussion on the rezoning request, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the entire members-elect of the Commission to accept the recommendation of the Planning Commission and deny the rezoning request.

ORDINANCE REQUIRING CONCRETE OR STEEL UNDERGROUND VAULTS FOR BURIAL IN PLEASANT HILL CEMETERY

TABLED

The City Manager presented to the Commission an ordinance amending Section 8-25 of the Concordia Code to require either concrete or steel underground vaults for all burials in Pleasant Hill Cemetery.

Following a discussion on the matter, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried unanimously to table action on this ordinance until the Commission could meet for further discussion at a study session.

APPROPRIATION ORDINANCE NO. 10-10A

APPROVED

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

REQUEST FOR DEREGULATION AND CABLE TELEVISION PROGRAMMING

NO ACTION

Jim Perry, Area Manager for Cablecom-General, Inc. and Gail Engle, the local manager from Cablecom-General were present to request an amendment to Ordinance 2080 of the City which regulates the rate structure of the cable television company.

Mr. Perry said that the cable system was proposing a \$316,000 improvement program which would add a minimum of 4 channels and a maximum of 7. Following this improvement a rate increase of somewhere between \$2.25 and \$2.75 per month per customer would be charged with a guarantee of no increase in monthly rates for 12 months. The proposed new channels are ESP, an all sports channel; CNN, a 24-hr. news channel; CSPAN, a Congressional proceedings news channel; Nicholodeum, a quality children's channel; WTBS, an Atlanta super channel; Disneyworld, Sportstime, Cinemax and both PBS stations (including KOOD from Bunker Hill).

Perry explained they had received a number of complaints about taking the Nebraska PBS

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 6, 1984 (Cont'd.)

David Norlin, a Cloud County Community College instructor and representative of K00D, asked Perry why the cable company could not make the improvements and then seek a rate increase. Mr. Norlin felt the City should maintain their present regulation system in that the cable television system presented a news information source to an entire community. Jack Gould voiced opposition to deregulation stating that all one needs to do is look at oil and gas prices to know where deregulation leads. Commissioner Smith stated that he felt that government should not regulate business and that he and the cable company could only charge what the market would bear. Commissioner Girard felt that additional rate increases would create a hardship on the community of elderly people living on fixed incomes.

Following this discussion, no action was taken, but the Commission advised Mr. Perry and Mr. Engle they would take their request under advisement and discuss the matter at length at their next study session.

PROCLAMATION

CIRCUS DAY

Larry Henry, Leon Gennette and John L. Sullivan were present representing the Rotary Club to ask the City Commission proclaim June 15, 1984 as Circus Day here in Concordia. The Mayor signed the proclamation.

APPLICATION FOR 1984 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

AUTHORIZED

The City Manager stated to the Commission that Concordia's application for 1984 Community Development Block Grant Funds is being prepared and public hearings held to obtain input on proposed activities for this year's program. This is the first year that the State of Kansas through the Kansas Department of Economic Development will administer the Small Cities Community Development Block Grant Program. Within the Applications, the City may only apply for one project. The specific project targeted for this years program is a new storm sewer to enclose the Niagara Street Ditch from 7th Street to 11th Street with an estimated cost of \$360,000.00.

Following a discussion on the grant application, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the entire members-elect of the Commission to authorize the City Manager to submit an application to the Kansas Department of Economic Development for a Small Cities Community Development Block Grant in the amount of \$360,000.00

BID AWARD-WATER/SEWER DEPT. CARGO VAN

BABE HOUSER MOTORS

The City Manager presented to the Commission bids received on June 5, 1984 for a 1985 Cargo Van for the Water and Sewer Department. Bids received were as follows:

<u>Vehicle Description</u>	<u>Babe Houser Motors</u>	<u>Kling Motors</u>
1985 Cargo Van	Cheverolet Cargo Van #CG21305	Ford Cargo Van #85E-250
Lump Sum	<u>\$9,800.00</u>	<u>\$11,000.00</u>

After reviewing the Bids, Commissioner Racette asked if a used vehicle could be purchased for a cheaper price. Director of Utilities David Wheaton advised Commissioner Racette that he had found it is much more cost effective to purchase new vehicles which have a longer maintenance free period. In the past when used vehicles have been purchased, replacements had to be purchased in a year or two.

Following this discussion, motion was made by Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect to accept the apparent low bid of Babe Houser Motors, Inc. for the 1985 Cargo Van for the Water and Sewer Department.

AUDIENCE WITH VISITORS

John and Mary Schmitt were present to complain about the one hour of free swimming for adults between 5:30 and 6:30 p.m. He felt it unfair to insist that paying customers leave the pool for this hour to allow "free" swimming.

H.J. "Dutch" Shunn was present objecting to the elevation of the sanitary sewer being constructed near his property on E. 9th Street. Following a lengthy discussion on the matter, Mr. Shunn was informed that the project had been let following due process and that no construction

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 20, 1984

The City Commission met in regular session at 4:00 o'clock p.m. on June 20, 1984 in the City Commission Room in the City Hall. Mayor Smith presided, with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Ross Hatfield, Boyd Dochow, Jerry D. Ruud, Dennis Rohr, Jack Gould, & Phil Detrixhe.

Minutes of the June 6, 1984, meeting were approved as written.

PUBLIC HEARING - NUISANCE ABATEMENTDISMISSED

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) 117 East 10th Street

The City Manager stated that a notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

The City Manager advised the Commission that City Staff had checked on the nuisance on the morning of June 20, 1984, and that the conditions that prompted the original nuisance abatement had been alleviated to the satisfaction of City Staff.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to dismiss the nuisance abatement issued to Theresa Linton, the owner of the property listed above.

RESOLUTION NO. 723 (THERESA LINTON)NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 2) 110 East 10th Street

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

The City Manager advised the Commission that City Staff had checked on the nuisance just prior to today's Commission meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

Phil Detrixhe, a real estate agent involved in the sale of the property was present to insure that the final order to abate the alleged nuisance be issued. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 723 be adopted.

RESOLUTION NO. 724 (HAZEL MATSON)NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 3) 825 East 5th Street

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 20, 1984 (cont'd)

City Manager Metzger advised the Commission that City Staff had checked on the nuisance just prior to today's meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 724 be adopted.

APPROPRIATION ORDINANCE NO. 11APPROVED

Appropriation Ordinance No. 11 was approved according to law.

ORDINANCE NO. 2380 (REQUIRING CAVE-IN PROOF BURIAL LINERS)PASSED

An Ordinance entitled "AN ORDINANCE REQUIRING CONCRETE OR STEEL UNDERGROUND CONTAINERS, BOXES OR GRAVE LINERS, WHICH SHALL BE RESISTANT TO SUBSIDENCE FOR BURIAL IN PLEASANT HILL CEMETERY IN THE CITY OF CONCORDIA, KANSAS, AMENDING CONCORDIA CODE SECTION 8-25, AND REPEALING SAID EXISTING SECTION," was read and considered by the Commission.

Following a brief discussion on the Ordinance, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of two-thirds of the members-elect of the Commission having voted in favor thereof. Commissioner Racette opposed the motion.

STUDY SESSIONDATE SET

The Commission set the date of June 27, 1984, at 11:00 a.m. as the next study session.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to adjourn the meeting until Thursday, July 5, 1984, at 4:00 o'clock p.m. as the next Commission meeting.



Verna Scott
City Clerk

(Seal)

VS:scb

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD ON JULY 5, 1984

The City Commission met in regular session on July 5, 1984 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: W.F. "Bill" Danenbarger from Radio Station KNCK-KCKS, Eva Budreau, Boyd Dochow, Dutch Shunn, Dan Stockemer. Chuck Bouilly, Jim Boston and Sue Cox.

Minutes of the June 20, 1984 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 12-12A

APPROVED

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

ORDINANCE NO. 2381 (MT. JOSEPH INDUSTRIAL REVENUE BONDS)

PASSED

An ordinance entitled "AN ORDINANCE AUTHORIZING THE CITY OF CONCORDIA, KANSAS TO ISSUE ITS INDUSTRIAL REVENUE BONDS, SERIES A. 1984 (MOUNT JOSEPH, INC.) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$500,000 FOR THE PURPOSES OF CONSTRUCTING AND EQUIPPING A RETIREMENT CENTER; AUTHORIZING EXECUTION OF A TRUST INDENTURE BY AND BETWEEN THE CITY AND FIRST BANK & TRUST, IN THE CITY OF CONCORDIA, KANSAS, AS TRUSTEE; AUTHORIZING THE CITY TO LEASE SAID PROJECT TO MOUNT JOSEPH, INC. AND AUTHORIZING EXECUTION OF A LEASE BETWEEN SAID CITY AND MOUNT JOSEPH, INC.; AND AUTHORIZING THE EXECUTION OF THE BOND PURCHASE AGREEMENT FOR THE BONDS BY AND AMONG THE CITY, MOUNT JOSEPH, INC. AND FIRST BANK & TRUST, CONCORDIA, KANSAS, AS PURCHASER OF THE BONDS." was read and considered by the Commission. After discussion, a motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2381.

ORDINANCE NO. 2382 (REGULATING WATER AND SEWER PLUMBERS)

PASSED

An ordinance entitled "AN ORDINANCE REGULATING WATER PLUMBERS AND SEWER PLUMBERS IN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. After discussion, a motion was made by Commissioner Racette, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2382.

ORDINANCE NO. 2383 (REGULATING CONSTRUCTION OF WATER SERVICE LINES)

PASSED

An ordinance entitled "AN ORDINANCE REGULATING CONSTRUCTION AND RECONSTRUCTION OF WATER SERVICE LINES IN THE CITY OF CONCORDIA, KANSAS, AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE DESIGNATED 26-5A" was read and considered by the Commission. After discussion, a motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2383.

RESOLUTION NO. 725 (GENERAL OBLIGATION REFUNDING BONDS)

APPROVED

Chuck Bouilly representing Stern Brothers and Company from Wichita was present at the meeting to explain the procedure used to refinance outstanding General Obligation and/or Revenue Bonded debt. The City Manager, in a prepared memorandum to the City Commission, listed several advantages for refunding of the City's bonded debt:

- 1) To retire existing General Obligation debt over a shorter period of time, ten years as compared to fourteen years, with a net interest savings of approximately \$30,211.00.
- 2) To restructure the General Obligation debt repayment schedule providing for more "level" payments.
- 3) To decrease the 1985 General Obligation Bonded Debt service requirement, from \$316,531.00 to approximately \$200,737.50. Based on the 1984 assessed valuation, this reduction is equivalent to a property tax offset of 8.9 mills.
- 4) To convert existing Revenue Bonded Indebtedness into General Obligation Bonds.
- 5) To revise existing Revenue Bond Covenants, decreasing coverage of maximum annual debt service requirements by annual net operating income from 140% to approximately 105% - 110%.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 5, 1984 (cont'd.)

- 6) To free the Water/Sewer System Bond Reserves from bond covenants (\$70,000.00).
- 7) To retire existing revenue debt over a shorter period of time, 13 years as compared to 14 years, with a net interest savings of approximately \$69,500.00., and
- 8) To decrease the 1985 Revenue Bonded Debt Service requirement from \$66,644.00 to approximately \$62,500.00.

Mr. Metzger went on to explain that two steps are necessary to initiate the advanced funding process: 1) selection of a bond underwriter; and 2) passage of a resolution declaring the advisability of refunding Water/Sewer Revenue Bonds of the City, and converting them into General Obligation Bonds.

Mr. Metzger explained to the Commission that he had been working with Chuck Bouilly from Stern Brothers Company and they had worked out the arrangements for the refunding agreement. Mr. Dan Stockemer representing First Securities, Inc. of Wichita was present to ask the Commission to consider his company as well as Stern Brothers, but following a lengthy discussion on time constraints facing the Commission at this time of Budget preparation, the Commission recommended that Stern Brothers Company complete the refunding process. Following discussion on the matter, the City Manager presented to the City Commission a resolution declaring it advisable to issue General Obligation Refunding Bonds of the City of Concordia, Kansas in an amount of not to exceed \$550,000.00 to Advance Refund all of the City's Current outstanding water and sewage system revenue bonds and provide for the giving of notice of said intention of the City. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Girard, and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 725 be approved.

BID AWARD (PROJECT ST-84-(1&2) (Budreau Add)

HALL BROTHERS CONSTRUCTION

The City Manager presented to the Commission bids received on Monday, July 2, 1984 for construction of Russ and Julie Streets located in Budreau's Addition to the City of Concordia. Although the projects will be assessed separately, the bids for construction were based on the combination of the projects. The following bids were received:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Hall Brothers Construction Co.	\$26,458.20

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the bid of Hall Brothers Construction Co. in the amount of \$26,458.20.

BID AWARD (PROJECTS S-84-1; SS-84-1 & WL-84-1)

SMOKY HILL CONSTRUCTION

The City Manager presented to the Commission bids received on July 2, 1984 for the construction of a storm sewer, sanitary sewer and water lines in Budreau's Addition to the City of Concordia. Although the projects will be assessed separately, the bids for construction were based on the combination of the projects. The following bids were received:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Larson Construction Co.	\$44,867.50
Stevens Construction Co.	38,249.33
Smoky Hill Construction Co.	37,083.07

The bids submitted by Larson Construction Co. and Stevens Construction Co. were contingent upon whether or not all three contracts were awarded. The bid submitted by Smoky Hill Construction Co. included deductions from base bid if all three contracts were submitted. Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the low bid of Smoky Hill Construction Co. in the amount of \$37,083.07. Mrs. Eva

SURETY BOND - CITY TREASURERREBECCA LEON

The City Manager advised the Commission that Section 2-52 of the City Code requires that the City Treasurer provide a surety bond in the amount of \$20,000 conditioned upon the faithful performance and discharge of her respective duties. Motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried unanimously to acknowledge the surety bond of Rebecca Leon as City Treasurer.

STUDY SESSIONDATE SET

The City Commission set the date of July 11, 1984 at 11:00 o'clock a.m. as the next study session.

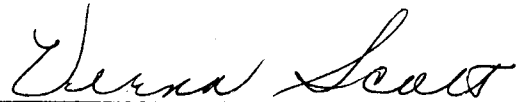
VISITORS COMMENTS

Jim Boston was present at the meeting to deliver a claim to the City Commission in the amount of \$62.50 which he claims the City owes Sue Cox for repair of frozen water lines last winter. The Commissioners asked that the City Manager handle the claim. Mr. Boston then had a complaint about a manhole in the alley behind 420 W. 7th Street claiming it to be a health hazard. The Commission again turned this matter over to the City Manager.

Boyd Dochow had a complaint about weeds and uncontrolled vegetation growing at 333 E. 12th Street. Upon checking this matter after the meeting, the City Clerk informed Mr. Dochow that a weed abatement was in progress on the above named property.

Mr. Dutch Shunn was present at the meeting complaining about the manner in which a ditch was being dug and the distribution of dirt on a project presently underway along his property on East 9th Street. The City Manager and the City Commission advised Mr. Shunn that the City Engineer would investigate the problem as soon as possible.

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



Verna Scott
City Clerk

(Seal)

VS:lkf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 18, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on July 18, 1984, in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Jim Lowell from The Blade-Empire, Dallas Nading from The Kansan, Dorothy Ostrom, Diane Bieker, Delores R. Mowry, Marvel McDaniel, Bernice Crayton, W.J. Crayton, Minnie Studt, Florence Swenson, Travis Swenson, Gertrude Hogue, Ivan Canfield, Clara Mefford, Agnes Bowen, Pearl Martin, Lenora Smock, Karen Dunlap, Ima Jean Chavey, Cari Begnoche, Derald Deal, Alvin Paquette, J.A. Blochlinger, Boyd Dochow, Jim Perry, Gail Engle, Larry Blochlinger, Maxine Shunn, Sheila Collins, Jerry Collins, Ron Deal, Judie Deal, Mary Blochlinger, Kenneth Hauschel, and Judy Price with Sunflower Associates.

Minutes of the July 5, 1984 meeting were approved as written.

PUBLIC HEARING - REZONING REQUEST (SUNFLOWER ASSOCIATES)

DENIED

The City Manager announced to the Commission that at this time a public hearing was convened to consider a rezoning of Lots 1-4, Block F, and the North one-half of Lots 5-7, Block F, Fosters Addition, Lots 1-7, Block B, and Lots 8-14, Block A, Udells addition from R-1 (Single-Family Dwelling District) to R-2 (Multi-Family Dwelling District). The applicant seeking the rezoning is Sunflower Associates of Concordia. The City Manager announced that this was the second public hearing held to objectively look at the facts presented and that the City would follow the guidelines required by the Golden vs Overland Park Court decision. He asked that the proponents of the rezoning request to the first heard.

Mr. W.J. Crayton, in a prepared statment, asked that the Commission grant the re-zoning request. He felt that addition of the proposed apartment complex would benefit the entire area, that it was consistent with the zoning in the surrounding area. Mr. Crayton stated that he felt that the Commission should support housing of this type since they had issued Industrial Revenue Bonds for a similar project for Mt. Joseph.

Maxine Shunn stated to the Commission that she and her husband owned adjoining property and that they could see no additional problems with the apartment rental. She felt there would be no more children than already live there and would create an additional tax base for the City.

Judy Price, speaking for Sunflower Associates, supplied a survey of the area along with an architect's drawing of the proposed complex. She explained that to date she had received 19 applications.

Ron Deal stated that people always want subsidized rent.

Following the statements of the proponents of the rezoning request, the City Manager then asked for statements from the opponents.

Dorothy Ostrom and Ima Jean Chavey, members of the Concordia Housing Authority, were both present at the meeting representing the residents of Cloud Village. Dorothy Ostrom, in a prepared statement, explained she was representing 32 residents of Cloud Village. She expressed real concerns for dust, congested parking, the increase in traffic would be hazardous to residents of Cloud Village and a concern that the residents of the new apartment complex would attempt to use the community building that is held for the express use of the Cloud Village residents.

Karen Dunlap appeared as a member of the Planning Commission explaining the reasons for their decision to recommend the change in rezoning. She said that even though it was appropriate for the area, she had some problems in allowing the zoning change. She felt it was not really needed or beneficial to the community and felt it might be just too much of a good thing.

Delores Mowrey lives on 8th Street near the proposed location of the apartment complex. She felt it is an undesirable element to the neighborhood and did not want college students or young adults with the resulting harassment of noise, beer bottles, etc. located nearby.

Mrs. Mowrey pleaded with the Commission to deny the zoning change stating that "we have

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 18, 1984 (cont.)

Joe Blochlinger asked the developers to go east with their project.

Carl Metzger then asked for any additional comments.

David Retter then instructed the Commission to make a decision regarding the rezoning change stating they had 3 options.

1. Remand the rezoning application back to the Planning Commission.,
2. Deny the rezoning application, or
3. Approve the rezoning application as recommended by the Planning Commission.

Following this lengthy discussion on the rezoning application, Commissioner Girard stated that with so many persons in the area protesting the change, he moved to deny the rezoning application.

Commissioner Smith seconded the motion stating his concerns for the additional traffic problems near Middle School at 7th and Doster. Commissioner Racette, in unanimous agreement with the Commission felt we already had enough vacant houses in the City.

CABLECOM REQUEST FOR DEREGULATION

TABLED

Jim Perry and Gail Engle, representing Cablecom of Concordia were present at the meeting to once again request rate deregulation for their company. Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by unanimous vote to table the deregulation request for one year.

AMBULANCE CHARGE-OFFS FOR 1982 and 1983

APPROVED

The City Manager stated that a list of uncollectible ambulance charges has been compiled by city staff, approved by the auditors, and now submitted to the City Commission to be charged off. The amount determined to be uncollectible for 1982 is \$379.50, and the amount for 1983 is \$1,258.42.

Following a brief discussion, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect to approve the charge-offs submitted.

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 April 1, 1984, through June 30, 1984:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate %</u>	<u>Interest Received</u>	<u>Original Term</u>
\$ 35,831.00	Cem End	4-06-86	10.50	1,881.13	30 Mo.
150,000.00	Misc.	4-06-84	8.78	1,154.63	32 Days
350,000.00	Misc;W/S	4-13-84	8.72	5,267.83	63 Days
275,000.00	Misc;W/S	4-27-84	9.375	2,472.17	35 Days
250,000.00	Misc;W/S	4-30-84	8.96	1,902.46	31 Days
Various	Misc.	4-30-84	Varies	562.17	Day to Day
225,000.00	Misc;W/S	5-11-84	8.79	3,413.65	63 Days
300,000.00	Misc;W/S	5-17-84	9.	2,515.07	34 Days
400,000.00	Misc;W/S	5-29-84	9.10	3,191.23	32 Days
Varies	Misc.	5-31-84	Varies	662.21	Day to Day
250,000.00	Misc;W/S	6-12-84	9.26	1,966.17	31 Days
300,000.00	Misc;W/S	6-22-84	9.30	2,751.78	36 Days
100,000.00	W/S	6-29-84	9.41	773.42	30 Days
Varies	Wt Deposit	6-30-84	8.	86.26	Passbook
Varies	Misc.	6-30-84	Varies	1,131.72	Day to Day
TOTAL INTEREST RECEIVED SECOND QUARTER				29,731.90	
TOTAL INTEREST RECEIVED FIRST QUARTER				23,711.96	
TOTAL INTEREST RECEIVED				\$53,443.86	

The \$53,443.86 shows an increase of \$17,732.54 over last year's second quarter receipts. This is a 50% increase in interest revenue.

The average interest rate for 1983 was 8.19% compared to an average of 9.10% for this same period in 1984.

Respectfully submitted,

/s/ Carl M. Metzger
City Manager

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 18, 1984. (cont'd.)

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>
CERTIFICATES OF DEPOSIT:					
\$ 100,000.00	Misc;W/S	7-06-84	9.45	First Bank	14 Days
100,000.00	W/S	7-06-84	8.5	Cloud County	7 Days
200,000.00	Misc;W/S	7-12-84	9.68	First Bank	30 Days
300,000.00	Misc.	7-20-84	9.60	Cloud County	51 Days
200,000.00	Misc.	8-03-84	9.70	First Bank	42 Days
34,371.40	Sm. Animal Tr.	9-18-84	10.00	Cloud County	182 Days
12,281.53	Sm. Animal Tr.	11-13-84	10.45	Cloud County	182 Days
35,831.00	Cem End	4-06-84	10.50	Cloud County	30 Mo.
50,000.00	Misc.	-0-	Varies	Cloud County	Day to Day

\$1,032,483.93

PASSBOOK:

\$ 5,949.14	Water Deposit	-0-	8.	Cloud County	Passbook
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\$1,038,433.07

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/ Verna Scott
City Clerk

/s/ Rebecca Leon
City Treasurer

CMM:VS:lkf

LICENSE APPLICATION FOR RETAIL SALE OF CEREAL MALT BEVERAGECONCORDIA JAYCEES

The City Clerk presented to the City Commission an application from Roger Demanette representing the Concordia Jaycees for a cereal malt beverage license. This license application has been examined by the City Attorney and has met all legal requirements. Following a brief discussion, motion was made by Commissioner Racette, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the license application from the Concordia Jaycees for a cereal malt beverage license.

APPOINTMENTS TO THE CITIZENS ADVISORY COMMITTEE

IMA JEAN CHAVEY, BERTHA ALDERSON
AND ETHEL HENTHORNE, HURLEY

The City Manager presented to the Commission recommendations from the Citizens Advisory Committee to appoint Ima Jean Chavey, Bertha Alderson and Ethel Henthorne to fill three year terms running through February 1, 1987. Each of these individuals has been contacted and agreed to the reappointment. After a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that the above appointments to the Citizens Advisory Committee be approved. The appointment of Lawrence Hurley was also approved by the Commission.

APPOINTMENTS TO THE INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION

DANA BREWER AND
BOB STEIMEL

The City Manager presented to the Commission recommendations from the Industrial Development Advisory Commission to appoint Dana Brewer and Bob Steimel to fill four year terms running through January 1, 1988. Each of these individuals has been contacted and agreed to the reappointment. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that the above appointments to the Industrial Development Advisory Commission be approved.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 18, 1984. (cont'd)

EVIDENCE OF FINANCIAL SECURITY, AND REPEALING EXISTING SECTION 23 OF THE "STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES", EDITION OF 1983, AS ENACTED BY ORDINANCE NO. 2349 OF THE CITY OF CONCORDIA, KANSAS." was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Smith, Girard and Racette. "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. 2384.

RESOLUTION NO. 726 (AUTHORIZING AGREEMENT BETWEEN CITY OF CONCORDIA AND KANSAS DEPT. OF TRANSPORTATION)

PASSED

The City Manager presented to the City Commission a resolution authorizing the Mayor and City Clerk to execute an agreement on behalf of the City of Concordia, Kansas, Agreement No. 40-84 between the City and the Kansas Department of Transportation, giving the Secretary of Transportation of the State of Kansas authority to act for the City, and obtain benefits under the program of the Federal and State Aid Plan of Highway Construction, such benefits approved for the improvement beginning on Republican Street at the West curb return on Campus Drive., thence easterly to 11th Street, such Project known as Project No. 15 U-0893-01 (M-0603(001)).

After a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the City Commission that the City Clerk and the Mayor be authorized to execute the agreement on behalf of the City of Concordia.

BID AWARD - PROJECTS ST-84-(1&2), SS-84-1 & WL-84-1

CLOUD COUNTY BANK & TRUST

The City Clerk presented to the Commission bids received on July 16, 1984 for the purchase of Temporary Notes, Series 1984-A totaling \$87,860.73 to pay for storm sewer, sanitary sewer, water line and street improvements in Budreau's Addition to the City of Concordia.

The City received the following bids:

<u>BANK</u>	<u>ANNUAL INTEREST RATE</u>
First Bank & Trust	8.5%
Cloud County Bank & Trust	7.5%

The City manager advised that it was his recommendation to accept the bid of Cloud County Bank & Trust with an interest rate of 7.5%. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that the bid for the 1984-A Series Temporary Notes issue be awarded to the Cloud County Bank & Trust, Concordia, Kansas, with an interest rate of 7.5% per annum.

STUDY SESSION

DATE SET

The City Commission set the date of July 27, 1984 at 11:00 o'clock a.m. as the next study session date.

RESOLUTION NO. 727 (LICENSE REVOCATION HEARING)

MOM & POP'S II

The City Attorney presented a resolution to the City Commission stating there was probable cause to believe that David Hughes, d/b/a Mom & Pop's II, at 1315 Lincoln, in Concordia, Kansas, has violated K.S.A. 41-2708, a section of the Cereal Malt Beverage Act, and has violated Code of Ordinances Sec. 3-39, in that he did:

1. On or about June 6, 1984, permit a person under eighteen (18) years of age, to-wit: Tony Hagle, to buy cereal malt beverage in or about the licensed place of business.
2. On or about June 22, 1984, permit a person under eighteen (18) years of age, to-wit: Kelli Hagle, to buy cereal malt beverage in or about the licensed place of business.
3. On or about June 30, 1984, permit a person under eighteen (18) years of age, to-wit: Kelli Hagle, to buy cereal malt beverage in or about the licensed place of business.

The City Attorney advised the Commission the need for setting a date for a hearing on the matter of revoking said license; that proper notice of the time and place and purpose of said meeting be executed by the mayor and clerk and personally served by a policeman on David Hughes.

The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 18, 1984. (cont'd.)

Vote of the entire members-elect of the Commission to approve Resolution No. 727 setting the date of August 1, 1984, at 4:00 o'clock p.m. to hear the matter of revoking said license; that proper notice of the time and place and purpose of said meeting be executed by the mayor and clerk and personally served by a policeman on David Hughes.

RESOLUTION NO. 728 (LICENSE REVOCATION HEARING)
THE STORE

The City Attorney presented a resolution to the City Commission stating there was probable cause to believe that Roger Bender, d/b/a The Store, at 203 East 6th Street, in Concordia, Kansas, has violated Code of Ordinances Sec. 3-39, in that he did:

1. On or about June 13, 1984, permit a person under eighteen (18) years of age, to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business.
2. On or about June 22, 1984, permit a person under eighteen (18) years of age, to-wit: Kelli Higle, to buy cereal malt beverage in or about the licensed place of business.
3. On or about June 30, 1984, permit a person under eighteen (18) years of age, to-wit: Kelli Higle, to buy cereal malt beverage in or about the licensed place of business.

The City Attorney advised the Commission the need for setting a date for a hearing on the matter of revoking said license; that proper notice of the time and place and purpose of said meeting be executed by the mayor and clerk and personally served by a policeman on Nancy Shaver, the manager and agent of the licensed owner.

The Commission examined and considered the resolution, after which it was moved by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 728 at 4:00 o'clock p.m. to hear the matter of revoking said license; that proper notice of the time and place and purpose of said meeting be executed by the mayor and clerk and personally served by a policeman on Nancy Shaver, the manager and agent of the licensed owner.

RESOLUTION NO. 729 (LICENSE REVOCATION HEARING)
LOVE'S COUNTRY STORE

The City Attorney presented a resolution to the City Commission stating there was probable cause to believe that Musket Corporation, d/b/a Love's Country Store, at 1301 Lincoln, in Concordia, Kansas, has violated K.S.A. 41-2708, a section of the Cereal Malt Beverage Act, and has violated Code of Ordinances Sec. 3-39, in that he did:

1. On or about June 8, 1984, permit a person under eighteen (18) years of age, to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business.
2. On or about June 13, 1984, permit a person under eighteen (18) years of age, to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business.
3. On or about June 13, 1984, permit a person under eighteen (18) years of age, to-wit: Jim Young, to buy cereal malt beverage in or about the licensed place of business.

The City Attorney advised the Commission the need for setting a date for a hearing on the matter of revoking said license; that proper notice of the time and place and purpose of said meeting be executed by the mayor and city clerk and personally served by a policeman on Barbara Rogers, the manager and agent of the licensed owner.

The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 729 at 4:00 o'clock p.m. to hear the matter of revoking said license; that proper notice of the time and place and purpose of said meeting be executed by the mayor and clerk and personally served by a policeman on Barbara Rogers, the manager and agent on the licensed owner.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard to adjourn the meeting.

Diana Scott

The City Commission met in regular session at 4:00 o'clock p.m. on August 1, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other Officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Dallas Nading from The Kansan, Brad Lowell from The Blade-Empire, Dennis Rohr, Larry Blochlinger and Bob Steimel.

Minutes of the July 18, 1984 meeting were approved as written.

PUBLIC HEARINGS (THE STORE, LOVES COUNTRY STORE & MOM & POPS LOUNGE II)

TABLED

The City Manager announced to the Commission that at this time a public hearing had been scheduled to consider the revocation for suspension of cereal malt beverage licenses at The Store, Loves Country Store and Mom and Pops Lounge II. He explained to the Commission that the license holders had requested an additional two weeks before they appeared before them. Following a brief discussion, motion was made by Commissioner Racette, seconded by Commissioner Smith and carried unanimously to table the hearings on the license revocations of The Store, Loves Country Store and Mom and Pops Lounge II until August 15, 1984.

APPROPRIATION ORDINANCE NO. 14-14A

PASSED

Appropriation Ordinance No. 14-14A was passed according to law.

ORDINANCE NO. 2385 (TEMPORARY NOTES-BUDREAU ADDITION PROJECTS)

APPROVED

An ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$87,860.73 OF THE TEMPORARY NOTES OF THE CITY OF CONCORDIA, KANSAS, TO PROVIDE FUNDS TO PAY THE COST OF CERTAIN INTERNAL IMPROVEMENTS HEREINAFTER DESCRIBED, THE COST OF WHICH WILL BE ULTIMATELY 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": Smith, Girard and Racette. "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. 2385.

1985 BUDGET PROPOSAL INCLUDING REVENUE SHARING

HEARING DATE SET

The City Manager presented the City's budget proposal to the Commission indicating there was a 12% increase in bugeted expenditures for 1985. The proposed 1985 Budget is presented showing a .30 mill property tax levy decrease (the fourth decrease in tax rates in four years). The Budget also reflects no increase in water and sewer rates for 1985 and a 5% total package in wages and fringe benefits.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried that the City Commission meet on August 15, 1984 at 7:30 p.m. to consider the 1985 City Budget Proposal which includes the Federal General Revenue Sharing Budget Proposal.

BUDGET AMENDMENTS-SPECIAL UTILITY AND WATER/SEWER OPERATING

PUBLICATION APPROVED

The City Manager stated to the Commission that based on current budget projections, the Special Utility Fund will exceed the 1984 budget authorization by \$7,764.00. This additional expenditures will occur as a result of higher utility charges. In order to avoid a budget violation, and to provide additional budget authority, the Special Utility Fund will need to be amended by \$21,050.00 to a total amount of \$125,000.00.

Following the discussion on the Special Utility Fund budget, the City Manager stated to the Commission that based on current budget projections, the Water/Sewer Utility Operating Fund will exceed the 1984 budget authorization by \$58,393.00. Mr. Metzger addressed the fact that at the time of the budget adoption in 1984, this budget was identified as being arbitrarily low due to decreased water utility revenue projects, however there is sufficient cash on hand to pay these additional expenses this year. An amendment to increase the Water/Sewer Utiltiy Fund Budget to an amount of \$700,822.00 is recommended to avoid a budget law violation.

Following a discussion on the two budget amendments needed, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to publish the notice of hearing to amend the 1984 Budget with his hearing to be held in conjunction with the 1985 Budget proposal scheduled for August 15, 1984 at 7:30 p.m.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 1, 1984 (cont'd)

PRESENTATION OF 1983 AUDIT (KENNEDY & COE)APPROVED

The City Manager presented the 1983 Audit as prepared by Kennedy and Coe & commented there were no major adverse violations of findings to be reported. He asked that the City Commission accept the 1983 Audit as presented. Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the 1983 audit as presented and ordered placed on file.

RESOLUTION NO. 730 (MARJETTA WILLIAMS)NUISANCE ABATEMENT

The City Manager stated that at this time a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) 124 W. 17th, Concordia, Kansas

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.


The City Manager advised the Commission that City Staff had checked on the nuisance just prior to today's Commission meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 730 be adopted.

STUDY SESSIONDATE SET

The Commission set the date of August 7, 1984 at 11:00 o'clock a.m. as the next Study Session date.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried that the Commission adjourn until 11:00 o'clock a.m. on August 7, 1984.



Verna Scott
City Clerk

(Seal)

VS:sb

MINUTES OF THE ADJOURNED COMMISSION MEETING HELD AUGUST 7, 1984.

The City Commission met in adjourned session at 11:00 o'clock on August 7, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Charles M. Bouilly representing Stern Brothers & Co.

GENERAL OBLIGATION REFUNDING BONDS AGREEMENTSTERN BROTHERS & CO.

The City Manager asked Mr. Charles M. Bouilly representing the Stern Brothers & Co. to present the agreement for refunding all of the City's outstanding General Obligation Bonds and Water and Sewer Revenue Bonds.

Mr. Bouilly stated that the total amount of the issue is \$1,950,000 and requested authorization to take the bonds to market assuring the Commission to provide the proposed rates and details of the issue. He explained the "leveling out" of the bond repayments and told the Commission there was a \$30,000 savings in interest. Mr. Bouilly had anticipated a higher net savings, but that the municipal bond market was down this past week. He explained that the Southwest National Bank of Wichita will be the new fiscal agent for the City rather than the State Treasurer's Office in Topeka.

City Manager Metzger then explained to the Commission that two actions needed to be taken. The first being the acceptance of the proposal as submitted by Stern Brothers & Co. and the second authorizing the Mayor and City Clerk to execute the Agreement between the City of Concordia and Stern Brothers & Co.

Following a lengthy discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the proposal as submitted by Stern Brothers & Co. for the marketing of General Obligation Refunding Bonds for the purpose of refunding all of the City's outstanding General Obligation Bonds and Water and Sewer System Revenue Bonds and further to authorize the Mayor and City Clerk to execute the agreement between the City of Concordia and Stern Brothers & Co. to act on behalf of the City of Concordia to subscribe for the necessary Government, and State and Local Government securities for use in the escrow account.

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



Verna Scott
City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 15, 1984

The City Commission met in regular session on August 15, 1984 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Dallas Nading from The Kansasn, Assistant City Attorney Thomas Tuggle, Nancy Shaver, Delma Emmel, John Shaver, Dennis Rohr, Ross Hatfield, Barbara Rodgers, Larry L. Sullivan, William Scott Darline, Bob Stensaas, Robert A. Walsh and Brad Hopkins.

Minutes of the August 1 and August 7, 1984 meetings were approved as written.

RESOLUTION NO. 731 (LICENSE REVOCATION HEARING - MOM & POPS LOUNGE II)HELD

The City Manager announced to the Commission that at this time a public hearing is convened to consider the revocation or suspension of a cereal malt beverage license held by David Hughes d/b/a Mom & Pops Lounge II.

The Assistant City Attorney Thomas Tuggle presented a Resolution which stated that on July 18, 1984, a hearing was ordered to be held on August 1, 1984 and that by agreement of the respondent license holder, said hearing was continued to August 15, 1984. Said Resolution states that said Governing Body finds that David Hughes, d/b/a Mom & Pops Lounge II violated the laws of the State of Kansas, and the ordinances of the City of Concordia, Kansas, in that said license holder did:

1. On or about June 6, 1984, permit a person under eighteen years of age, to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business;
2. On or about June 22, 1984, permit a person under eighteen years of age, to-wit: Kelli Higle, to buy cereal malt beverage in or about the licensed place of business; and
3. On or about June 30, 1984, permit a person under eighteen years of age, to-wit: Kelli Higle, to buy cereal malt beverage in or about the licensed place of business.

Be It Further Resolved, that cereal malt beverage License No. 640, issued to David Hughes, d/b/a Mom and Pops Lounge II, of the City of Concordia, Kansas, be and it is hereby suspended for the period of time commencing August 18, 1984, at 8:00 o'clock a.m. and ending August 23, 1984, at 12:00 o'clock p.m. (midnight) and that the City Attorney be directed to prepare a proper order and notice of this license suspension and cause said notice to be served on David Hughes forthwith; and that in the event of an appeal, David Hughes be required to file with the City Clerk a proper appeal bond in the sum of Ten Dollars (\$10.00) with sureties to be approved by this Governing Body.

The Commission examined and considered the Resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 731.

RESOLUTION NO. 732 (LICENSE REVOCATION HEARING - MUSKET CORPORATION d/b/a LOVES COUNTRY STORE)HELD

The City Manager announced to the Commission that at this time a public hearing is convened to consider the revocation or suspension of a cereal malt beverage license held by Musket Corporation d/b/a Love's Country Store.

The Assistant City Attorney, Thomas Tuggle, presented a Resolution which stated that on July 18, 1984, a hearing was ordered to be held on August 1, 1984 and that by agreement of the respondent license holder, said hearing was continued to August 15, 1984. Said Resolution states that said Governing Body finds that Musket Corporation, d/b/a Love's Country Store violated the laws of the State of Kansas, and the ordinances of the City of Concordia, Kansas, in that said license holder did:

1. On or about June 8, 1984, permit a person under eighteen years of age, to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business;
2. On or about June 13, 1984, permit a person under eighteen years of age, to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business; and

Be It Further Resolved, that cereal malt beverage License No. 646, issued to Musket Corporation, d/b/a Love's Country Store, of the City of Concordia, Kansas, be and it is hereby suspended for the period of time commencing August 20, 1984, at 12:01 o'clock a.m. and ending August 24, 1984, at 12:00 o'clock p.m., and that the City Attorney be directed to prepare a proper order and notice of this license suspension and cause said notice to be served on Barbara Rodgers, manager and agent of the said Musket Corporation, d/b/a Love's Country Store, forthwith; and that in the event of an appeal said Musket Corporation, d/b/a Love's Country Store, be required to file with the City Clerk a proper appeal bond in the sum of Ten Dollars (\$10.00) with sureties to be approved by this Governing Body.

The Commission examined and considered the Resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 732.

RESOLUTION NO. 733 (LICENSE REVOCATION HEARING - ROGER BENDER d/b/a THE STORE

HELD

The City Manager announced to the Commission that at this time a public hearing is convened to consider the revocation or suspension of a cereal malt beverage license held by Roger Bender d/b/a The Store.

The Assistant City Attorney, Thomas Tuggle, presented a Resolution which stated that on July 18, 1984, a hearing was ordered to be held on August 1, 1984 and that by agreement of the respondent license holder, said hearing was continued to August 15, 1984. Said Resolution states that said Governing Body finds that employees of Roger Bender, d/b/a The Store violated the laws of the State of Kansas, and the ordinances of the City of Concordia, Kansas, in that said license holder did through his employees:

1. On or about June 13, 1984, permit a person under eighteen years of age to-wit: Tony Higle, to buy cereal malt beverage in or about the licensed place of business;
2. On or about June 22, 1984, permit a person under eighteen years of age, to-wit: Kelli Higle, to buy cereal malt beverage in or about the licensed place of business; and
3. On or about June 30, 1984, permit a person under eighteen years of age, to-wit: Kelli Higle, to buy cereal malt beverage in or about the licensed place of business.

Be It Further Resolved, that cereal malt beverage License No. 648, issued to Roger Bender, d/b/a The Store, of the City of Concordia, Kansas, be and it is hereby suspended for the period of time commencing August 20, 1984, at 12:01 o'clock a.m. and ending August 24, 1984, at 12:00 o'clock p.m., and that the City Attorney be directed to prepare a proper order and notice of this license suspension and cause said notice to be served on Nancy Shaver, manager and agent of the said Roger Bender forthwith; and that in the event of an appeal Roger Bender be required to file with the City Clerk a proper appeal bond in the sum of Ten Dollars (\$10.00) with sureties to be approved by this Governing Body.

The Commission examined and considered the Resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve Resolution No. 733.

APPROPRIATION ORDINANCE NO. 15

PASSED

Appropriation Ordinance No. 15 was passed according to law.

ORDINANCE NO. 2386 (GENERAL OBLIGATION REFUNDING BONDS \$1,455,000)

PASSED

An Ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF CONCORDIA, KANSAS, IN THE TOTAL PRINCIPAL AMOUNT OF \$1,455,000.00 FOR THE PURPOSE OF ADVANCE REFUNDING CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE CITY; PRESCRIBING THE TERMS AND DETAILS OF THE BONDS; AND PROVIDING FOR THE PAYMENT OF SAID REFUNDING BONDS AND THE MAKING OF CERTAIN COVENANTS AND EXECUTION OF CERTAIN AGREEMENTS IN CONJUNCTION THEREWITH" was read and considered by the Commission. Following a brief discussion on the ordinance, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2386.

ORDINANCE NO. 2387 (WATERWORKS AND SEWAGE UTILITY SYSTEM GENERAL OBLIGATION REFUNDING BONDS - \$455,000.00)

PASSED

An Ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF WATERWORKS

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 15, 1984 (cont'd)

AND SEWAGE UTILITY SYSTEM GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF CONCORDIA, KANSAS, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$455,000.00, FOR THE PURPOSE OF REFUNDING PRIOR TO MATURITY THE CITY'S OUTSTANDING WATERWORKS AND SEWAGE UTILITY SYSTEM REVENUE BONDS; PRESCRIBING THE FORM AND DETAILS OF SAID GENERAL OBLIGATION REFUNDING BONDS; PROVIDING FOR THE COLLECTION, SEGREGATION AND APPLICATION OF THE REVENUES OF SAID WATERWORKS AND SEWAGE UTILITY SYSTEM; AUTHORIZING CERTAIN TAX LEVIES FOR THE REPAYMENT OF SAID GENERAL OBLIGATION REFUNDING BONDS; AND MAKING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT THERETO" was read and considered by the Commission. Following a brief discussion on the ordinance, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2387.

LICENSE APPLICATION FOR RETAIL SALE OF CEREAL MALT BEVERAGECARMESITAS

The City Clerk presented to the City Commission an application from Bart Pilcher doing business as Carmesita's for a cereal malt beverage license. This license application has been examined by the City Attorney and has met all legal requirements. Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the license application from Bart Pilcher d/b/a Carmesita's for a cereal malt beverage license.

STUDY SESSIONDATE SET

August 22, 1984 at 11:00 o'clock a.m. was the date set for the next City Commission Study Session.

VISITORS

Brad Hopkins was present to ask about block grant funds for the health center.

Ross Hatfield felt the suspensions granted to Love's Country Store, The Store and Mom and Pops Lounge II were not strict enough.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Racette to adjourn the meeting until 7:30 p.m. on August 15, 1984 to consider the 1985 City Budget.



Verna Scott
City Clerk

(Seal)

VS:sb

MINUTES OF THE ADJOURNED MEETING OF THE CITY COMMISSION HELD AUGUST 15, 1984.

The City Commission met in adjourned session on August 15, 1984, at 7:30 o'clock P.M. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: none.

Other officers present: City Manager Metzger.

Visitors present: Dallas Nading, Dean Frazier, and Denise DeRocheFort-Reynolds.

PUBLIC HEARING-1985 FEDERAL REVENUE SHARING BUDGET

APPROVED AS AMENDED

The City Manager presented to the City Commission the 1985 Federal Revenue Sharing Budget. Mr. Dean Frazier, representing the Concordia Library Board requested the Commission authorize \$4,938.00 of Federal Revenue Sharing funds for the Library. After a brief discussion, motion was made by Commissioner Girard to amend the proposed Federal Revenue Sharing budget to include an appropriation for the Concordia Library Board, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission. Motion was then made by Commissioner Smith seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that the proposed uses for Revenue Sharing as amended be approved.

PUBLIC HEARING-1985 CITY BUDGET

HELD

The City Manager presented to the City Commission the proposed 1985 Operating Budget and delivered the Budget Message for the 1985 Operating Budget. After a short discussion, the 1985 City of Concordia Operating Budget was adopted in its entirety. The City Commission thanked the visitors present for coming to this budget hearing.

ORDINANCE NO. 2388 (1985 BUDGET ADOPTION)

PASSED

An ordinance entitled "AN ORDINANCE APPROVING, ADOPTING AND APPROPRIATING BY FUND THE BUDGET OF THE CITY OF CONCORDIA FOR THE YEAR BEGINNING JANUARY 1, 1985", was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2388.

RESOLUTION NO. 734 (1985 PAY GRADES-CLASSIFIED EMPLOYEES)

APPROVED

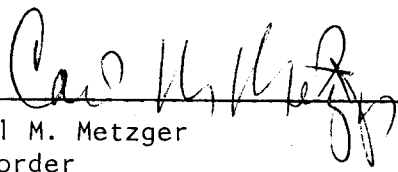
The City Manager presented to the City Commission a resolution establishing a schedule of pay grades for classified employees of the City of Concordia. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 734 establishing pay grades for classified employees of the City of Concordia be approved.

RESOLUTION NO. 735 (1985 PAY GRADES-NON-CLASSIFIED EMPLOYEES)

APPROVED

The City Manager presented to the City Commission a resolution establishing a schedule of pay grades for non-classified employees of the City of Concordia. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 735 establishing pay grades for non-classified employees of the City of Concordia be approved.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried to adjourn the meeting.


Carl M. Metzger
Recorder

(SEAL)

CMM:lf

MINUTES OF THE CITY COMMISSION MEETING HELD SEPTEMBER 5, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on September 5, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from the Kansan, Dennis Rohr, Phil Schlup, Jack Gould, Gale Engle and Ross Hatfield.

Minutes of the August 15, 1984 meeting were approved as written.

APPROPRIATION ORDINANCE 16-16A

PASSED

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

ANNUAL OPERATION AND MAINTENANCE ASSURANCE AGREEMENT

APPROVED

The City Manager stated that annually the City is required to submit to the Kansas State Park and Resources Authority an operation and maintenance assurance statement covering improvements made in the City Parks with federal funds. This statement reaffirms Concordia's commitment to maintain and care for the parks and facilities and assures that they are accessible to the operation and maintenance of park improvements made at City Park and Hood Park. After a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that the Mayor be given authorization to execute the annual operation and maintenance assurance statement.

ORDINANCE NO. 2389 (ESTABLISHING LIABILITY FOR CRIMES OF ANOTHER)

PASSED

An ordinance entitled "AN ORDINANCE ESTABLISHING LIABILITY FOR CRIMES OF ANOTHER" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2389.

LEASE PURCHASE AGREEMENT FOR 1984 CHEVROLET WITH PIERCE
MINI-PUMPER FIRE TRUCK

APPROVED

The City Manager submitted a proposal to the City Commission for the purchase of a 1984 Chevrolet Chassis, Pierce Mini-Attack Pumper for the Fire Department which will replace a 1974 Ford F-250 pickup. The proposal will upgrade the equipment in the fire department and will provide a light first-in attack vehicle which can respond to service calls with minor fire involvement. It can respond to calls by itself or be utilized in conjunction with larger apparatus. This vehicle is designed for two-person crews, and it is shorter and narrower than standard apparatus, to provide access to narrow thoroughways. Prior to 1974, the Insurance Services Offices did not grant credit for mini-pumpers, however, discussions were held with Public Technology, Inc., with National Association of Insurance Commissioners and ISO and an agreement was reached to have ISO modify its 1974 rating. Based on the improvements to Concordia's water system and the acquisition of a mini-pumper, the City will request a review of its current rating as a Class VI City. If the City is eligible to move to a Class V, the benefits of this purchase would be lower commercial insurance premiums for all businesses in Concordia.

The City Manager explained the lease-purchase option for acquiring this vehicle would require 20% downpayment or \$9,000.00 with the balance to be paid in five installments at 9.75% interest. These payments to be made from a Special Fire/Ambulance Equipment reserve fund established in 1981 following a sales tax election.

Following the presentation above, Commissioner Racette asked that the City not act immediately because he had heard that Peltier's had built a fire truck for the City of Belleville. Fire Chief Phil Schlup informed the Commission that he and Ross Hatfield had gone to Belleville to check out their fire truck and though he found the craftsmanship excellent, he had reservations about building a truck locally. Mr. Schlup stated that the Belleville truck was designed for rural type fires and could not be hooked up to a fire hydrant and reminded the Commission that the Pierce mini-pumper was equipped to pump 400 gallons per minute. Mr. Schlup said the truck he inspected would not meet the specifications which the fire department was recommending.

City Manager Metzger stated he felt the City was not qualified to prepare specifications for a fire truck with reserve apparatus and felt that the design should be paramount to the

MINUTES OF THE ADJOURNED MEETING OF THE CITY COMMISSION HELD AUGUST 15, 1984.

The City Commission met in adjourned session on August 15, 1984, at 7:30 o'clock P.M. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: none.

Other officers present: City Manager Metzger.

Visitors present: Dallas Nading, Dean Frazier, and Denise DeRocheFort-Reynolds.

PUBLIC HEARING-1985 FEDERAL REVENUE SHARING BUDGET

APPROVED AS AMENDED

The City Manager presented to the City Commission the 1985 Federal Revenue Sharing Budget. Mr. Dean Frazier, representing the Concordia Library Board requested the Commission authorize \$4,938.00 of Federal Revenue Sharing funds for the Library. After a brief discussion, motion was made by Commissioner Girard to amend the proposed Federal Revenue Sharing budget to include an appropriation for the Concordia Library Board, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission. Motion was then made by Commissioner Smith seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that the proposed uses for Revenue Sharing as amended be approved.

PUBLIC HEARING-1985 CITY BUDGET

HELD

The City Manager presented to the City Commission the proposed 1985 Operating Budget and delivered the Budget Message for the 1985 Operating Budget. After a short discussion, the 1985 City of Concordia Operating Budget was adopted in its entirety. The City Commission thanked the visitors present for coming to this budget hearing.

ORDINANCE NO. 2388 (1985 BUDGET ADOPTION)

PASSED

An ordinance entitled "AN ORDINANCE APPROVING, ADOPTING AND APPROPRIATING BY FUND THE BUDGET OF THE CITY OF CONCORDIA FOR THE YEAR BEGINNING JANUARY 1, 1985", was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2388.

RESOLUTION NO. 734 (1985 PAY GRADES-CLASSIFIED EMPLOYEES)

APPROVED

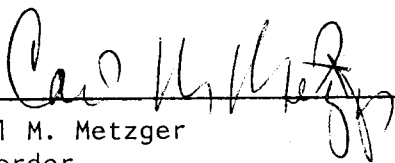
The City Manager presented to the City Commission a resolution establishing a schedule of pay grades for classified employees of the City of Concordia. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 734 establishing pay grades for classified employees of the City of Concordia be approved.

RESOLUTION NO. 735 (1985 PAY GRADES-NON-CLASSIFIED EMPLOYEES)

APPROVED

The City Manager presented to the City Commission a resolution establishing a schedule of pay grades for non-classified employees of the City of Concordia. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 735 establishing pay grades for non-classified employees of the City of Concordia be approved.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried to adjourn the meeting.



Carl M. Metzger
Recorder

(SEAL)

CMM:lf

MINUTES OF THE CITY COMMISSION MEETING HELD SEPTEMBER 5, 1984 (cont'd)

Following this very lengthy discussion, motion was made by Commissioner Smith, seconded by Girard and carried by the affirmative vote of the entire members-elect of the Commission to purchase the 1984 Chevrolet Chassis with Pierce Mini-Attack Pumper for the sum of \$45,000.00 with twenty percent (20%) down and the balance to be paid in five annual installments at an annual interest rate of 9.75%.

STUDY SESSIONDATE SET

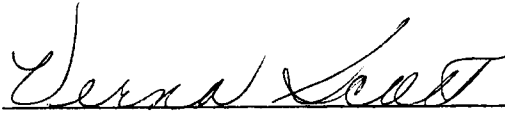
The Study Session date was set for 11:00 a.m. on September 12, 1984.

VISITORS COMMENTS

Gale Engle was present from Cablecom-General to present their franchise payment to the City in the amount of \$6,574.71.

Jack Gould asked the Commission if we had a mutual aid agreement with the City of Belleville. He was informed that we do have.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried to adjourn the meeting.



Verna Scott
City Clerk

(Seal)

VS:lkf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 19, 1984

The City Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Clerk Scott and City Attorney Retter.

Visitors present: Dallas Nading, Boyd Dochow and Dennis Rohr.

Minutes of the September 5, 1984, meeting were approved as written.

PLANNING COMMISSION APPOINTMENT

ROSS VANDER HAMM

The Acting City Manager David Retter presented to the Commission a recommendation to appoint Ross Vanderham to fill a vacancy on the Planning Commission to expire November 1, 1986. Mr. Vanderham has been contacted and expressed a desire to be appointed. This appointment will fulfill a Kansas Statute which requires that two members of the City Planning Commission live outside the City Limits but within a 3 mile radius. After a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and unanimously carried to approve the appointment of Ross Vanderham to the Planning Commission.

SELECTION OF VOTING DELEGATES TO KANSAS LEAGUE OF MUNICIPALITIES ANNUAL MEETING

APPROVED

The City Manager stated that the City was required to select its voting delegates to the League of Kansas Municipalities meeting to be held September 30- October 2, 1984, in Overland Park. Motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by unanimous vote that Commissioners Smith and Racette be selected as voting delegates to the League of Kansas Municipalities meeting; and that Commissioner Girard and City Manager Metzger be selected as alternate voting delegates for the same meeting.

APPROPRIATION ORDINANCE NO. 17

PASSED

Appropriation Ordinance No. 17 was passed according to law.

TRUCK ROUTE PROPOSAL

ARMAND RACETTE

Commissioner Racette presented maps with proposed truck routes to the Co-op Elevator to be used by farmers during harvest time. Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried unanimously to table the truck route proposal to a study session.

RESOLUTION NO. 736

KS DEPT. OF TRANSPORTATION KLINK SURFACING PROJECT

FUNDING AGREEMENT

In a prepared memorandum from the City Manager, he explained that in October of 1982, the City had applied for grant funds to resurface Kansas Highway No. 9 from its intersection with US 81, west to the end of Davies Drive. The application was filed under the KLINK program which provides funds for resurfacing projects on City connecting links with a 50% maximum participation not to exceed \$100,000 for any project. The work proposed for the Concordia project includes milling two inches asphalt off the existing roadway and overlaying the same with a new two inch mat with an estimated cost of \$125,000. The State has awarded the City a grant not to exceed a maximum of \$62,500.00 or 50% of the final project cost.

Following a lengthy discussion about the project, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by unanimous vote of the entire members-elect of the Commission authorizing passage of Resolution No. 736 which authorizes the Mayor and the City Clerk to execute on behalf of the City of Concordia, Kansas, Agreement No. 67-84 between the City and the Kansas Department of Transportation, giving the Secretary of Transportation of the State of Kansas authority to act for the City for the improvement of K-9 from Lincoln Street westerly to Davies Drive, which is designated as a city connecting link on the State Highway System and known as Project No. 15 U-0967-01.

RESOLUTION NO. 737

TRANSPORTATION ADMINISTRATION FUNDING AGREEMENT BLOSSER MUNICIPAL AIRPORT

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 19, 1984 (Cont)

forwarded to the City for execution the funding agreement for this project. Due to higher than anticipated construction bids and changes in specifications mandated by the FAA, the amount of the City's grant has been increased from \$509,400.00 to just over \$617,000.00. This figure represents 90% of the total cost of the project with the remaining 10% to be funded by the City.

Following a discussion about the project, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by unanimous vote of the entire members-elect of the Commission authorizing passage of Resolution No. 737, authorizing the acceptance of a grant offer from the United States relating to the Development of Blosser Municipal Airport and authorizing the Mayor be directed to execute said Grant Offer Agreement in triplicate on behalf of the City of Concordia and the City Clerk is authorized and directed to impress thereon the official seal of the City of Concordia, Kansas.

LICENSE APPLICATION- BEER GARDENCONCORDIA JAYCEES

The City Clerk presented to the City Commission an application from the Concordia Jaycees to operate a beer garden adjacent to the intersection of 6th & Washington Streets as a part of the Concordia Fall Fest activities scheduled for September 22, 1984.

Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the beer garden license application of the Concordia Jaycees.

AUDIT REPORT ON COMMUNITY DEVELOPMENT BLOCK GRANT FUNDSKENNEDY & COE

In a prepared memorandum, the City Manager submitted the audit report prepared by Kennedy and Coe on the Community Development Block Grant funds from June 15, 1981 through December 31, 1983, stating there was only one audit finding cited. This finding is that the City expended funds prior to approval of the release of funds. Kennedy & Coe recommends that in the future the City acquire the approval for the release of funds from HUD prior to expending the grant money.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the Community Development Block Grant audit as presented by Kennedy and Coe and ordered placed on file.

BID AWARD - AIRPORT IMPROVEMENT PROJECT NO. 3-20-0013-01HALL BROTHERS CONSTRUCTION

The City Clerk presented to the Commission the bids received on September 7, 1984, for the airport improvement project. Only one bid was received from Hall Brothers Construction Company of Marysville which was in excess of the Engineer's estimate of cost. Because only a single bid was received on the project, the engineer negotiated with Hall Brothers to determine areas where cost might be reduced and/or quantities adjusted. Through this negotiation process, Hall Brothers Construction adjusted their bid to below the Engineer's Estimate of Cost which was \$486,225.35. The revised bid from Hall Brothers is \$486,210.40.

After a short discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the negotiated bid of Hall Brothers Construction Co. in the amount of \$486,210.40 for the Airport Improvement Project No. 3-20-0013-01.

BID AWARD - 1985 POLICE CARBABE HOUSER MOTORS

The City Clerk presented to the Commission bids received on September 10, 1984, for a 1985 Police Car. Bids received were as follows:

<u>Vehicle Description</u>	<u>Babe Houser Motor Co.</u>	<u>Kling Motor Co.</u>
1985 Police Vehicle	1985 Chevrolet Impala 4 Dr-Police Package	1985 Ford LTD Crown Victoria-Police Package
List	\$ 13,500.00	\$ 13,619.00
Trade-in 1983 Chevrolet Impala	4,000.00	4,034.00
Net Cost to the City	\$ 9,500.00	9,585.00

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 19, 1984 (Cont)

After reviewing the specifications and considering the bids received, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried unanimously to accept the apparent low bid of Babe Houser Motors for the 1985 Police Vehicle for the Police Deptment.

WAIVER OF RECAPTURE COVENANT - CDBGACTION TABLED

The City Attorney presented to the Commission a waiver of a recapture covenant on funds that had been expended on a rehabilitation grant. The City Commission felt they needed more information regarding the covenant and following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and carried unanimously to table any action on the covenant at this time.

STUDY SESSION - DATE SET

The City Commission set the date of September 26, 1984 at 11:00 o'clock as their next study session date.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried to adjourn.



Verna Scott
City Clerk

(Seal)

VS:rl

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 3, 1984

The City Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott and Administrative Assistant Peterson.

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Theodore and Virlene Hale, Ron Overstreet, Jim Kerr, Hank Shockley, Alvin Paquette, Jan Barrett, David Wheaton, Dennis Rohr, Karen Dunlap and Philip Schlup.

Minutes of September 19, 1984, were approved as written.

PROCLAMATION

DRUG & ALCOHOL AWARENESS MONTH

Ron Overstreet, Jim Kerr, Jan Barrett and Karen Dunlap were present at the meeting requesting that the Mayor proclaim October as Drug and Alcohol Awareness Month. The Mayor signed the proclamation.

RESOLUTION NO. 738(BRAD DUTTON/RICHARD CLARK)

NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location: 414 W. 5th. (Abandoned Car).

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Administrative Assistant Peterson advised the Commission that he had checked on the nuisance on the morning of October 3, 1984, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 738 be adopted.

RESOLUTION NO. 739 (BRAD DUTTON/JACQUELINE CRIST)

NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location: 414 W. 5th (Weeds and uncontrolled vegetation).

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exist. The owner has been given ten(10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Administrative Assistant Peterson advised the Commission that he had checked on the nuisance on the morning of October 3, 1984, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 739 be adopted.

RESOLUTION NO. 740(THEODORE & VIRLENE HALE)

NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location: 130 E. 2nd Street.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 3, 1984 (Cont)

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Theodore & Virlene Hale were present at the meeting to declare they had made some progress in the clean-up of the lot, to tell the Commission that they were no longer burning on the property, that he was salvaging the metal from some of his trash pick up, and ask for more time to finish cleaning up the lot. Administrative Assistant Peterson advised Mr. Hale that he needed to move some of his activity off his neighbor's lot, that the activity was not in conformance with the zoning in the area and was in fact, trespassing on his neighbor's property.

Following a brief discussion regarding the activity and the need for additional clean-up on the property, the Commission allowed Mr. and Mrs Hale an additional twenty (20) days in which to complete the abatement.

Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement within 20 days. The Commission examined and considered the resolution, after which it was moved by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 740 be adopted.

RESOLUTION NO. 741 (SONIC DRIVE-IN)

NUISANCE ABATEMENT

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location: Block 15, Lots 1,2,3,4 and E½ of Lot 5 (Sonic Drive-In).

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Administrative Assistant Peterson advised the Commission that he had checked on the nuisance on the morning of October 3, 1984, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 741 be adopted.

APPROPRIATION ORDINANCE NO. 18-18A

APPROVED

Appropriation Ordinance No. 18-18A was approved according to law.

RESOLUTION NO. 742, SALINE COUNTY MORTGAGE REVENUE BONDS

APPROVED

The City Manager explained to the Commission that he had received correspondence from United Securities, Inc., asking that the City cooperate again with Saline County in connection with and for the purpose of developing and implementing a single family housing finance program. This program offers low-cost mortgage interest money to persons who are first-time home buyers in Kansas communities. There is approximately \$25,000,000 dollars available for this area and both savings and loan associations have expressed their continuing participation in this program. This program is nearly identical to the one made with Saline County in September of 1982 and again in October of 1983.

In order for the mortgage revenue money to be available within the corporate limits of the City of Concordia, 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

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 3, 1984 (Cont'd)

RESOLUTION NO. 743 (WEED ABATEMENT ASSESSMENT)

JOHN SMITH - S & L HOMES

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place the costs of this abatement on the property tax rolls against the property listed below:

Lot 2, Block 3 in College Heights Addition to the City of Concordia, Kansas.

Following a brief discussion, and noting that the owner of the property, John Smith (S & L Homes), owner of record in the Register of Deeds Office, was not present, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission, that Resolution No. 743 be adopted, and that the costs in the amount of \$77.50 be assessed to Lot 2, Block 3 in College Heights Addition to the City of Concordia be certified to the County Clerk.

RESOLUTION NO. 744 (WEED ABATEMENT ASSESSMENT)

ROBERT & HELEN KIEWER

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place the costs of this abatement on the property tax rolls against the property listed below:

Block 80, beginning 44' N of the (SW) corner of Lot 17, East 88' of the North 44' of the W. 88' of the South 44' to place of beginning and also known as 1114 Lincoln Street in the City of Concordia.

Following a brief discussion, and noting that the owner of the property, Robert and Helen Kiewer, owner of record in the Register of Deeds Office, was not present, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission, that Resolution No. 744 be adopted, and that the costs in the amount of \$77.50 be assessed to Block 80, beginning 44' N. of the SW corner of Lot 17, East 88' of the North 44' of the W. 88' of the South 44' to place of beginning and also known as 1114 Lincoln Street in the City of Concordia be certified to the County Clerk.

RESOLUTION NO. 745 (WEED ABATEMENT ASSESSMENT)

SONIC DRIVE-IN

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place the costs of this abatement on the property tax rolls against the property listed below:

Block 15, Lots 1, 2, 3, 4 and E½ of Lot 5, Sonic Drive-In, Concordia, Kansas.

Following a brief discussion, and noting that the owner of the property, Sonic Drive-In and/or their representative, owner of record in the Register of Deeds Office, was not present, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission, that Resolution No. 745 be adopted, and that the costs in the amount of \$147.50 be assessed to Block 15, Lots 1, 2, 3, 4, and E½ of Lot 5, in the City of Concordia, Kansas be certified to the County Clerk.

RESOLUTION NO. 746 (WEED & NUISANCE ABATEMENT ASSESSMENT)

SANDRA SNAVELY

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place the costs of this abatement on the property tax rolls against the property listed below:

Block 182, Lots 10, 11 and 12 (the Northeast Corner of Third and Kansas)

Following a brief discussion, and noting that the owner of the property, Sandra S. Snavely, owner of record in the Register of Deeds Office, was not present, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 3, 1984 (Cont'd)

CERTIFICATES OF COMPLETION AWARDED

Dennis Rohr, Chief of Police, was present at the meeting, and along with Mayor Smith, presented Certificates of Completion of 100 hours of Basic Police Science Course Work to Hank Shockley and Alvin Paquette who are presently part-time police officers for the City of Concordia. Chief Rohr advised the Commission that both men earned high scores in every phase of the course.

WAIVER OF RECAPTURED COVENANT ON COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING
REHABILITATION PROJECTVALERIE J. DEGRAFF

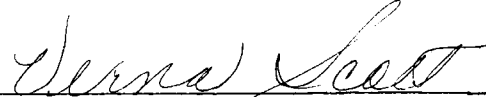
The City Manager presented to the Commission a release or waiver of recaptured covenant on a housing rehabilitation project which had been completed with Community Development Block Grant Funds for Valerie J. DeGraff at property located at 216 East Court Street. A release of this covenant is being sought as the property is being transferred to Peoples Savings and Loan, the first lienholder on the real estate. \$1,818.60 remains to be repaid under the terms of the agreement. In consideration of the fact that the property is being transferred back to Peoples Savings and Loan, and that the property's value is less than the amount owed, no profit will be realized by either Valerie DeGraff or Peoples Savings and Loan, and it is the staff recommendation to authorize release of the lien.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to authorize the waiver of recaptured covenant on Community Development Block Grant Housing Rehabilitation Project at 216 East Court Street.

STUDY SESSIONDATE SET

The City Commission set the date of October 10, 1984, at 11:00 o'clock a.m. as their next study session date.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried to adjourn.



Verna Scott
City Clerk

(Seal)

VS:rl,sb

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 17, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Dallas Nading from the Kansan, Margaret Gemaehlich, Elaine Payton, Ethel L. Henthorne, Howard S. Budreau, Dennis Rohr, Gerald Brown, LaDonna Strait, Ruth Campbell, Margaret Balch, Frances Sewart and Larry Blochlinger.

Minutes of the October 3, 1984, meeting were approved as written.

QUARTERLY INVESTMENT REPORTS

ORDERED PLACED ON FILE

Ordinance No. 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, 1984 to September 30, 1984:

<u>Amount</u>	<u>Fund</u>	<u>Due Date</u>	<u>Interest Rate %</u>	<u>Interest Received</u>	<u>Original Term</u>
\$ 5,949.14	Wt. Deposit	6-30-84	8.	86.26	Passbook
100,000.00	W/S	7-06-84	8.5	163.01	7 Days
100,000.00	Misc;W/S	7-06-84	9.45	362.47	14 Days
200,000.00	Misc;W/S	7-12-84	9.68	1,591.23	30 Days
300,000.00	Misc.	7-20-84	9.60	4,024.11	51 Days
100,000.00	W/S	7-27-84	9.25	380.14	15 Days
Varies	Misc.	7-31-84	Varies	621.08	Day-to-Day
200,000.00	Misc.	8-03-84	9.70	2,232.33	42 Days
300,000.00	Misc;W/S	8-17-84	9.70	2,949.86	37 Days
225,000.00	Misc.	8-20-84	9.51	1,817.32	31 Days
150,000.00	Misc;W/S	8-27-84	9.71	1,237.03	31 Days
125,000.00	Misc.	8-31-84	9.75	1,669.52	50 Days
Varies	Misc.	8-31-84	Varies	283.49	Day-to-Day
150,000.00	Misc;W/S	9-04-84	8.76	288.00	8 Days
250,000.00	Misc;W/S	9-04-84	9.0	924.66	15 Days
150,000.00	Misc;W/S	9-07-84	9.82	1,412.47	35 Days
225,000.00	Misc;W/S	9-14-84	9.81	3,386.47	56 Days
34,371.40	Sm Animal Tr.	9-18-84	10.0	1,713.86	182 Days
100,000.00	W/S	9-21-84	9.82	941.64	35 Days
200,000.00	Misc.	9-21-84	9.82	1,883.29	35 Days
Varies	Misc.	9-30-84	Varies	1,149.72	Day-to-Day
300,000.00	Misc;W/S	9-30-84	9.44	310.48	2 Days
TOTAL INTEREST RECEIVED THIRD QUARTER				29,428.44	
TOTAL INTEREST RECEIVED SECOND QUARTER				29,731.90	
TOTAL INTEREST RECEIVED FIRST QUARTER				23,711.96	
TOTAL INTEREST RECEIVED				82,872.30	

The average interest rate for 1983 for this quarter was 8.340% compared to an average interest rate for the same period in 1984 at 9.438%.

The interest earned this quarter is \$29,428.44 compared to \$21,939.92 for the Third Quarter in 1983. This is an increase of \$7,488.52 or 34%.

Respectfully Submitted,

/s/ Carl M. Metzger
City Manager

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 17, 1984. (cont'd)

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>
CERTIFICATES OF DEPOSIT:					
\$ 125,000.00	Misc.	10-05-84	9.30	First Bank	21 Days
35,831.00	Cem End	4-06-86	10.50	Cloud County	30 Mo.
300,000.00	Misc;W/S	10-12-84	9.76	Cloud County	34 Days
200,000.00	Misc.	10-19-84	9.51	Cloud County	35 Days
36,085.26	Sm Animal Tr	10-16-84	8.75	Cloud County	28 Days
12,281.53	Sm Animal Tr	11-13-84	10.45	Cloud County	182 Days
300,000.00	Misc;W/S	9-30-84	9.44	First Bank	Super Saver
75,000.00	Misc.	-0-	Varies	Cloud County	Day-to-Day
\$1,084.197.79					

PASSBOOK:

\$ 7,057.84	Water Deposit	-0-	8.	Cloud County	Passbook
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\$1,091.255.63

This report discloses all current investments of the Idle Funds of the City of Concordia as of the above date.

/s/ Carl Metzger
City Manager

/s/ Verna Scott
City Clerk

/s/ Rebecca Leon
City Treasurer

SERVICE AWARDS TO EMPLOYEESPRESENTED

Mayor Smith presented ten-year service award pins to Gerald J. Brown and Howard "Sam" Budreau in recognition of their ten years of continuous service to the City as police officers.

APPROPRIATION ORDINANCE NO. 19APPROVED

Appropriation Ordinance No. 19 was approved according to law.

MUNICIPAL COURT FINE CHARGE-OFFSAPPROVED

The City Manager presented to the Commission a list of charge-off accounts accumulated by the Clerk of Municipal Court. These fines have been uncollectible for approximately two years and the persons responsible for the fines have either left the country or are incarcerated for other crimes and the Clerk of Municipal Court has expended enough time and effort to collect the fines and therefore we are requesting the City Commission authorize the Clerk to charge off an amount of \$519.80. Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried unanimously to allow the charge off of \$519.80 in Municipal Court fines.

PROCLAMATIONBUSINESS & PROFESSIONAL WOMEN'S WEEK

Margaret Gemaehlich, Elaine Payton, Ethel L. Henthorne, LaDonna Strait, Ruth Campbell, Margaret Balch and Frances Sewart were present at the meeting to request that the Mayor proclaim the week of October 21st through 27, 1984 as Business Women's Week. The Mayor signed the proclamation.

ORDINANCE 2390 (ANNEXATION OF REPUBLICAN STREET)APPROVED

An ordinance entitled "AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN REAL ESTATE WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. Following a brief discussion on the ordinance, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission. With the entire members-elect of the

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 17, 1984. (cont'd)

RESOLUTION NO. 747 (WAIVER OF GAAP PROCEDURE)APPROVED

The City Manager explained to the Commission that one year ago, Kennedy & Coe, the firm who is presently contracted to do the audit for the City of Concordia, had requested a waiver of the requirements of law relating to the Generally Accepted Accounting Principles (GAAP). This waiver was approved by Resolution No. 696 on October 19, 1983. K.S.A. 1982 Supp. 75-1120a(c) (1982 S.B. 531) requires this waiver be approved annually by resolution in order to eliminate unnecessary financial statements and reports from the City's annual audit.

Following a discussion, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 747 authorizing the extension on the waiver of requirements of law relating to GAAP be approved.

RESOLUTION NO. 748 (WEED ABATEMENT ASSESSMENT)IVAN DUNNIGAN

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place the costs of this abatement on the property tax rolls against the property listed below:

Block 23, Lots 1 and E. 5' of Lot 2 also
known as 434 E. 17th Street in the City of Concordia.

Following a brief discussion, and noting that the owner of the property, Ginny Lou Dunigan aka Ginny Lou Stansbury c/o of Ivan R. Dunigan, Box 100, Formoso, KS 66942, owners of record in the Register of Deeds Office, was not present, motion was made by Commissioner Racette, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission, that Resolution No. 748 be adopted, and that the costs in the amount of \$95.00 be assessed to Block 23, Lots 1 and E. 5' of Lot 2 and also known as 434 E. 17th Street in the City of Concordia be certified to the County Clerk.

RESOLUTION NO. 749 (WEED ABATEMENT ASSESSMENT)HAZEL M. MATSON

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place the costs of this abatement on the property tax rolls against the property listed below:

Block 1, Lot 14 in Drakes Addition also known as
825 E. 5th Street in the City of Concordia.

Following a brief discussion, and noting that the owner of the property Hazel A. Matson, owner of record in the Register of Deeds Office, was not present, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission, that Resolution No. 749 be adopted, and that the costs in the amount of \$130.00 be assessed to Block 1, Lot 14 in Drakes Addition and also known as 825 E. 5th Street in the City of Concordia be certified to the County Clerk.

RESOLUTION NO. 750 (WEED ABATEMENT ASSESSMENT)SONIC DRIVE-IN

The City Manager presented to the Commission a resolution authorizing the City Clerk to certify to the County Clerk the costs and expenses incurred for abating a weed and debris nuisance. He informed the Commission that the owner had been notified to abate the nuisance; that the owner had not responded, and this was followed by City crews cutting the weeds and removing the debris. The costs of this abatement were then mailed to the owner who did not respond and therefore, a resolution has been prepared to place

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 17, 1984. (CONT'D)

the costs of this abatement on the property tax rolls against the property listed below:

Block 15, Lots 1,2,3,4 and E½ of Lot 5, Sonic Drive-In
Concordia, Kansas.

Following a brief discussion, and noting that the owner of the property, Sonic Drive-In and/or their representative, owner of record in the Register of Deeds Office, was not present, motion was made by Commissioner Racette, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission, that Resolution No. 750 be adopted, and that the costs in the amount of \$305.00 be assessed to Block 15, Lots 1,2,3, 4 and E½ of Lot 5, in the City of Concordia, Kansas be certified to the County Clerk.

GRIEVANCE PROCEDURE ADOPTED

REVENUE SHARING REGULATION REQUIREMENT

The City Manager explained to the Commission that local governments receiving more than \$25,000.00 annually in Revenue Sharing Funds are required to adopt a grievance procedure by October 17, 1984, that incorporates appropriate due process standards and provides for the prompt and equitable resolution of complaints alleging handicapped discrimination in access to public facilities, services and programs of the local unit. These regulations must state specifically that "such procedures need not be established with respect to complaints from applicants for employment". The basic requirements to the grievance procedure which have been identified by the Office of Revenue Sharing include:

- a) A publicly available description of the procedures for the submission of the grievance;
- b) A reasonable timetable for review and resolution of the grievance;
- c) Procedures for appeal; and
- d) Provisions for record keeping.

Following a lengthy discussion on the matter, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to adopt the Grievance Procedure incorporating appropriate due process standards and providing for the prompt and equitable resolution of complaints alleging handicapped discrimination in access to public facilities, services and programs.

SELF-EVALUATION REPORT

REVENUE SHARING REGULATION REQUIREMENT

The City Manager explained to the Commission that the City Commission needed to accept a self-evaluation report to determine areas of non-compliance with the Office of Revenue Sharing Handicapped Discrimination Regulations and that this evaluation was required to be prepared and accepted by October 17, 1984.

The regulations provide that the self-evaluation shall be conducted with the assistance of interested individuals, including handicapped individuals and organizations representing them. To comply with this guideline, the City established an advisory board consisting of Mr. Ron Fielder, Mr. Rob Little, Ms. Judie Deal and Father Louis Bachand. Following the formation of the above committee, the City of Concordia's self-evaluation included an examination of three areas:

- 1) The extent to which programs and activities of the City are readily accessible to and usable by the handicapped.
- 2) The extent to which the delivery of benefits and services by the City are free from discriminatory effects on the handicapped; and
- 3) The extent to which the City's contractual arrangements are free from discriminatory effects on the handicapped.

In conducting the self-evaluation, the City attempted to keep in mind the definition of a handicapped person under federal law. The Office of Revenue Sharing indicates that federal law defines a handicapped person as follows:

Any person who has a physical or mental impairment that substantially limits one or more major life activity, has a record of such impairment, or is regarded as having such an impairment, is considered handicapped.

and is protected under the law. Protected handicapped conditions include, but not limited to: blindness, cancer, cerebral palsy, deafness or hearing impairment, diabetes, epilepsy, heart disease, mental or emotional illness, mental retardation, multiple sclerosis, muscular dystrophy, orthopedic/speech/visual impairment, dyslexia, minimum brain disfunction, developmental aphasia, and spina bifida.

The Office of Revenue Sharing regulations provide that where a local unit has determined that non-structural changes are necessary to make its programs and activities readily accessible to and usable by the handicapped, that these changes shall be made by October 17, 1984. In cases in which structural changes have been identified and necessary local units are required to complete those changes by October 17, 1986.

Following a discussion on all of the above statements, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the members-elect of the Commission to accept the Self-Evaluation Report.

TRANSITION PLAN FOR STRUCTURAL MODIFICATIONS TO EXISTING BUILDINGS OWNED OR LEASED BY THE CITY OF CONCORDIA

REVENUE SHARING REGULATION REQUIREMENT

The City Manager explained to the City Commission that on October 17, 1983, the Office of Revenue Sharing regulations provide that if structural changes to facilities are determined to be necessary by the City, a transition plan shall be prepared by October 17, 1984 which sets forth the steps necessary to complete the structural changes by October 17, 1986. The transition plan is required to be developed with the assistance of interested individuals, including handicapped individuals or organizations representing handicapped individuals. The regulations provide that the transition plan shall, at a minimum:

1. Identify any physical obstacle in the facilities that limit accessibility by the handicapped to the local governments programs or activities;
2. Describe in detail the methods that will be used to make the facilities accessible;
3. Specify a schedule or timetable for taking the steps necessary to achieve full program accessibility by October 17, 1986; and
4. Identify the person who will be responsible for implementation of the transition plan.

Because the City of Concordia receives more than \$25,000.00 in general revenue sharing funds annually, we are required to make a copy of the transition plan available for public inspection for a period of three years, and to furnish said plan to the Director of the Office Revenue Sharing upon request.

The City requested from the firm of Campbell and Johnson, Engineers, a report on the buildings that are presently owned and/or leased by the City of Concordia. Campbell and Johnson, Engineers, made their findings in a report to the City which included, but was not limited to, the following findings;

1. An elevator to make the second floor Commission Room accessible to the handicapped.
2. New doors to the rest rooms,
3. Entrance ramps to the front doors at City Hall,
4. Entrance ramps and wider rest room doors at the Airport;
5. Wider doors at the Library,
6. Drinking fountains changed at City Hall,
7. Handicapped parking stalls made available at the Airport and City Hall; and
8. Entrance ramp to front entrance to Brown Grand Theater.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 17, 1984. (Cont'd)

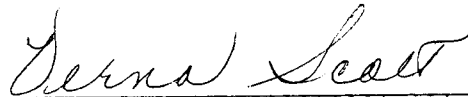
Following a lengthy discussion, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to adopt the Transition Plan as submitted.

ORDINANCE NO. 2391 (DAVIES DRIVE/MAIN TRAFFICWAY)

PASSED

An ordinance entitled "AN ORDINANCE DESIGNATING DAVIES DRIVE AS A MAIN TRAFFICWAY WITHIN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2391.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried unanimously to adjourn the meeting until 11:00 o'clock on Wednesday, October 24, 1984.



Verna Scott
City Clerk

(Seal)

VS:lkf

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD OCTOBER 24, 1984

The City Commission met in adjourned session at 11:00 o'clock a.m. on October 24, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioner Girard and Racette present. Absent: None.

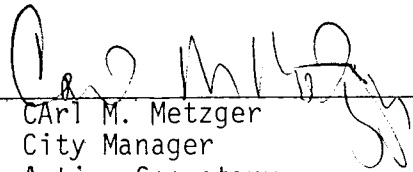
Other officers present: City Manager Metzger.

Visitors present: Dallas Nading from The Kansan, Ross Olson.

LICENSE APPLICATION - CEREAL MALT BEVERAGEGAIL KEARN/THE HOURGLASS SALOON

The City Manager presented to the City Commission an application from Gail Kearns d/b/a The Hourglass Saloon, located at 109 W. 6th, for a cereal malt beverage license for consumption on the premises. The license application has been examined by the City Attorney and has met all legal requirements. Following a brief discussion, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the license application for Gail Kearns d/b/a The Hourglass Saloon.

There being no further business, the meeting was adjourned until 11:00 o'clock a.m. on October 31, 1984.



Carl M. Metzger
City Manager
Acting Secretary

CMM:vs

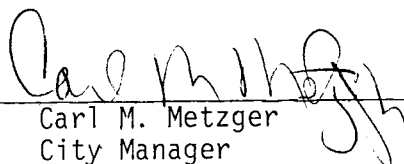
(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD OCTOBER 31, 1984.

The City Commission met in adjourned session at 11:00 o'clock a.m. on October 31, 1984 in the City Commission Room in the City Hall. Commissioner present: Commissioner Girard. Commissioners Absent: Mayor Smith and Commissioner Racette.

Other officers present: City Manager Metzger.

As there was not a quorum present to conduct the meeting, the meeting was adjourned by Commissioner Girard.



Carl M. Metzger
City Manager
Acting Secretary

1)

vs

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 7, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. in the City Commission Room in the City Hall on November 7, 1984. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott, City Attorney Retter and Administrative Assistant Peterson.

Visitors present: Dallas Nading from the Kansan, Brad Lowell from the Blade-Empire, David Wheaton, Ilene McGinnis, Jo Wiesner, Loren Hedstrom, Gary Nelson, Bob Stortz, JoAnn Balthazor, Dennis Rohr and Wade Moss.

Minutes of the October 17, October 24 and October 31, meetings were approved as written.

PROCLAMATION

HOSPICE AWARENESS WEEK

Jo Wiesner, Ilene McGinnis, Loren Hedstrom and Gary Nelson were present to request that the Mayor proclaim the week of November 11 through November 17th as National Hospice Awareness Week. The Mayor signed the proclamation.

PROCLAMATION

NATIONAL OR NURSE DAY

JoAnn Balthazor was present to request the Mayor proclaim November 14 as National or Nurse Day. The Mayor signed the proclamation.

CERTIFICATE OF COMPLETION AWARDED

WADE MOSS

Dennis Rohr, Chief of Police, was present at the meeting, and along with Mayor Smith, presented a Certificate of Completion of 100 hours of Basic Police Science Course Work to Wade Moss, a patrolman for the City of Concordia Police Department. Chief Rohr advised the Commission that Mr. Moss earned a 91% score on the test for this certificate.

PUBLIC HEARING - NUISANCE ABATEMENT

HUGH BOYD ESTATE

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) Lots 23-24, Block 176 (3rd and Cedar)

The City Manager stated that a notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Mr. Robert Stortz, a tenant on the property, was present at the meeting stating that an effort had been made to clean up the property, especially with disposing of or removing abandoned cars. Mr. Stortz requested an additional 30 days be granted in order for him to finish the job of cleaning up the lots.

Following a brief discussion, motion was made by Commissioner Racette, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission to grant a 30 day extension to Mr. Stortz to complete the nuisance abatement.

RESOLUTION NO. 751 - NUISANCE ABATEMENT

SANDRA TEASLEY

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) Block 182, Lots 10, 11 & 12 (Northeast corner of 3rd & Kansas)

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

City Manager Metzger advised the Commission that City Staff had checked on the nuisance just prior to today's meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 7, 1984. (Cont'd.)

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Girard, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 751 be adopted.

RESOLUTION NO. 752 - NUISANCE ABATEMENTDOROTHEA AND EARL PEEVY

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) Block 157, E & F Lots 33, 34, 35 & 36, Nadeau's Sub-Division (Lots north of Broadway Lounge)

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

City Manager Metzger advised the Commission that City Staff had checked on the nuisance just prior to today's meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 752 be adopted.

APPROPRIATION ORDINANCE NO. 20-20APASSED

Appropriation Ordinance No. 20-20A was passed according to law.

FINAL COSTS (PROJECT AL-83-122)APPROVED

The City Manager presented to the governing body the following itemized statement of the actual cost of: the grading and surfacing of the alley in Block 122, in the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolution No. 693 of the governing body adopted on the 21st day of September, 1983.

<u>Project AL-83-122</u>	<u>Property Assessment</u>	<u>City-at-Large</u>
Asphalt Surfacing	\$4,025.00	-0-
Excavating & Removal	267.00	-0-
Engineering Services	117.60	-0-
Legal Services	650.00	-0-
Interim Financing	<u>768.40</u>	<u>-0-</u>
TOTAL	\$5,828.00	-0-
TOTAL ALL COSTS	\$5,828.00	

The statement was considered by the governing body and on a motion by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the governing body present and voting, the total cost of the improvement was determined to be \$5,828.00. The City Manager had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the manner set forth in said resolution and had caused to be prepared and filed with the City Clerk an assessment roll according to the method of assessment set out in said resolution. On a motion by Commissioner Girard, seconded by Commissioner Smith, and duly carried by the affirmative vote of the entire members-elect of the governing body present and voting, this governing body determined to meet and consider the proposed assessments on the 5th day of December, 1984, and the City Clerk was directed to publish in the Concordia Blade-Empire, the official city

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 7, 1984. (Cont'd.)

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 as 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.

BID AWARD - 1985 WATER/SEWER UTILITY TRUCK

KLING MOTORS

The City Manager presented to the Commission bids received on November 5, 1984 for a 1985 one-half ton pickup for the water/sewer department. The following bids were received:

<u>Vehicle Description</u>	<u>Babe Houser Motors</u>	<u>Kling Motors</u>
1985 ½-Ton Pickup	Chevrolet Fleetside	Ford F-150
	\$9,443.00	\$9,393.21
No Trade-In	-0-	-0-
NET BID	\$9,443.00	\$9,393.21

After reviewing the bids received, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to accept the apparent low bid of Kling Motors for the 1985 one-half tone pickup for the Water/Sewer Department.

ORDINANCE NO. 2392 (ANNEXATION OF SOUTH REPUBLICAN STREET)

APPROVED

An ordinance entitled "AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2392.

STUDY SESSION

DATE SET

The City Commission set the date of November 14, 1984, at 11:00 o'clock a.m. as their next study session date.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried to adjourn.



Verna Scott, City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 21, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on November 21, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Dennis Rohr, Jerry Jones, Renita Goodwin, Ilene Mosher, Maxine Boling and Teresa Schroder.

Minutes of the November 7, 1984, meeting were approved as written.

PROCLAMATION

NATIONAL HOME HEALTH CARE WEEK

Jerry Jones, Renita Goodwin, Ilene Mosher, Maxine Boling and Teresa Schroder were present at the meeting to ask that the Mayor proclaim the week of November 25 through November 30 as National Home Health Care Week. The Mayor signed the proclamation.

APPROPRIATION ORDINANCE NO. 21

APPROVED

Appropriation Ordinance No. 21 was approved according to law.

ORDINANCE NO. 2393 (ANNEXATION OF TRACT OF MT. JOSEPH)

PASSED

An ordinance entitled "AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. After discussion, a motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2393.

ORDINANCE NO. 2394 (REPUBLICAN STREET MAIN TRAFFICWAY)

PASSED

An ordinance entitled "AN ORDINANCE DESIGNATING REPUBLICAN STREET BETWEEN THE SOUTH SIDE OF THE INTERSECTION OF REPUBLICAN STREET AND ELEVENTH STREET AND THE SOUTH SIDE OF THE INTERSECTION OF REPUBLICAN STREET AND CAMPUS DRIVE AS A MAIN TRAFFICWAY WITHIN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. After discussion, a motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission. 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. 2394.

TEMPORARY NOTE BID AWARD-PROJECT AL-83-122

FIRST BANK & TRUST

The City Clerk presented to the Commission bids received on November 19, 1984 for the purchase of temporary note, Series 1984-B, totaling \$5,828.00 to pay for alley improvements in Block 122 to the City of Concordia.

The City received the following bids:

<u>BANK</u>	<u>ANNUAL INTEREST RATE</u>
First Bank & Trust	7.28%
Cloud County Bank & Trust	7.50%

The City Manager advised that it was his recommendation to accept the bid of First Bank & Trust with an interest rate of 7.28%. After a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission that the bid for the 1984-B Series Temporary Note issue be awarded to First Bank & Trust of Concordia, Kansas, with an interest rate of 7.28% per annum.

ORDINANCE NO. 2395 (TEMPORARY NOTES-ALLEY IMPROVEMENT AL-83-122)

APPROVED

An ordinance entitled "AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 21, 1984 (Cont'd.)

IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, ("IMPROVEMENT") was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2395.

BUDGET AMENDMENTS - GENERAL FUND,
INDUSTRIAL FUND, BOND & INTEREST FUND

PUBLICATION APPROVED

The City Manager stated to the Commission that based on current budget projections, the General Fund will exceed the 1984 budget authorization by \$142,960, the Industrial Fund will exceed the 1984 budget authorization by \$3,538 and the Bond and Interest Fund will exceed the 1984 budget authorization by \$51,000. The additional expenditures to the General Fund occurred as a result interim costs of the Traffic Safety Study and engineering costs on the airport project which will be refunded in 1985 with federal grant monies and a transfer of \$5,000 to the Special Utility Fund to avoid a cash violation. In order to avoid a budget violation and to provide additional budget authority, the General Fund will need to be amended from \$1,157,040 to \$1,300,000. The 1984 Industrial Operating budget is estimated to exceed budget authorization by \$3,538, therefore this Industrial Fund budget needs to be amended from \$25,762 to \$29,300; and, the 1984 Bond and Interest Operating Budget is estimated to exceed the budget authorization by \$51,000. This increase in expenditures is a result of the transfer of cash in the fund to the Escrow Account for the 1984-A General Obligation Refunding Bond Issue. The Bond & Interest Fund budget needs to be amended from \$215,559 to \$266,559.

Following a discussion on the three budget amendments needed, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to publish the notice to amend the 1984 Budget with this hearing to be held at the City Commission regular meeting time at 4:00 o'clock p.m. on December 5, 1984.

BID AWARD - STREET DEPARTMENT TWO-TON DUMP TRUCK

KLING MOTORS

The City Manager presented to the Commission one bid that was received on November 19, 1984, for a 1985 two-ton dump truck cab and chassis for the Street Department. The only bid received is as follows:

<u>VEHICLE DESCRIPTION</u>	<u>KLING MOTORS</u>
1985 2-Ton Dump Truck Cab and Chassis	1985 Ford F-700 2-ton truck
List	\$19,154.00
Less 1979 2-ton Chevrolet Cab & Chassis	<u>5,227.00</u>
Difference	\$13,927.00

After reviewing the bid received, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the entire members-elect of the Commission to accept the bid of Kling Motors for the Two-ton dump truck for the street department.

STUDY SESSION

DATE SET

The Commission set the Date of Wednesday, November 28, 1984, at 11:00 o'clock a.m. as the next Study Session.

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



Verna Scott, City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 7, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on December 7, 1984 in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Dallas Nading from The Kansan, Dennis Rohr, Marcelline Bonebrake, Beatrice Valcoure and Leona Dandurand.

Minutes of the November 21, 1984 meeting were approved as written.

RESOLUTION NO. 753 - NUISANCE ABATEMENT

LEON BISNETTE

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) Block 192, Lot 18 (122 Broadway)

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

City Manager Metzger advised the Commission that City Staff had checked on the nuisance just prior to today's meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 753 be adopted.

ASSESSMENT HEARING (PROJECT AL-83-122)

CONTINUED

The Mayor announced that one of the purposes of this meeting was to consider the proposed assessments, as set out in the assessment roll prepared by the City Clerk and on file in the office of the City Clerk, for the following improvement:

Grading and Surfacing of the alley in Block 122, Lots 1 through 27,

which is within the corporate limits of the City of Concordia, Kansas, as authorized by Resolution No. 693 of this Governing Body adopted September 21, 1983, 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 costs 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) of Chapter 99, of the Kansas legislative session laws of 1957, otherwise cited as K.S.A. 12-6a09(b).

Marcelline Bonebrake and Beatrice Valcoure were present at the meeting to protest the assessments to their properties as their properties did not front on the alley and they would not have any access to the alley.

Following a lengthy discussion, at which time City Attorney explained that K.S.A. 12-6a08 allows the method of square footage as a basis for assessment, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried by the affirmative vote of the entire members-elect of the Commission to continue this hearing until 11:00 o'clock a.m. on December 12, 1984 and further instructed the City Clerk to prepare a new assessment roll based on front footage of the improvement only.

PUBLIC HEARING - AMENDMENTS TO 1984 BUDGET
GENERAL, INDUSTRIAL & BOND AND INTEREST FUNDS

APPROVED

The City Manager explained to the Commission that this was a public hearing on proposed amendments to the 1984 Budget. This hearing date was set at the City Commission meeting

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 21, 1984 (Cont'd.)

IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, ("IMPROVEMENT")" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2395.

BUDGET AMENDMENTS - GENERAL FUND,
INDUSTRIAL FUND, BOND & INTEREST FUND

PUBLICATION APPROVED

The City Manager stated to the Commission that based on current budget projections, the General Fund will exceed the 1984 budget authorization by \$142,960, the Industrial Fund will exceed the 1984 budget authorization by \$3,538 and the Bond and Interest Fund will exceed the 1984 budget authorization by \$51,000. The additional expenditures to the General Fund occurred as a result interim costs of the Traffic Safety Study and engineering costs on the airport project which will be refunded in 1985 with federal grant monies and a transfer of \$5,000 to the Special Utility Fund to avoid a cash violation. In order to avoid a budget violation and to provide additional budget authority, the General Fund will need to be amended from \$1,157,040 to \$1,300,000. The 1984 Industrial Operating budget is estimated to exceed budget authorization by \$3,538, therefore this Industrial Fund budget needs to be amended from \$25,762 to \$29,300; and, the 1984 Bond and Interest Operating Budget is estimated to exceed the budget authorization by \$51,000. This increase in expenditures is a result of the transfer of cash in the fund to the Escrow Account for the 1984-A General Obligation Refunding Bond Issue. The Bond & Interest Fund budget needs to be amended from \$215,559 to \$266,559.

Following a discussion on the three budget amendments needed, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission to publish the notice to amend the 1984 Budget with this hearing to be held at the City Commission regular meeting time at 4:00 o'clock p.m. on December 5, 1984.

BID AWARD - STREET DEPARTMENT TWO-TON DUMP TRUCK

KLING MOTORS

The City Manager presented to the Commission one bid that was received on November 19, 1984, for a 1985 two-ton dump truck cab and chassis for the Street Department. The only bid received is as follows:

<u>VEHICLE DESCRIPTION</u>	<u>KLING MOTORS</u>
1985 2-Ton Dump Truck Cab and Chassis	1985 Ford F-700 2-ton truck
List	\$19,154.00
Less 1979 2-ton Chevrolet Cab & Chassis	<u>5,227.00</u>
Difference	\$13,927.00

After reviewing the bid received, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the entire members-elect of the Commission to accept the bid of Kling Motors for the Two-ton dump truck for the street department.

STUDY SESSION

DATE SET

The Commission set the Date of Wednesday, November 28, 1984, at 11:00 o'clock a.m. as the next Study Session.

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



Verna Scott, City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 7, 1984, cont'd.

held November 21, 1984. There was no one present to object to the budget amendments as presented.

The General Fund is projected to increase due to a transfer to the Special Utility Fund of \$5,000, expenditures to the Blosser Municipal Airport by \$75,000, a traffic study expenditure of \$26,000 and operating costs of \$14,000. This will create an overrun in the General Fund of \$142,960 bringing the 1984 amended budget to \$1,300,000.

The Industrial Fund is projected to increase from \$25,762 to \$29,300 and the Bond and Interest Fund is projected to increase from \$215,559 to \$266,559.

Following a brief discussion, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the 1984 budget amendments as presented.

APPROPRIATION ORDINANCE NO. 22-22A

APPROVED

Appropriation Ordinance No. 22-22A was approved according to law.

ORDINANCE NO. 2396 (STANDARD TRAFFIC ORDINANCE REVISION)

APPROVED

An ordinance entitled "AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS; INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES", EDITION OF 1985, WITH CERTAIN OMISSIONS, CHANGES AND ADDITIONAL PROVISIONS; AND REPEALING EXISTING SECTIONS 23-1 THROUGH 23-7, INCLUSIVE, OF THE CONCORDIA CODE" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea"; Smith, Girard and Racette. "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. 2396.

There being no further business motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried unanimously to adjourn the meeting until 11:00 o'clock, December 12, 1984.



Verna Scott, City Clerk

(Seal)

VS:lf

MINUTES OF ADJOURNED MEETING HELD DECEMBER 12, 1984.

The City Commission met in adjourned session on December 12, 1984 at 11:00 o'clock a.m. in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

Other officers present: City Manager Metzger, City Clerk Scott and Administrative Assistant Peterson.

Visitors present: Kay Anderson, Simon E. Henderson, Marjory Swenson, Grant Swenson, Gail Engle, Jim Perry and Dallas Nading from The Kansan.

RESOLUTION NO. 754 - NUISANCE ABATEMENT

KENNETH STENER

The City Manager stated that at this time, a hearing before the Governing Body is convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether a nuisance exists at the following location:

- 1) Lots 10, 11, 12, 13, 14, 15, 16, 17 in Block 183 (401 E. 3rd)

The City Manager stated that notice had been served on the owner of the property where the alleged nuisance exists. The owner has been given ten (10) days to remove or abate such nuisance, or to appear before the City Commission at today's hearing to make a showing to the satisfaction of the Governing Body that no nuisance does exist.

Administrative Assistant Michael Peterson advised the Commission that he had checked on the nuisance just prior to today's meeting, and that the conditions that prompted the original nuisance abatement notice to be issued continue to exist.

No one appeared to show cause why a final order to abate the alleged nuisance should not be made. Thereupon, the City Manager presented to the Commission a resolution determining the existence of the nuisance and requiring removal or abatement. The Commission examined and considered the resolution, after which it was moved by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that Resolution No. 754 be adopted.

ASSESSMENT HEARING - BLOCK 122 (AL-83-122)

HELD

The Mayor announced that this was a continuation of a hearing on proposed assessments, as set out in the assessment roll prepared by the City Clerk. The City Commission had directed the City Clerk to prepare a new assessment roll based on front footage for the following improvement;

Grading and Surfacing of the Alley in Block 122, Lots 1 through 27, which is within the corporate limits of the City of Concordia, Kansas, as authorized by Resolution No. 693 of this Governing Body adopted September 21, 1983, 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 costs 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) of Chapter 99, of the Kansas legislative session laws of 1957, otherwise cited as K.S.A. 12-6a09(b).

Simon E. Henderson, Grant and Marjory Swenson were present at the meeting but voiced no objections to the assessments.

Kay Anderson was present at the meeting to request a reduction in her assessment.

Following a lengthy discussion, and after considering the proposed assessments based on front footage, and hearing and passing upon all objections thereto, there being no amendments to the proposed assessments as to any parcel, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission to approve the proposed assessments and the City Attorney was directed to prepare an ordinance levying as special assessments the amounts set out against the lands described in the assessment roll as provided by K.S.A. 12-6a10, as amended.

MINUTES OF ADJOURNED MEETING HELD DECEMBER 12, 1984 cont'd.

ASSESSMENT ORDINANCE NO. 2397 (AL-83-122)

APPROVED

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 GRADING AND SURFACING OF THE ALLEY IN BLOCK 122 IN THE CITY OF CONCORDIA, KANSAS, (HEREINAFTER, THE "IMPROVEMENT") was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Smith, Girard and Racette. "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. 2397.

There being no further business, motion was made by Commissioner Girard, seconded by Commissioner Smith and duly carried to adjourn.



Verna Scott, City Clerk

(Seal)

VS:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 19, 1984.

The City Commission met in regular session at 4:00 o'clock p.m. on December 19, 1984 in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Dallas Nading from The Kansan, Brad Lowell from The Blade-Empire, Dale and Edna Lervold, Ronald J. Johnson, Larry Blochlinger, Jim Perry and Gail Engle.

Minutes of the December 5, 1984 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 23

APPROVED

Appropriation Ordinance No. 23 was approved according to law.

CABLECOM OF CONCORDIA PROPOSAL

TABLED

Jim Perry and Gail Engle of Cablecom of Concordia were present to propose a change of services, to ask for rate deregulation and to inform the City Commission of current federal legislation regulating franchise fees. The proposal would expand the current 11 channels to a total of 21 channels offered on the basic line-up. Plans are to add two new pay channels - Sportstime and Disney. The cost of adding all the new equipment and construction would be approximately \$500,000. The proposal would change the basic rate which is \$9.70 per month to \$12.45 per month.

Following a lengthy discussion on the Cablecom proposal, motion was made by Commissioner Girard, seconded by Commissioner Racette and duly carried by affirmative vote of the entire members-elect of the Commission to table Cablecom's request until more study could be given to their proposal.

DALE A. & EDNA LERVOLD

PROTEST OF ASSESSMENT

Dale A. and Edna Lervold were present at the meeting to protest a decision made by the City Commission on the method of assessment for alley improvements in Block 122. Mr. Lervold explained to the Commission that he had signed a petition for the alley improvement on Block 122 and that everyone was to pay for the improvement by square foot. Following a hearing held on December 12, 1984, the Commission had directed the City Clerk prepare an assessment roll based on front footage as opposed to square footage. This decision was made as a result of two property owners of Block 122 who came to the first hearing held on December 7, 1984 and protested their assessment based on the fact that their properties did not front on the alley and they had no access to the alley and therefore would derive no benefit from the alley improvement.

City Attorney advised the City Commission that they were within the legal limits of the law in authorizing the change in assessment, that they had followed due process and now they could either 1) let their decision stand to base the assessment on front footage, or 2) repeal Ordinance 2397 and hold new hearings on the assessments of Block 122.

Following a lengthy discussion, Mayor Smith advised Mr. Lervold that he felt that his decision was a fair one and he then made a motion to stand by his decision at the December 12th meeting. Commissioner Girard seconded the motion and it was duly carried by the affirmative vote of the entire members-elect of the Commission.

RONALD JOHNSON - VISITORS

REGARDING SNOW REMOVAL

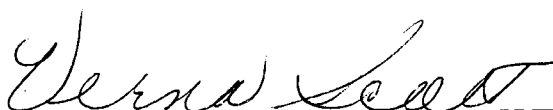
Ronald J. Johnson, a St. Joseph Hospital employee, was present at the meeting to discuss the City's snow removal policy. He felt that during the last snowfall that there was not enough attention given to 11th Street and too much attention was given to the downtown area.

Mayor Smith advised Mr. Johnson that this snow fall had been unusual in that it was rain, snow, freezing rain and sleet followed by more snow. He also advised Mr. Johnson that the Commission would look at the current snow removal policy.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 19, 1984 cont'd.STUDY SESSIONDATE SET

The Commission set the Date of December 26, 1984 at 11:00 o'clock a.m. as the next study session.

There being no further business, motion was made by Commissioner Smith, seconded by Commissioner Girard and duly carried to adjourn the meeting until 4:00 o'clock p.m. on December 28, 1984 for the annual year end meeting.



Verna Scott, City Clerk

(Seal)

VS:lf

 MINUTES OF THE ADJOURNED COMMISSION MEETING HELD DECEMBER 28, 1984.

The City Commission met in adjourned session at 4:00 o'clock p.m. on December 28, 1984, in the City Commission Room in the City Hall. Mayor Smith presided with Commissioners Girard and Racette present. Absent: None.

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

Visitors present: Dallas Nading from The Kansan.

Minutes of the December 19, 1984 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 24

APPROVED

Appropriation Ordinance No. 24 was approved according to law.

APPOINTMENT TO RECREATION COMMISSION

CHARLES SCHRODER

The City Manager presented to the Commission a recommendation from the Kiwanis Club to appoint Charles Schroder to the Recreation Commission to complete the unexpired term of Gene Leonard running through January 31, 1988. Mr. Metzger advised the Commission that Mr. Schroder had been contacted and had agreed to the appointment. Following a brief discussion, motion was made by Commissioner Racette, seconded by Commissioner Smith and duly carried by the affirmative vote of the entire members-elect of the Commission that the above appointment to the Recreation Commission be approved.

1985 CITY LICENSE RENEWALS

APPROVED

The City Manager presented the following list of 1985 City Licenses to the City Commission for their consideration and approval:

1985 LICENSES

<u>Receipt Number</u>	<u>Business</u>	<u>Amount Paid</u>
<u>CLASS B BEER</u>		
10758	Concordia Country Club, 600 W. 13th	150.00
10565	Loyal Order of Moose, 113 W. 5th	150.00
10756	Gerald Danielson d/b/a Hillcrest Lanes, 1909 Lincoln	150.00
10573	Gail Kearn d/b/a The Hourglass, 109 W. 6th	150.00
10709	B.P.O. Elks, 6th & State	150.00
10725	VFW #588, 105 W. 7th	150.00
10676	American Legion Club, 506 Washington	150.00
10695	Mark E. Hager d/b/a Broadway Lounge, 418 Broadway	150.00
10752	Milton Chilcott & Marjetta William d/b/a Milts Recreation 115 E. 6th	150.00
10613	Pizzaco of McPherson d/b/a The Pizza Hut, 1431 E. 6th	150.00
10777	David Hughes d/b/a Mom & Pops II, 1315 Lincoln	150.00
10708	Dennis M. Yoxall d/b/a Buck-N-Ham Palace, 1530 E. 6th	150.00
10775	Duane Snyder d/b/a The Office, 117 E. 6th	150.00

CLASS A BEER

10712	Larry Letourneau d/b/a Larry's Food Store, 307 W. 6th	50.00
10655	Boogaart Super Market, 1301 E. 6th	50.00
10653	Boogaart Super Market, 7th & Washington	50.00
10601	Musket Corp, d/b/a Love's Country Store, 13th & Lincoln	50.00
10767	Paul B. McGannon d/b/a McGannon's Apco, 1302 Lincoln	50.00
10728	Nancy Shaver d/b/a The Store, 203 E. 6th	50.00
10568	National Marketing Co., d/b/a Discount Gas #1, 8th & Lincoln	50.00

SEWER/PLUMBER & GAS INSPECTORS

10776	Eldon Budreau, RR # 2	30.00
10764	Isadore Bombardier d/b/a Izzy's Plbg. & Htg. 610 E. 7th	30.00
10745	Don McDaniel d/b/a McDonald Plbg. & Htg., 910 Mound	30.00
10616	Ivan Clark d/b/a Clark Plbg. & Htg., 120 W. 6th	30.00
10675	Francis Demanette d/b/a Demanette Appliance 128 E. 6th	30.00
10716	W. F. H. d/b/a H. F. H. Plbg. & Htg. 127 E. 6th	30.00

MINUTES OF THE ADJOURNED COMMISSION MEETING HELD DECMEBER 28, 1984 (Cont'd)

SEWER/PLUMBER

10797	Ken Goff d/b/a Goff Const. Co., RR #3	15.00
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PHOTOGRAPHERS

10590	Robert B. Pfuetze d/b/a Pfuetze-Bergman Studio, 516 Washington	20.00
10672	Shugart Studios, Box 580, Loveland, TX 79336	20.00
10702	James Bell, 1916 Lincoln	20.00
10631	Olan Mills Photography, 323 Mt. Vernon Ave., Springfield, OH 45550	20.00
10594	Wayne Switzer d/b/a Switzer Studio, 8th & Cedar	20.00
10630	Kinderfoto International, Inc., Box 10525, Reno, NY 89520	20.00
10766	Chris R. Black, Box 242	20.00
10638	Martin Wunderle, Box 135, Clifton, KS 66937	20.00

MISCELLANEOUS

10560	Martin Molter d/b/a M & N Iron & Metal, 407 Cedar (Junk Yard)	20.00
10688	Allen Huff d/b/a H & H Taxi, 515 Matthew (Taxi Cab Co.)	50.00
10726	Lagasse Auctioneer Service, RR #3, (Auctioneer)	30.00
10629	Duane E. Donavan, RR #1, Bloomington, NE (Crop Spraying)	25.00
10732	Phil Detrixhe Auctioneer, 123 E. 6th, (Auctioneer)	15.00

MACHINES

10753	Milt's Recreation, 115 E. 6th (2 Pool tables)	24.00
10573	The Hourglass, 109 W. 6th (5 pool tables)	60.00
10591	Lester's Sweet Shop, 210 W. 6th (1 pony ride)	5.00
10677	American Legion Post & 76, 506 Washington (1 music machine)	20.00
10725	VFW Post #588, 105 W. 7th (1 music & 1 pool table)	32.00
10653	Boogaarts, 7th & Washington (1 pony ride)	5.00
10613	Pizzaco of McPherson, Box 1164, McPherson, KS (1 music machine)	20.00
10777	Mom & Pop's II, 1315 Lincoln (1 music, 2 amusment, 3 billards)	106.00
10756	Hillcrest Lanes, 1909 Lincoln (12 bowling alley & 2 billards)	204.00
10775	The Office, 117 E. 6th (1 music & 2 pool tables)	44.00
10743	Central Music, 715 Bishop, Salina, KS	
	The Hourglass, 109 W. 6th (1 music & 1 amusement)	45.00
10669	Hawk & Son Vending, 841 Plaza Dr., Salina, KS	
	Puttsville, 209 W. 6th (12 amusement)	300.00
	Boogaarts, 7th & Washington (1 amusement)	25.00
	Boogaarts, 1301 E. 6th, (1 amusement)	25.00
10777	Hughes Entertainment, 1315 Lincoln	
	Moose Lodge, 113 W. 5th (3 amusement & 1 music)	95.00
	Miller's Laundromat, 1500 Lincoln (2 amusement)	50.00
10687	J.J. Video, 405 Evergreen CT., McPherson, KS	
	Pizza Hut, 1431 E. 6th (2 amusement)	50.00
10800	American Legion Club, 506 Washington (2 amusement)	50.00
10790	Persinger, Inc., 1714 20 St., Belleville, KS	
	B.P.O. Elks, 6th & State (1 music,	20.00
	The Store, 6th & Lincoln (2 amusement)	50.00
	American Legion, 506 Washington (1 pool)	12.00
	VFW 105 W. 7th (1 amusement)	25.00
	Taco Grande, Alco Plaza (1 music, 1 amusement)	45.00
	Buck-N-Ham, 1530 E. 6th (1 foosball, 2 pool, 2 amusement)	86.00
	Hillcrest Lanes, 1909 Lincoln (4 amusement, 1 music, 1 foosball)	132.00
	CCCC, 2221 Campus Dr. (2 pool, 3 amusement)	99.00
	Broadway Lounge, 418 Broadway (1 music, 2 amusement, 2 pool)	94.00
	Country Club, 600 W. 13th (1 music)	20.00
	Boston Corbett Club, 85 N. Lincoln (1 amusement)	25.00

MINUTES OF THE ADJOURNED COMMISSION MEETING HELD DECEMBER 28, 1984 (Cont'd)

Following a discussion on the 1985 City Licenses, motion was made by Commissioner Smith, seconded by Commissioner Racette and duly carried by the affirmative vote of the entire members-elect of the Commission that the above described 1985 City Licenses be approved.

ORDINANCE NO. 2398 (BOUNDARY ORDINANCE)PASSED

An ordinance entitled "AN ORDINANCE DEFINING THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Smith, Girard and Racette. "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. 2398.

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



Verna Scott, City Clerk

(Seal)

VS:lf