

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 2, 1991

The City Commission met in regular session at 4:00 o'clock on January 2, 1991, in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK/KCKS and Mel Waite.

Minutes of the December 26th, 1991 Adjourned meeting were approved as written.

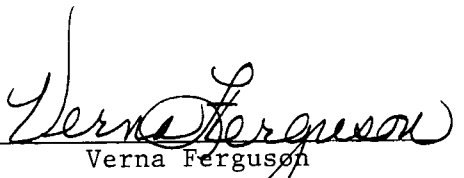
LEASE AGREEMENT/PIPELINE

SANTA FE RAILROAD

City Manager Nienstedt presented to the Commission a Lease Agreement between the City of Concordia and the Santa Fe Railroad for construction of an 8-inch water line along the railroad right-of-way to a new well field being developed east of 11th Street. The construction will be approximately 1,869 feet beginning at Milepost 111+2800 at the County Road and extending to Industrial Drive in Concordia. The rental fee charged to the City will be \$360.00 annually.

Following a brief discussion, Commissioner Bombardier moved to approve the Mayor and City Clerk to sign the Lease Agreement with Santa Fe Railroad. Commissioner Hattan seconded. Motion carried.

There being no further business, Commissioner Hattan moved to adjourn the meeting until 1:00 o'clock p.m. on January 9, 1991, to complete the 1990 Year-end business. Commissioner Bombardier seconded. Motion carried.


Verna Ferguson
City Clerk

(Seal)

VF:db

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JANUARY 9, 1991

The City Commission met in adjourned session at 1:00 o'clock p.m. on January 9, 1991, in the City Commission Room in the City Hall. Commissioners Bombardier and Hattan were present. Absent: Mayor Kline.

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

Visitors present: Mel Waite.

Minutes of the January 2, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 24FINAL APPROVAL

The final appropriation Ordinance for 1990 was presented to the Commission. It was approved according to law.

There being no further business, Commissioner Bombardier announced the meeting adjourned.


Verna Ferguson, City Clerk *by IF*

(Seal)

VF:lf

MINUTES OF THE CITY COMMISSION MEETING HELD JANUARY 16, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on January 16, 1991 in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from The Blade-Empire and Mel Waite.

Minutes of the January 9, 1991, adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 1

Appropriation Ordinance No. 1 was approved according to law.

DESIGNATION OF OFFICIAL BANK DEPOSITORIES

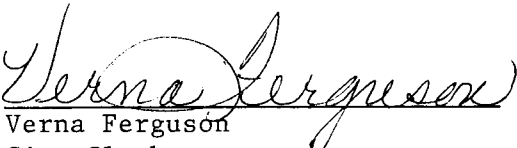
City Manager Nienstedt advised that Kansas Statutes require that the City designate their depositories annually. Following a brief discussion, Commissioner Hattan moved to designate Cloud County Bank & Trust and First Bank & Trust as the City's official depositories for 1991. Commissioner Bombardier seconded the motion. Motion carried.

QUARTERLY INVESTMENT REPORTS - FOURTH QUARTERPLACED ON FILE

City Clerk Ferguson presented the investment reports for the Fourth Quarter of 1990. It was moved by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried unanimously to place the investment reports on file.

Total interest recieved in 1990 was \$109,745.11 compared to \$128,169.03 in 1989. The average interest rate for 1990 was 7.67% compared to 8.45% in 1989.

There being no further business, Mayor Kline adjourned the meeting.


Verna Ferguson
City Clerk

(Seal)

VF;db

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 6, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on February 6, 1991 in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from The Blade-Empire, Kirk Lowell, Mel Waite, Tom Fisher, LaVerne L. Clintsman, Lorene Phipps, Barbara Tracy, Marilyn Johnston, Clara L. Stegmaier and Carol Garlow.

Minutes of the January 16, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 2

APPROVED

Appropriation Ordinance No. 2 was approved as written.

BID AWARD - 1991 POLICE VEHICLE

BABE HOUSER MOTOR, INC.

Bids were submitted for a 1991 Police Vehicle by Babe Houser Motor, Inc. in the amount of \$13,750.00; and First Class Ford in the amount of \$13,992.00. This is a cash outright price bid. City Manager Nienstedt said that Police Chief Budreau had a bid to sell the proposed trade-in vehicle for \$1,500.00. After consideration, Commissioner Bombardier moved to accept the bid of Babe Houser Motor, Inc. in the amount of \$13,750.00. Commissioner Kline seconded the motion. Motion carried unanimously.

BID AWARD - STREET SWEEPER

SELLERS TRACTOR, INC.

Bids have been received on the purchase of a sweeper for the Street Department. Two companies submitted bids:

Sellers Tractor, Inc.	FMC Vanguard 3000	\$71,900
Murphy Machinery Co.	Elgin Pelican Series	64,186

Tom Fisher, Director of Streets and City Manager Nienstedt reviewed the bids and the equipment bid. After consideration, it is their recommendation that the City purchase the FMC Vanguard 3000 sweeper from Sellers Tractor, Inc. City Manager Nienstedt proposed that a down payment be made from the Street Reserve Fund with the balance financed on a lease-purchase agreement through Sellers Tractor, Inc. in the amount of \$71,900. Commissioner Kline seconded the motion. Motion carried.

CONTRACT FOR PURCHASE OF WELL SITE LAND

REX AND JANET ISTAS

Mel Waite, Acting Director of Utilities, presented a contract for the purchase of .13 (thirteen hundredths) of an acre adjacent to the Mark Morgan property that the City is developing for another well site. This purchase was required to meet Kansas Department of Health and Environment regulations for area needed for construction of a well site. An agreement has been reached between the City and Rex and Janet Istas for \$250.00 for the purchase of this property. Following a brief discussion, Commissioner Hattan moved to approve the purchase of the well site tract from Rex and Janet Istas. Commissioner Bombardier seconded the motion. Motion carried unanimously.

RESOLUTION NO. 986 (TAX ABATEMENT POLICY)

PASSED

City Manager Nienstedt presented Resolution No. 986 to the Commission which sets out guidelines when a request is made to the Commission for a property tax abatement. This policy was patterned after a model prepared by The League of Kansas Municipalities.

Kirk Lowell was present at the meeting representing the IDA and stated that he thought passage of guidelines was a very positive action but had a problem with Section 10. He addressed his remarks to the paragraph on pirating and wondered if it was necessary to have that paragraph in the policy. He had further concerns with the basic employment exemptions. He felt that smaller companies and industries with lower employment ratios and small capital investments would have a hard time meeting the requirements of the resolution. He said he was looking at it from the Selling Side and not the Administrative Side.

Mayor Kline reminded Kirk that these were only guidelines and they did have some flexibility.

Kirk had a problem with the \$250.00 or up fee. He said you have to sell the company, then the City Manager, then the City Commission. He didn't agree with the \$250.00 fee to even be considered.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRAURY 6, 1991 (cont'd)

City Manager Nienstedt said that every community that he checked with charged a fee.

Kirk said he could support this document but maybe he felt his group needed a better document to send out to companies interested in moving to Concordia. The document needs to be a good starting point. Maybe we can just work through this.

Commissioner Hattan worried that if we set the requirements too low, and a company was to hire only 2 or 3 people, the City is going to lose more tax base. We can always give them more. More importantly, he said, we need a policy in place. If we set the requirements too low, it opens the door to abuse and we need a reasonable target.

City Manager Nienstedt advised that for every \$50,000 of investment, a company could qualify for a 10% tax abatement.

Kirk asked that if you have more than 25 employees, could you get another 50% tax abatement? (The Resolution provides that up to 50% abatement can be allowed for 25 new employees).

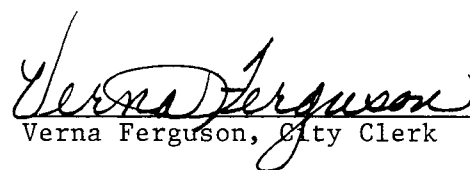
Kirk said he was going to send a copy of this document to Games West. He said that Carleton Van Gorder has called and asked for this document to be sent to him.

Following this discussion, Commissioner Hattan moved to approve Resolution No. 986 setting out guidelines and recommendations for tax abatement requests. Commissioner Bombardier seconded the motion. Motion carried unanimously.

PROCLAMATION - OPERATION DESERT STORM SUPPORT DAYFEBRUARY 9, 1991

LaVerne Clintsman, Lorene Phipps, Barbara Tracy, Marilyn Johnston, Clara Stegmaier and Carol Garlow were present to ask that the Commission proclaim February 9, 1991, as "Operation Desert Storm Military Personnel Support Day" in Concordia. Mayor Kline signed the proclamation and noted there was to be a parade in downtown Concordia as part of the support activities.

There being no further business, Mayor Kline moved, Commissioner Bombardier seconded and it was duly carried to adjourn the meeting.


Verna Ferguson, City Clerk

VF:db

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 20, 1991.

The City Commission met in regular session at 4:00 o'clock p.m. on February 20, 1991, in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from The Blade-Empire, Larry Letourneau, Kirk Lowell, Norm Christian, Bob Nicholson, Leon Gennette, Dana Brewer, Larry Laas, Bob Kraft, Brandon Newell, Megan Brackney, Nancy Letourneau and Jeff Walker.

Minutes of the February 6, 1991 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 3

APPROVED

Appropriation Ordinance No. 3 was approved according to law.

RECOGNITION OF CONCORDIA HIGH SCHOOL DEBATE TEAM

Larry Laas, Debate Team Instructor, along with the Debate Team were recognized and congratulated on their accomplishments at the Regional and State Debate Tournaments. The Commission presented them with a cake and Concordia pins in recognition of their accomplishments.

AGREEMENT FOR ENGINEERING SERVICES

CAMPBELL & JOHNSON

The City Manager presented to the Commission an agreement for engineering services with Campbell and Johnson. The Agreement addresses a change in the amounts Campbell and Johnson charges for their engineering services to the City. Following a brief discussion, Commissioner Kline moved to approve the engineering agreement with Campbell & Johnson. Commissioner Bombardier seconded the motion. Motion carried unanimously.

ORDINANCE NO. 2552 (ABOLISH IDAC)

PASSED

Kirk Lowell, Chairman of the Restructuring Committee, had presented the recommendations from that Committee to the City Commission at their work session on February 13th. The recommendation was for the City Commission to abolish the IDAC as the first step in a series of recommendations for restructuring the economic endeavors of this community. Following this recommendation the City Attorney had been requested to write an ordinance abolishing this entity. Following this discussion, the following ordinance was presented.

An ordinance entitled "AN ORDINANCE DISSOLVING THE INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION AND REPEALING CONCORDIA CODE SECTION 2-232" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Kline, Bombardier and Hattan. "Nay": None. The ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2552.

RESOLUTION NO. 987 (SUPPORT OF RESTRUCTURING OF
ECONOMIC DEVELOPMENT EFFORTS)

PASSED

Kirk Lowell, Chairman of the Restructuring Committee, visited with the City Commission regarding the efforts of the restructuring committee. He said the Chamber of Commerce had given support to their recommendations and the IDA and CDC had given support to their general support for the package at their meeting at noon on this date. A motion had been made directing Kirk to form a Merger Committee.

Bob Nicholson advised the City Commission that the Concordia Development Commission was to meet on February 21st to discuss the Restructuring Committee's recommendations. Dr. James Ihrig has asked Kirk to do a presentation of the restructuring group's recommendations to the Board of Trustees at 8 p.m. on February 21st.

Dana Brewer said that he had served on the Industrial Development Advisory Commission for the 8 years and he felt it was time to move on with the restructuring for more comprehensive economic development growth in the community.

Kirk thanked the Commission for their support and willingness to work with the restructuring Committee.

Following the above discussion, Commissioner Hattan moved, seconded by Commissioner Kline to approve Resolution No. 987. Motion carried unanimously.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 20, 1991, cont'd.

RESOLUTION NO. 987

WHEREAS; Representatives of the Economic Development Restructuring Committee presented recommendations to City Commissioners during their February 13, 1991 work session, and

WHEREAS; The City Commission supports community and private sector involvement in economic development activities.

NOW, THEREFORE BE IT RESOLVED by the Concordia City Commission that they support, in principle, a restructuring of Economic Development organizations, as discussed, and encourage a merger committee be formed to further study the feasibility of combining IDA/CDC and, upon completion of the study, that such findings be reviewed with all the interested parties in order to determine what further actions should be considered.

PASSED AND SIGNED THIS 20th day of February, 1991 by the Concordia City Commission.

/s/ William N. Kline

/s/ Verna Ferguson, City Clerk

APPOINTMENTS TO BOARD OF ZONING APPEALS

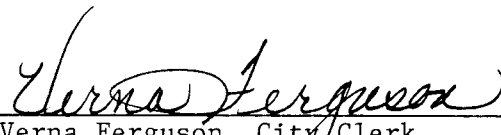
KAREN DUNLAP/
GEORGE CHAMPLIN

City Manager Nienstedt advised the Commission that Karen Dunlap and George Champlin have both been contacted and have agreed to serve another 3 year term on the Board of Zoning Appeals. Following a brief discussion, Commissioner Kline moved to appoint Karen Dunlap and George Champlin to the Board of Zoning Appeals with their terms to expire January 19, 1994. Commissioner Bombardier seconded the motion. Motion carried.

STUDY SESSIONDATE SET

The Commission set the date of Tuesday, February 26, 1991 at 1:00 p.m. as the next Study Session.

There being no further business, Mayor Kline adjourned the meeting.


Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 6, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on March 6, 1991, in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None

Other Officers present: City Manager Nienstedt, City Clerk Ferguson and City Attorney Retter.

Visitors present: Joe Jindara from Radio Station KNCK-KCKS, Brad Lowell from The Blade-Empire, C.J. "Cork" Widen, Ron A Crow, Keith R. Palmquist, Joe Strecker, Rachelle Hower, Judith A. McKee, Mel Waite and Jack Graves.

Minutes fo the February 20, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 4

APPROVED

Appropriation Ordianance No. 4 was approved according to law.

FIREMENS APPRECIATION

APPROVED

Joe Strecker, Keith Palmquist and Rachelle Hower were present to present a check to the Fire Department in appreciation for services rendered to the area. Recently an appreciation supper had been held for them and there was \$745.30 remaining in the funds collected for that. This group felt the money could be used to buy some equipment for the Fire Department and suggested something to go along with the "jaws of life". Fire Chief Jack Graves was present to accept the check on behalf of the Fire Department. City Manager Nienstedt assured the group the money would be put into a Fire Equipment Reserve Fund to insure it would be spent for its intended purpose.

COMMUNITY DEVELOPMENT BLOCK GRANT

HEARING HELD

City Manager Nienstedt advised the Commission that a hearing was being held today as a requirement to receiving Community Development Block Grant Funds. This hearing is required for public input on various needs of the community.

There was no one present at the hearing to make suggestions on the use of the block grantfunds. If the grant application is sucessful, the City plans to use the funds for construction of sanitary sewer lines.

Following a brief discussion on the need for the sanitary sewer construction, Commissioner Hattan moved to close the hearing. Commissioner Bombardier seconded. Motion carried.

ORDINANCE NO. 2553 (CENTEL TO UTILICORP)

PASSED

C.J. "Cork" Widen and Ron Crow were present to explain the need to pass an ordinance to transfer the franchise held by Centel Corporation to Utilicorp United, Inc. This is addressed in Section 9 of the original ordinance. Following a brief discussion, the following ordinance was presented.

An ordinance entitled "AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE TRANSFER OF THE FRANCHISE HELD BY CENTEL CORPORATION TO UTILICORP UNITED INC." was read and considered by the Commission. On roll call upon its passage the following commissioners voted "Yea": Kline, Bombardier and Hattan. "Nay": None. Motion carried and the City Clerk assigned to it No. 2553.

BID AWARD - PUBLIC GROUNDS DEPARTMENT TRUCK

FIRST CLASS FORD

The City Commission considered bids received on February 21, 1991, for a 1991 public grounds truck. Two bids were received. First Class Ford submitted a bid of \$13,175.00 for a 1991 Ford F-350 1- ton truck allowing \$1,500.00 for a 1977 Ford F-350 1-ton truck. Net bid of \$11,675.00. Babe Houser submitted a bid of \$13,000.00 for a 1991 Chevrolet 1-ton truck with \$1,005.00 allowed for the trade-in for a net bid of \$11,995.00.

Following a brief discussion, Commissioner Hattan moved to accept the bid from First Class Ford in the amount of \$11,675.00. Commissioner Kline seconded the motion. Motion carried.

AMBULANCE CHARGE-OFFS (JANUARY 1 to JUNE 30, 1990)

APPROVED

The City Manager submitted the semi-annual listing of ambulance charge-off accounts. He further advised these charge-offs did no reflect the ambulance fees implemented recently. The total amount to be charged off for the January 1 to June 30, 1990, period is \$1,862.22. The precent of runs that are Medicare related is 68% of the total number of runs. The amount of charged off accounts is twelve percent (12%) of the dollar amount billed which is the same as the pervious six months period.

Following a brief discussion, Commissioner Hattan moved to approved the ambulance charge-off report. Commissioner Bombardier seconded the motion. Motion carried.

MINUTES IF TGE REGULAR CITY COMMISSION MEETING HELD MARCH 6, 1991 (cont'd)

UNIFORM BUILDING CODE

DISCUSSION HELD

Adoption of a Uniform Building Code for the City of Concordia was held with no official action taken.

After discussion, Commission Bombardier moved to consider a Uniform Building Code. Commissioner Hattan seconded. Motion carried.

PURCHASE OF REAL ESTATE FOR WATER WELL SITE

MARK MORGAN

City Manager Nienstedt advised the Commission that a purchase contract for approximately one acre of land from Mark Morgan had been prepared. The amount to be paid for this property is \$5,000.00 and the site will be used for a new well site.

Commissioner Hattan discussed water rights and wondered if the City would be eligible for additional water. Mel waite, Acting Director of Utilities, was present and advised that the water rights previously authorized for wells no longer in use would be transferred to this new well site and that we still had 400,000,000 gallons of water we could use on our current water right. Commissioner Hattan wondered that if a Water Treatment Plant was ever to be constructed or considered, would the City have enough water resources to operate a treatment plant. A discussion was held and following the discussion, Commissioner Kline moved to approve the contract between Mark and Dorothy Morgan and the City of Concordia for real estate in the amount of \$5,000.00. Commissioner Bombardier seconded the motion. Motion carried.

F & A SUBORDINATION AGREEMENT

APPROVED

City Attorney David E. Retter had prepared a Subordination agreement which would subordinate the City's position on F & A's grant loan to First Bank & Trust. This agreement has been requested by F & A as part of their financing packing for expansion of the F & A Food Sales warehouse. Mr. Retter explained that the original grant has been closed out and this agreement is for the expansion only.

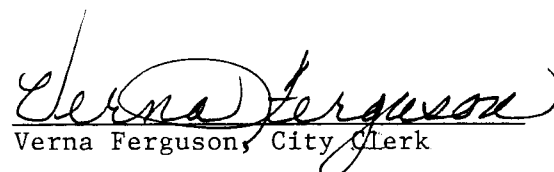
Following discussion, Commissioner Hattan moved to approve the subordination agreement with F & A Food Sales, Inc. Commissioner Bombardier seconded the motion. Motion carried.

STUDY SESSION

DATE SET

The date of March 13, 1991, at 1:00 o'clock p.m. was set as the next Study Session date.

There being no further business, Mayor Kline adjourned the meeting.


Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF REGULAR CITY COMMISSION MEETING HELD MARCH 20, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on March 20, 1991, in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from the Blade-Empire, Gerald J. Brown, Mel Waite, Judith McKee and Dean Frazier.

Minutes of the March 6, 1991, meeting were approved according to law.

APPROPRIATION ORDINANCE NO. 5

APPROVED

Appropriation Ordinance No. 5 was approved according to law.

PROCLAMATION

ARBOR DAY

Judith McKee, Director of Public Grounds, was present to request that the Mayor and Commission proclaim March 29, 1991, as Arbor Day. The Mayor signed the proclamation. City Manager Nienstedt noted that Boogaarts has given a red oak tree to be planted in the City Park.

COMMUNITY DEVELOPMENT BLOCK GRANT HEARING

SECOND HEARING HELD

The Mayor announced that this was the second hearing held on the application for Community Development Block Grant Funds. There was no one present at the hearing.

The City has made 4 applications for funds to construct a sanitary sewer in the alley located in Blocks 186, 187, 188, 189, 190 and 191 within the City of Concordia. The application is for \$147,855 with \$12,369 designated for administration, \$112,442 designated for construction, \$11,244 designated for engineering and \$11,800 designated for interim financing.

Following discussion on the Community Development Block Grant, Commissioner Hattan moved to close the Hearing. Commissioner Bombardier seconded the motion. Motion carried.

F & A INDUSTRIAL REVENUE BOND ISSUE

HEARING HELD

The Mayor announced that this was a public hearing in regard to the issuance of \$500,000 in Industrial Revenue Bonds for the proposed expansion of F & A Food Sales Company, Inc. The City, as issuer of the Industrial Revenue Bonds and temporary owner of the facility, shall lease the facility to F & A Food Sales for the term of the bond issue.

There was no one present at the hearing.

Following the hearing, Commissioner Bombardier moved to approve the issuance of the \$500,000 in Industrial Revenue Bonds to the F & A Sales Company, Inc. Commissioner Kline seconded the motion. Motion carried.

City Manager Nienstedt advised that City Attorney Retter would prepare the bond ordinance for consideration at the meeting to be held April 3rd.

RESOLUTION NO. 988 (CERTIFY COSTS TO COUNTY CLERK)

MARJETTA WILLIAMS

City Clerk Ferguson submitted a resolution to the Commission showing charges for mowing grass on property located at 330 W. 2nd Street. The mowing and clean-up work was done by City Crews on September 14, 1990. The total amount to be certified to the County Clerk is \$200.00.

Following a brief discussion, Commissioner Bombardier moved that Resolution No. 988 be approved and the charges of \$200.00 be certified to the County Clerk. Commissioner Kline seconded the motion. Motion carried.

ABANDONED VEHICLES

ACTION TABLED

Two vehicles had been impounded last fall and action is needed to obtain titles to said vehicles. The Commission tabled any action on these two vehicles and asked that Special Services Officer Gerald Brown update them at a future meeting.

LICENSED AGREEMENT FOR STORM DRAINAGE

RICHARD & SUSAN KUEKER

City Manager Nienstedt presented to the Commission a License Agreement between the City and Dr. and Mrs. Richard Kueker for construction of a private storm sewer that would drain into the City's system. The license agreement must be renewed every five years in order remain in effect. Following discussion, Commissioner Hattan moved to approve the agreement. Commissioner Bombardier seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 20, 1991 (cont'd)

AIRPORT MASTER PLAN - CONSULTANT SELECTION

BUCHER, WILLIS & RATLIFFE

City Manager Nienstedt advised the Federal Aviation Agency ~~informed that the city shall~~ be allocated funds to update the 1978 Airport Master Plan. The City's share of the costs will be \$2,480.00. The FAA's portion of the cost is \$22,320.00. The City has not had an airport master plan update since 1978.

Dean Frazier, who helped with the selection of the consultant, was present at the meeting. He said three proposals were received and the Committee selected Bucher, Willis & Ratliffe based on several facts: 1) Bucher, Willis & Ratliffe had done the first Airport Master Plan in 1978; 2) BW&R were acquainted with small airports in Kansas; and 3) two of the other proposals came from firms that specialized in metropolitan airports. He further stated that Bill Strait, a former Concordia resident, works for Bucher, Willis & Ratliffe.

Following a discussion, Commissioner Bombardier moved to approve Bucher, Willis & Ratliffe as the consultant for developing a new Airport Master Plan for the City of Concordia. Commissioner Kline seconded the motion. Motion carried.

APPOINTMENTS TO FRANK CARLSON LIBRARY BOARD

HARRIETT GOFF
GEORGE MEYER

City Manager Nienstedt advised the Commission that he had received two recommendations for appointments to the Library Board. The names submitted for consideration today are George Meyer and Harriett Goff. The term is four years and runs to April 30, 1996.

Following discussion, Commissioner Hattan moved to appoint George Meyer and Harriett Goff to four year terms on the Frank Carlson Library Board with terms to expire on April 30, 1996. Commissioner Kline seconded the motion. Motion carried.

There being no further business Commissioner Kline moved to adjourn the meeting. Commissioner Bombardier seconded. Motion carried.



Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF REGULAR CITY COMMISSION MEETING HELD APRIL 3, 1991.

The City Commission met in regular session on April 3, 1991 at 4:00 o'clock p.m. in the City Commission Room in the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from the Blade-Empire, Marilyn Johnston, Gerald Brown, Darlene Hepperly, Rev. Greg Uthus, Kari Uthus, Sam Budreau, Karen Brosius, Helen Ruzicka, Denise deRocheft-Reynolds, Gail Engle, Susanne Bradley, Doug Herman, and Lori L. Plenert.

Minutes of the March 20, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 6

APPROVED

Appropriation Ordinance No. 6 was approved according to law.

PROCLAMATION

NATIONAL LIBRARY WEEK

Marilyn Johnston, Darlene Hepperly, Rev. Greg Uthus, Kari Uthus, Karen Brosius, Helen Ruzicka, Denise deRocheft-Reynolds, Gail Engle, Susanne Bradley and Doug Herman were present to ask the City Commission to proclaim the week of April 14-20, 1991, as National Library Week. The Mayor read and signed the proclamation.

PROCLAMATION OF APPRECIATION

GLENN WALKER
HELEN RUZICKA

The City Commission presented Proclamations of Appreciation to Glenn Walker and Helen Ruzicka for the dedication of their time to serve on the Library Board. Denise deRocheft-Reynolds accepted the proclamation on behalf of Glenn Walker who was unable to attend. Helen Ruzicka accepted her proclamation at the meeting.

F & A TAX ABATEMENT

HEARING HELD

City Attorney Retter explained that a hearing was being held as a statutory requirement for tax abatement for F & A Food Sales Co. He advised that a Notice of the Hearing had been served on U.S.D. No. 333 as another taxing entity affected by a tax abatement. Following this explanation, the Mayor announced that the hearing was being held to answer questions and receive comments on the abatement. There was no one present to protest the abatement, Commissioner Hattan moved to close the hearing. Commissioner Kline seconded. Motion carried.

RESOLUTION NO.'S 989 and 990

NUISANCE ABATEMENTS

Mayor Kline 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. 110 E. 7th - Resolution No. 989 (Doug & Rachelle Hower)
2. 616 Valley - Resolution No. 990 (Kurt Kalivoda)

Special Services Officer Gerald J. Brown advised the Commission that he had checked the properties prior to the meeting and had found that on No. 1 (Resolution No. 989) the nuisance still existed as listed on the abatement notice. On No. 2 (Resolution No. 990), one car had been removed and another moved in and therefore, the nuisance still existed per the abatement notice.

Following these comments, City Manager Nienstedt presented to the Commission resolutions determining the existence of the nuisances and requiring removal and/or abatement. The Commission examined and considered the resolutions after which the following motions were made:

Resolution No. 989, Commissioner Hattan moved, seconded by Commissioner Kline and duly carried to approve the resolution with no provision for additional days.

Resolution No. 990, Commissioner Bombardier moved, seconded by Commissioner Kline and duly carried to approve the resolution with no provision for additional days.

ANNEXATION PETITION ACCEPTED

SANTA FE RAILWAY CO.
BOETTCHER ENTERPRISES
VALLEY FERTILIZER

City Attorney Retter presented a petition to the Commission signed by Santa Fe Railroad Co. for annexation to the City of Concordia. Valley Fertilizer Co. owned by Boettcher Enterprises is expanding their business and have requested the annexation in order to receive water and sewer service at this location. Following discussion, Commissioner Hattan moved to accept the petition for annexation. Commissioner Bombardier seconded. Motion carried.

MINUTES OF REGULAR CITY COMMISSION MEETING HELD APRIL 3, 1991, cont'd.

ORDINANCE NO. 2554 (ANNEXATION)

SANTA FE RAILWAY CO.
BOETTCHER ENTERPRISES
VALLEY FERTILIZER

Following discussion of the above petition, the following ordinance was presented to the Commission "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": Kline, Bombardier and Hattan. "Nay": None. Motion carried.

RESOLUTION NO. 991 (COMMUNITY DEVELOPMENT BLOCK GRANT)

APPROVED

Administrative Assistant Mel Waite presented Resolution No. 991 to the Commission for their approval. This resolution authorizes the City to apply for \$99,063.00 in grant funds to provide sanitary sewer lines in the alley located in Blocks 186, 187, 188, 189, 190 and 191 within the City of Concordia. The resolution also commits the City to \$48,792.00. Mr. Waite explained that this application was almost identical to past applications with all the cost figures updated.

Following discussion, Commissioner Bombardier moved to approve Resolution No. 991 authorizing the Mayor and City Clerk to sign the grant application. Commissioner Hattan seconded the motion. Motion carried.

RESOLUTION NO. 992 (ANTIDISPLACEMENT AND RELOCATION ASSISTANCE)

APPROVED

Administrative Assistant Mel Waite then presented Resolution No. 992 to the Commission for their approval. This resolution provides that any persons displaced from their homes as a result of activities assisted with funds provided under the Housing and Community Development Act of 1974 shall be provided within 3 years of commencement of the demolition or rehabilitation relating to conversion to relocation.

Following discussion, Commissioner Hattan moved to approve Resolution No. 992. Commissioner Kline seconded the motion. Motion carried.

F & A TAX ABATEMENTTABLED

David Retter explained that he had reviewed the tax abatement documents received from Stinson Mag & Fizzell on the F & A Food Sales Co. request. Included in the subordination Agreement were documents that have been executed by everyone except the City Commission. A bond required has basically been approved, but needs approval and signature of Judge Tuggle. The bond form had been approved by Dan Farha.

City Manager Nienstedt noted that the sprinkler system issue had not been resolved.

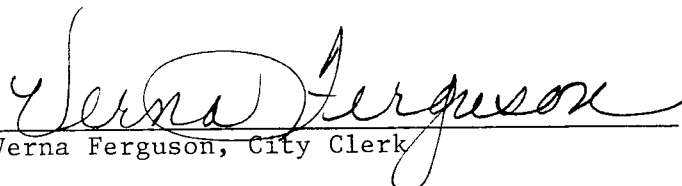
Commissioner Hattan commented that his performance bond mentioned above still needed to be approved before the City Commission could issue bonds.

Commissioner Kline moved to table the tax abatement and bond ordinance until all the requirements had been met. Seconded by Commissioner Hattan. Motion carried.

STUDY SESSIONDATE SET

The Commission set the date of April 10, 1991 at 1:00 p.m. for the next Study Session.

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


Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 17, 1991.

The City Commission met in regular session at 4:00 p.m. on April 17, 1991, in the City Commission Room at the City Hall. Mayor Kline presided with Commissioners Bombardier and Hattan present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from The Blade-Empire, Larry J. Doyen, Alissa Bombardier, Aaron Bombardier, Ruth Bombardier, Gerald J. Brown, Sam Budreau, D.L. Layton, Rita Layton, Janice Kline, Janice Hattan, Jennifer Hattan, Margaret Hattan, Sister Ann Vincent, Sister Danata Bissett, Mary Jane Tieking, Judy Kircher, Jean Boardman and Mel Waite.

Minutes of the April 3, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 7

APPROVED

Appropriation Ordinance No. 7 was approved according to law.

PROCLAMATION

AIDS AWARENESS WEEK

The week of April 28th through May 4th was proclaimed as Aids Awareness Week.

PROCLAMATION

FORGET-ME-NOT-WEEK

The Week of April 15th through April 21st was proclaimed Forget-Me-Not-Week for disabled American Veterans.

PROCLAMATION

NATIONAL HOSPITAL AUXILIARY WEEK

Margaret Hattan, Sister Ann Vincent, Sister Danata Bissett, Mary Jane Tieking and Judy Kircher were present to ask the Mayor to proclaim the week of April 21st through April 27th as Ntional Hospital Auxiliary Volunteer Week. The Mayor read the proclamation, pictures were taken and the Mayor signed the proclamation.

GO-KARTING ASSOCIATION-LARRY DOYEN

APPROVED

Larry J. Doyen representing the Go-Karting Association presented a check in the amount of \$75.00 in appreication for the Concordia EMT's standing by at their race held Sunday, April 14th. The Commissioners thanked Mr. Doyen for the check and asked that the check be placed in the Fire and Ambulance Equipment Fund.

ELECTION RESULTS

PLACED ON FILE

City Manager Nienstedt read the report from the Cloud County Clerk and County Election Officer Betty Musick certifying the results of the City General Election for the City of Concordia held on April 2, 1991, to be as follows:

For City Commissioner:	
Isadore E. Bombardier	786
William W. Dunphy	290

Following the reading of the election results, City Clerk Verna Ferguson administered the Oath of Office to Isadore E. Bombardier for his second three year term.

ANNUAL COMMISSION REORGANIZATION

ELECTION OF MAYOR

The City Manager stated that City ordinances require the Commission to annually elect one of its members to serve as Mayor to preside at City Commission meetings and perform as official head of the City on formal occasions. After a brief discussion, Commissioner Isadore Bombardier moved that Gregory L. Hattan be elected to serve as Mayor for the ensuing year. Commissioner Kline seconded the motion. Motion carried.

MAYOR FOR A DAY

JEAN BOARDMAN

As his first official duty as Mayor of 1991, Greg Hattan announced that Jean Boardman had "won" the honor of being Mayor for a day at last year's College Unique Auction. He then summoned Ms. Boardman to the podium and gave her a Mayor's Concordia Pin and a trophy enscribed as "Mayor for a Day". Mayor Boardman then advised that she did not "win" the honor of being "Mayor for a Day", but had purchased it. She then noted that so far there had only been one female mayor and something should be done about that....she didn't say what.

LICENSES FOR RETAIL CEREAL MALT BEVERAGE

BOOGAARTS

The City Manager presented to the City Commission the application of Boogaarts-Scrivner for

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 17, 1991 (cont'd)

RESOLUTION NO. 993 (NUISANCE ABATEMENT)MURK AUTOMOTIVE
LEISZLER OIL CO.

Mayor Hattan 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. 701 Lincoln

Special Services Officer Gerald J. Brown advised the Commission that he had checked the premises prior to the meeting and found that the gas price sign on the northwest corner of the lot is still causing a view obstruction to westbound traffic in 200 Block East 7th at the stop sign. Further the sign needs to be raised to meet zoning ordinance requirements for the City.

Following Mr. Brown's comments, City Manager Nienstedt presented to the Commission a resolution determining the existence of the nuisance and requiring removal and/or abatement. The Commission examined and considered the resolution after which Commissioner Hattan moved, seconded by Commissioner Kline and duly carried to approve Resolution No. 933 and ordering the abatement to be completed.

QUARTERLY INVESTMENT REPORTS - FIRST QUARTERPLACED ON FILE

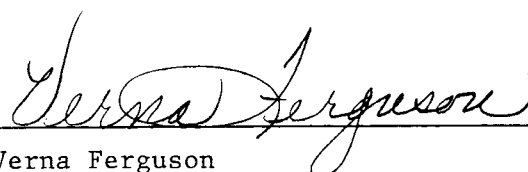
City Clerk Ferguson presented the investment reports for the First Quarter of 1991. It was moved by Commissioner Kline, seconded by Commissioner Bombardier and duly carried unanimously to place the investment reports on file.

Total interest received for the first quarter of 1991 was \$30,824.44 compared to \$22,332.59 in 1990. This represents a 38.02% increase over the previous year. City Clerk Ferguson advised this was attributed to 8 long term investments that came due during the first quarter in 1991.

STUDY SESSIONDATE SET

The Commission set the date of April 24, 1991, at 1:00 o'clock p.m. as the next Study Session.

There being no further business, Commissioner Hattan moved to adjourn. Commissioner Kline seconded. Motion carried.


Verna Ferguson
City Clerk

(Seal)

VF:db

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 1, 1991.

The City Commission met in regular session at 4:00 o'clock p.m. on May 1, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioner Bombardier present. Absent: Commissioner Kline.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from The Blade-Empire, Nancy Champlin, Doug Hower, Mel Waite, Vance O. Braun, Ruth Jensen, Delores Landry, Tim Perry, Karen Dunlap, Dean Frazier, Shelly Swenson and Mary O'Connell.

Minutes of the April 17, 1991 meeting were approved as written.

APPROPRIATION ORDINANCE NO. 6

APPROVED

Appropriation Ordinance No. 6 was approved according to law.

PROCLAMATION

MENTAL HEALTH MONTH

Nancy Champlin was present to ask the Commission to proclaim May as Mental Health Month and to advise that Cloud County was one in a ten county area included in the proclamation. The Mayor signed the proclamation.

PROCLAMATION

TRAVEL & TOURISM WEEK

Delores Landry & Shelly Swenson were present to ask the Commission to proclaim the week of May 5th as Travel and Tourism Week. The Mayor signed the proclamation.

PROCLAMATION

NATIONAL NURSING HOME WEEK

Ruth Jensen was present to ask the Commission to proclaim the Week of May 12th through May 18th as National Nursing Home Week. The Mayor signed the proclamation.

AIRPORT PLANNING GRANT APPLICATION

APPROVED

City Manager Nienstedt advised that this application is basically the same as a pre-application submitted in December, 1989. Only a few minor changes are being required by the F.A.A. and if the grant is approved, this approval is needed before any money will be released.

Following discussion, Commissioner Hattan moved, seconded by Commissioner Bombardier and duly carried to approve the submission of the final grant application.

AIRPORT PLANNING SERVICES AGREEMENT APPROVED

BUCHER, WILLIS & RATLIFF

The City Manager submitted a planning services agreement application from Bucher, Willis and Ratliff contingent on the award of the airport planning grant.

Following discussion, Commissioner Bombardier moved to approve the firm Bucher, Willis and Ratliff for planning services on the Airport Grant. Commissioner Hattan seconded the motion. Motion carried.

COMPREHENSIVE PLAN PRESENTED TO COMMISSION

MEL WAITE-KAREN DUNLAP

Karen Dunlap, representing the Concordia Planning Commission, presented the Comprehensive Plan draft to the City Commission for review. She said that Mel Waite was very instrumental in putting the Comprehensive Plan together. She said after presentation to the Planning Commission at a hearing, they made a few technical changes such as asking for a zoning map to be included, but otherwise had approved it as written.

Commissioner Hattan moved to accept the Comprehensive Plan draft for review. Commissioner Bombardier seconded the motion. Motion carried.

VANCE O. BRAUN

HILL STREET SURFACING

Mr. Braun told the Commission he had lived on Hill Street for 25 years without having it paved. Every city manager says to get a petition. Now we have Rolling Hills Addition and at least 40 people commute daily to Concordia. Creates dust. Can't dump used oil on the road...he tried that and the EPA advised that was illegal. He thinks Rolling Hills residents would be willing to share the cost.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 1, 1991, cont'd.

Commissioner Hattan advised that everytime the Commission has been approached about surfacing that street, the City has prepared cost estimates and this has happened at least 4 times since he has been a commissioner. Bill Gropp has received at least 2 estimates.


Mr. Braun said he would like to see a cost estimate without the curb and gutter.

City Manager Nienstedt said that the last time the Commission was approached about the matter, he provided all the people with correspondence and the City did a cost estimate on a 4" mat with no curb and gutter. He said Bill Gropp was supposed to coordinate a meeting with the people of Rolling Hills and the residents along Hill Street.

Commissioner Hattan told Mr. Braun that the City had visited with Doyle Turner about getting County help also.

After a lengthy discussion, Mr. Braun left the meeting with the situation unresolved.

There being no further business, Commissioner Hattan moved to adjourn the meeting until 1:00 o'clock p.m. on May 8, 1991. Commissioner Bombardier seconded the motion. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:lf

The City Commission met in adjourned session at 1:00 o'clock p.m. on May 7, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Mel Waite, Sam Budreau, Ramona Derousseau and Dean Cairns.

F & A DEVELOPMENT AGREEMENT

TEN INCH WATER LINE LOOP

City Manager Nienstedt presented to the Commission a Development Agreement which had been negotiated between F & A Food Sales, Inc. for a ten" water line beginning at the south existing water line at Kansas and 20th Street approximately 910' feet to the Northeast corner of the F & A property and running westerly 360' lineal feet and terminating at a point where the existing 6" city water main is on the East side of U.S. Highway 81 running in a north/south direction.

F & A's share of the estimated and probable cost of the improvement is \$17,696.31. F & A's share of the cost of the Improvement shall be either (1) assessed to the real estate described on Exhibit A of the Development Agreement with F & A's share to be paid over fifteen (15) years with the ordinary interest rate to accrue on unpaid balances; or (2) a payment in lieu of said special assessments shall be made under this agreement directly to the City, at such times annually as taxes would otherwise be paid. F & A further agrees to accomplish the construction of the Improvement and the financing thereof by use of special assessments.

F & A further agrees to install a fire protection sprinkler system in the dry portion of the 1991 additions to the existing wholesale food distribution facility. Construction of the fire protection sprinkler system shall begin within ninety (90) days of the completion of the Improvement and shall be completed promptly thereafter.

Following discussion of the Development Agreement, Commissioner Hattan moved to approve the agreement. Commissioner Kline seconded. Motion carried.


TAX ABATEMENT AGREEMENT FOR F & A

APPROVED

Following a lengthy discussion and prior negotiations with Dan R. Farha, and others at F & A Food Sales, Inc., the City Commission approved an agreement for a 100% ad valorem tax abatement on the new addition to the F & A Food Sales, Inc. This tax abatement will be effective for ten years and is only effective on the "1991 Additions".

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried unanimously to approve the ten year tax abatement for F & A Food Sales, Inc.

There being no further business, Commissioner Hattan moved to adjourn the meeting. Commissioner Bombardier seconded the motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 15, 1991

The City Commission met in regular session at 4:00 p.m. on May 15, 1991, in the City Commission Room at the City Hall. Mayor Hattan presided with Commissioners Bombardier and Kline present. Absent: None.

Other officers present: City Manager Nienstedt, Deputy Clerk Deneault and City Attorney Retter.

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from the Blade-Empire, Adeline Chizek, Jean Glenn, Sam Budreau, Mel Waite.

Minutes of the April 17, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 9 APPROVED

Appropriation Ordinance No. 9 was approved according to law.

PROCLAMATION NATIONAL POPPY DAY

The 25th of May was proclaimed as National Poppy Day.

RESOLUTION NO. 994 (GAAP WAIVER) APPROVED

City Manager Nienstedt presented Resolution No. 994 to the Commission to request a waiver for GAAP (Generally Accepted Accounting Principles). The waiver must be approved annually by resolution as required by K.S.A. 1982 S.B. 531. This eliminates unnecessary financial statements and reports from the City's annual audit and was originally requested by Kennedy & Coe.

Commissioner Bombardier moved, seconded by Commissioner Bombardier and duly carried that Resolution No. 994 authorizing the extension waiver of requirements of law relating to (GAAP) be approved.

PETITIONS ON CURB AND GUTTER PRESENTED LOUELLA M. HUPACH,
WOODROW HOOD, LEWIS R. SULANKA

City Manager Nienstedt presented to the City Commission written petitions of Woodrow Hood, 905 Washington, W 38 Ft. (W.38') of Lot 8, all of Lot 9 in Block 104 of the City of Concordia, Cloud County, KS. The proposed apportionment of cost between the improvement district and City-at-large is, 29 % City-at-large with 71 % of cost being the improvement districts.

Petition for Sulanka, 1108 Broadway, South one-half of Lots on (1) and two (2) in Block 81 in the City of Concordia, Cloud County, Kansas. Grading, curbing and guttering and removal of existing curbing and guttering on the western boundary, City-at-large cost is 25%, improvement district taking care of 75%.

Petition for Hupach, 437 W. 9th, The East one-half (E 1/2) of Lot Fourteen (14) and W one-half (W1/2) of Lot 15, Block 110 in the City of Concordia, Cloud County, Kansas. Grading, curbing and guttering, and removal of existing curbing and guttering on the northern boundary of the existing pavement on that portion of platted ninth street, City-at-large cost is 25% and 75% improvement district.

After reviewing the petitions motion was made by Commissioner Bombardier and seconded by Commissioner Kline and duly carried to accept the petitions.

There being no further business, Commissioner Bombardier moved to adjourn. Commissioner Kline seconded. Motion carried.


Philip Deneault, City Treasurer

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 5, 1991

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

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

Visitors present: William D. Boles from The Blade-Empire, Mel Waite and D.L. Layton.

Minutes of the May 15, 1991, meeting were approved as written.

APPROPRIATIONS ORDINANCE NO. 19

APPROVED

Commissioner Hattan moved to approve Appropriation Ordinance No. 10 with the exception of P.O. No. 5147 to the Industrial Development Association for \$2,000.00. Commissioner Kline seconded. Motion carried.

PETITION FOR CURB & GUTTER IMPROVEMENT (ELDER)

ACCEPTED

City Manager Nienstedt presented a petition from Myrtle Grace Elder for curb and gutter improvements on her property at 1016 Washington. Commissioner Hattan moved to accept the petition of Grace Elder. Commissioner Kline seconded. Motion carried.

ENGINEER'S ESTIMATE FOR PROJECT CG-91-ELDER

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of cost for the curb and gutter improvement project located along the North one-half ($\frac{1}{2}$) of Lots 19 and 20, Block 88 in the City of Concordia, Cloud County, Kansas, in the amount of \$1,362.90. The apportionment of cost on this project shall be 75% of the costs to be assessed to the benefit district and 25% assessed to the city-at-large.

ENGINEER'S ESTIMATE FOR PROJECT CG-91-HOOD(1)

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of cost for the curb and gutter improvement project located along the west 38 feet (38') of Lot 8, all of Lot 9, in Block 104 of the City of Concordia, Cloud County, Kansas (Washington Street side) in the amount of \$3,237.30. The apportionment of cost on this project shall be 66.675% of the costs to be assessed to the benefit district and 33.33% assessed to the city-at-large.

ENGINEER'S ESTIMATE FOR PROJECT CG-91-HOOD(2)

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of cost for the curb and gutter improvement project located along the west 38 feet (38') of Lot 8, all of Lot 9, in Block 104 of the City of Concordia, Cloud County, Kansas (Ninth Street side) in the amount of \$1,948.65. The apportionment of cost on this project shall be 71% of the costs to be assessed to the benefit district and 29% assessed to the city-at-large.

ENGINEER'S ESTIMATE FOR PROJECT CG-91-HUPACH

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of cost for the curb and gutter improvement project located along the East one-half ($E\frac{1}{2}$) of Lot 14 and West one-half ($W\frac{1}{2}$) of Lot 15, Block 110 in the City of Concordia, Cloud County, Kansas, in the amount of \$1,018.60. The apportionment of cost on this project shall be 75% of the costs to be assessed to the benefit district and 25% assessed to the city-at-large.

ENGINEER'S ESTIMATE FOR PROJECT CG-91-SULANKA

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of cost for the curb and gutter improvement project located along the south one-half ($S\frac{1}{2}$) of Lots 1 and 2 in Block 81 in the City of Concordia, Cloud County, Kansas, in the amount of \$1,280.00. The apportionment of cost on this project shall be 75% of the costs to be assessed to the benefit district and 25% assessed to the city-at-large.

RESOLUTION NO. 995 AUTHORIZING CG-91-ELDER

APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter along property located along the North one-half ($N\frac{1}{2}$) of Lots 19 and 20, Block 88 in the City of Concordia, Kansas, for an amount not to exceed \$1,362.90. Following discussion, motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the Commission to approve Resolution No. 995 authorizing Project CG-91-ELDER.

MINUTES OF THE CITY COMMISSION MEETING HELD JUNE 5, 1991, cont'd.

RESOLUTIONS NO. 996 AND 997 AUTHORIZING CG-91-HOOD (1) and (2) APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter along property located along the west 38 feet (38') of Lot 8, all of Lot 9, in Block 104 of the City of Concordia, Cloud County, Kansas for an amount not to exceed \$5,185.95. (This includes both projects). Following discussion, motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the Commission to approve Resolutions No. 996 and 997 authorizing Projects CG-91-HOOD(1) and (2).

RESOLUTION NO. 998 AUTHORIZING CG-91-HUPACH APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter along property located along the East one-half (E½) of Lot 14 and West one-half (W½) of Lot 15, Block 110 in the City of Concordia, Cloud County, Kansas for an amount not to exceed \$1,018.60. Following discussion, motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the Commission to approve Resolution No. 998 authorizing Project CG-91-HUPACH.

RESOLUTION NO. 999 AUTHORIZING CG-91-SULANKA APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter along property located along the south one-half (S½) of Lots 1 and 2 in Block 81 in the City of Concordia, Cloud County, Kansas for an amount not to exceed \$1,280.00. Following discussion, motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the Commission to approve Resolution No. 999 authorizing Project CG-91-SULANKA.

APPOINTMENT TO AIRPORT ADVISORY BOARD ED KILPATRICK

The City Manager presented a recommendation to appoint Ed Kilpatrick to the Airport Advisory Board with his term to expire June 7, 1995. Mr. Nienstedt advised that Mr. Kilpatrick had been contacted and had agreed to serve. Following a brief discussion, Commissioner Hattan moved to appoint Ed Kilpatrick to the Airport Advisory Board. Commissioner Bombardier seconded the motion. Motion carried.

APPOINTMENTS TO RECREATION COMMISSION JERRY JONES
MINDY CONDRAY
RON ELNIFF

The City Manager presented recommendations for the following appointments to the Recreation Commission: Jerry Jones - term to expire January 31, 1992; Mindy Condray - term to expire January 31, 1992; and Ron Elniff - term to expire January 31, 1994. All persons have been contacted and have agreed to serve on the Commission. Jerry Jones will fill the unexpired term of Ken Cannon; Mindy Condray will fill the unexpired term of Rachelle Horkman and Ron Elniff will fill the unexpired term of Tim Wellendorf. Following a discussion, Commissioner Hattan moved to approve the recommendations. Commissioner Kline seconded. Motion carried.

AWARDS OF BIDS ON SEWER CLEANING MACHINES BAKER EQUIPMENT CO.

The following bids were presented to the Commission by City Manager Nienstedt for a sewer cleaning machine to be used in the Water/Sewer Department.

<u>NAME OF COMPANY</u>	<u>TYPE OF EQUIPMENT</u>	<u>AMOUNT</u>
Key Equipment & Supply Kansas City	Sewer Equip. of America, Model 747F	\$21,026.00
Victor L. Phillips Topeka, KS	Camel R.J.O. 635	22,854.00
Baker Equipment Co. Edmond, OK	H.V. 2060- TRL	17,486.40
Vegetation Management Kansas City	FMC Jet 600	20,409.00

Action Director of Utilities Mel White explained that all four companies had brought

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 19, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on June 19, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: William D. Boles from The Blade-Empire, Joe Jindra from KNCK-KCKS, D.L. Layton, Norman Christian and Mel Waite.

Minutes of the June 5, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 11

APPROVED

Appropriation Ordinance No. 11 was approved according to law.

BID AWARD - 1991 CURB AND GUTTER PROJECTS

BG CONSTRUCTION CO.

City Manager Nienstedt submitted bids on five curb and gutter projects that have been petitioned to be done in the summer of 1991. Two bids were received - 1) BG Construction bid on all five locations for a total bid of \$7,891.50 and 2) Hood Construction Co. bid on his own two locations for a total of \$4,402.10 and submitted no bids for the remaining 3 locations.

Mr. Nienstedt advised that he had visited with Burton Gerard, owner of BG Construction, about negotiating the amounts on the wheelchair ramps where the difference in the bids was greatest and Mr. Gerard agreed to construct the wheelchair ramps at the Engineer's Estimate amount provided he was awarded the bid for the entire project. Mr. Nienstedt also was advised to visit with Mr. Hood to confirm his reasons for not bidding on all 5 locations. In his conversation with office staff and Mr. Nienstedt, it was understood that he bid on his own two projects in order to insure they were completed this summer.

Following discussion, Commissioner Hattan moved to accept the bid from BG Construction contingent on negotiated amounts for the wheelchair ramps. Commissioner Bombardier seconded the motion. Motion carried.

RESOLUTION NO. 1000

AIRPORT MASTER PLAN GRANT AUTHORIZATION

City Manager Nienstedt presented a resolution authorizing a grant application to be submitted to the Federal Aviation Administration. The maximum grant allocation shall be \$22,320 for planning of the Airport Master Plan. The obligation of the City is \$2,480.00. Following a brief discussion, Commissioner Bombardier moved to approve Resolution No. 1000 authorizing the City of Concordia to submit a grant application to the Federal Aviation Administration. Commissioner Kline seconded the motion. Motion carried.

ORDINANCE NO. 2555 (AUTHORIZING CITY TO ISSUE INDUSTRIAL REVENUE BONDS)

F & A FOOD SALES, INC.

City Attorney Retter explained the ordinance as presented was the basic authorizing authority for all documents in connection with the F & A Industrial Revenue Bonds in the amount of \$481,400. Following Mr. Retter's explanation the following ordinance was presented.

An ordinance entitled "AN ORDINANCE AUTHORIZING THE CITY OF CONCORDIA, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 1991-A (F & A FOOD SALES COMPANY, INC.) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$481,400 FOR THE PURPOSES OF ACQUIRING CERTAIN ADDITIONS TO A COMMERCIAL PROJECT: AUTHORIZING EXECUTION OF A SUPPLEMENTAL TRUST INDENTURE BY AND BETWEEN THE CITY AND COMMERCIAL NATIONAL BANK, IN THE CITY OF KANSAS CITY, KANSAS, AS TRUSTEE: AUTHORIZING THE CITY TO LEASE SAID PROJECT ADDITIONS TO F & A FOOD SALES COMPANY, INC.: APPROVING THE FORM OF A GUARANTY AGREEMENT BY AND AMONG F & A FOOD SALES COMPANY, INC., ITS STOCKHOLDERS AND COMMERCIAL NATIONAL BANK: AND AUTHORIZING THE EXECUTION OF THE BOND PURCHASE AGREEMENT FOR THE BONDS BY AND AMONG THE CITY, F & A FOOD SALES COMPANY, INC. AND COMMERCIAL NATIONAL BANK, AS PURCHASER OF THE BONDS" was read and considered by the Commission. Commissioner Hattan moved to approve Ordinance NO. 2555, seconded by Commissioner Kline and duly carried by all the members of the Commission. With all the Commissioners voting in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it Ordinance No. 2555.

DISCUSSION OF IDA FUNDS

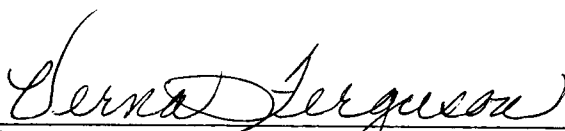
At the City Commission Meeting held June 5, 1991, the City Commission did not approve of a check in the amount of \$2,000.00 to be paid to the Industrial Development Association. This withholding of funds had been questioned by the treasurer of IDA, D.L. Layton and IDA member Norman Christian. Commissioner Hattan said that since an IDA meeting had been held at noon on the same day as the last Commission meeting, and that the members of the

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 19, 1991, cont'd.

advised the Commission that the money the IDA is holding will be transferred to a new organization and will be used for economic development purposes. Commissioner Kline was concerned about whether the members of the CDC were in agreement with the conditions of the merger and where the money would be spent. Norm Christian advised that all 5 members on the CDC also sat on the restructuring committee and so far had voiced approval of the merger and recommendations of the Restructuring Committee.

Following discussion, Commissioner Hattan moved to approve the release of the \$2,000 check to the IDA. Commissioner Bombardier seconded the motion. Motion carried.

There being no further business, Commissioner Hattan moved to adjourn the meeting until 1:00 o'clock p.m. on June 26, 1991.



Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JUNE 26, 1991

The City Commission met in adjourned session at 1:00 O'clock p.m. on June 26, 1991 in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioner Bombardier present. Absent: Commissioner Kline.

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

Visitors present: William Boles from the Blade-Empire, Mel Waite, Denise DeRocheFort-Reynolds and Greg Uthus.

COMPREHENSIVE PLAN

APPROVED CONTINGENT UPON
RECOMMENDATIONS

City Manager Nienstedt and Planning & Zoning Director Mel Waite had previously submitted a Proposed Comprehensive Plan to the City Commission for their consideration. This Comprehensive Plan had been prepared by City Staff and submitted to the Planning Commission for their recommendations.

City Commissioner Hattan noted some recommended changes he felt would better fit the needs of the community citing the following pages.

Page 15 - Regarding number of banks and wealth available in the Community.

Page 53 - Highway 81 - Viaduct situation.

Page 53 - Ft. Riley land acquisiton paragraph should be deleted.

Page 80 - He felt this was too ambitious, that the City did not have enough staff to enforce zoning regulation outside the city limits.

Page 107 - We need to check the second paragraph from the bottom of the page. Statistics on ACT Scores.

Page 108 - The school recommendation should be deleted. He felt the school district should be making the recommendations about where to build a new school. He did not like the mention of the area "west of the Sports Complex" noted in the plan.

Page 115 - Check the second paragraph from the bottom of the page. Regarding peak water usage days. Asked if we could add the report from Wilson & Company to this section.

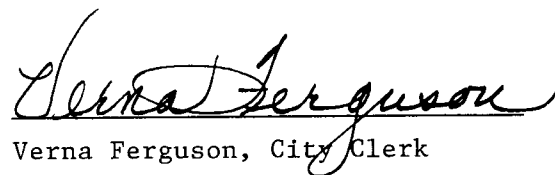
Page 116 - Third paragraph. Questioned the "4 million gallons perday usage". Also check the second paragraph from bottom of page.

Page 117 - Lower to 3 million gallons per day.

Page 126 - Questioned off-street parking on 11th St between Kansas & Olive.

Following a lengthy discussion on the Comprehensive plan, Commissioner Hattan moved to approve the Plan with suggested changes and send back to the Planning Commission for further review. Commissioner Bombardier seconded the motion. Motion carried.

There being no further business, motion was made by Commissioner Hattan, seconded by Commissioner Bombardier & duly carried to adjourn the mtg.


Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF THE JULY 3, 1991, REGULAR CITY COMMISSION MEETING

The City Commission met in regular session at 4:00 o'clock p.m. on July 3, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: William Boles from the Blade-Empire, Joe Jindra from KNCK-KCKS, Gerald Brown, Sam Budreau, Mel Waite and Marjetta Williams.

Minutes of the June 19, 1991 Regular Meeting and June 26, 1991 Adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 12 APPROVED

Appropriation Ordinance No. 12 was approved according to law.

ORDINANCE NO. 2556 (911 EMERGENCY TELEPHONE SERVICE) PASSED

An ordinance entitled "AN ORDINANCE ENACTED PURSUANT TO 12-5301, ET SEQ., AS AMENDED, RELATING TO EMERGENCY TELEPHONE SERVICE IN THE CITY OF CONCORDIA, KANSAS: AND ESTABLISHING THE FIRST BILLING PERIOD FOR SUCH ESTABLISHED TAX RATE" was read and considered by the Commission. On roll the following Commissioners vote "Yea": Hattan, Kline and Bombardier. "Nay": None. With all of the Commissioners having voted in favor thereof, the ordinance was passed, the title agreed to and the City Clerk assigned the ordinance number as 2556.

MARJETTA WILLIAMS - COMMENTS DANGEROUS STRUCTURE NOTICE

Marjetta Williams was present to discuss a dangerous structure notice she had received on her property located at 330 W. 2nd Street. She said she didn't think it was dangerous and that she was going to fix it up and rent it. Sgt. Gerald Brown advised the building was just a shell and that it hadn't been occupied since 1976. Sgt. Brown provided pictures of the structure to the Commission.

Commissioner Kline asked her if she provided any routine maintenance to the building. Marjetta said anybody can break into any house in town.


Commissioner Hattan asked her if Mr. Brown has visited with her about the property and she said he had.

Since no action was required on the notice on this date, she was advised of that fact.

STUDY SESSION DATE SET

The Commission set July 10, 1991, at 1:00 o'clock p.m. as the next Study Session.

There being no further business, Commissioner Hattan moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 17, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on July 17, 1991 in the City Commission Room in the City Hall. Commissioners Kline and Bombardier were present. Absent: Commissioner Hattan.

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

Visitors present: Joe Jindra from KNCK-KCKS, Mel Waite and Gerald Brown.

Minutes of the July 3, 1991 minutes were approved as written.

APPROPRIATION ORDINANCE NO. 13

APPROVED

Appropriation Ordinance No. 13 was approved according to law.

RESOLUTIONS NO. 1001 and 1002

NUISANCE ABATEMENTS

Acting Mayor Kline 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. 419 E. 6th - Resolution No. 1001 (Albert Kieffer)
2. 315 W. 3rd - Resolution No. 1002 (Robert Joyner)

Special Services Officer Brown advised the Commission that he had checked the properties prior to the meeting and found that the nuisances still existed as listed on the abatement notices.

Following these comments, City Manager Nienstedt presented to the Commission resolutions determining the existence of the nuisances and requiring removal and/or abatement. The Commission examined and considered the resolutions after which the following motions were made:

Resolution No. 1001, Commissioner Kline moved, seconded by Commissioner Bombardier and duly carried to approve the resolution with no provision for additional days.

Resolution No. 1002, Commissioner Kline moved, seconded by Commissioner Bombardier and duly carried to approve the resolution no provision for additional days.

QUARTERLY INVESTMENT REPORTS - SECOND QUARTER

PLACED ON FILE

City Clerk Ferguson presented the investments reports for the Second Quarter of 1991. It was moved by Commissioner Bombardier, seconded by Commissioner Kline and duly carried unanimously to place the investment reports on file.

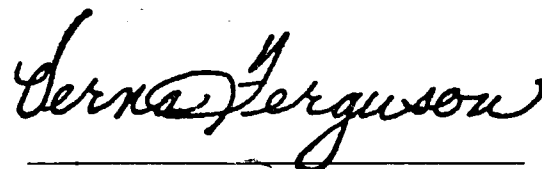
Total interest received for the second quarter of 1991 was \$25,908.10 compared to \$30,010.29 in 1990. This represents a 15.83% decrease from one year ago. The average interest rate in 1991 for this quarter is 5.59% compared to 7.62% in 1990.

STUDY SESSION

DATE SET

July 24, 1991 at 1:00 was set for the next study session.

There being no further business, Commissioner Bombardier moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.



Verna Ferguson
City Clerk

(Seal)

VF:db

MINUTES OF THE REGULAR CITY COMMISSION HELD AUGUST 7, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on August 7, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Other Visitors present: Lola Ostrom, Ethel Henthorne, Sam Budreau, Mel Waite, Gerald J. Brown, Mickey Powell, Kevin S. Campbell, Dale Ferguson, Leon Gennette, Everett Morgan, Melvin Kennedy, Buck & Joan LaBarge, Marcia Gillen, Burl Maley, Damian Nobert, Martha Ullom, Masel Fellows, Joe Hamel, Eldon Ullom, Earl Lash, Derrick Hittle, Vince Crough, Jon Bonebrake, Lisa Fleming, Cheryl Lanoue, Susan Hubert, Armond Balthazor, Rachel Cottam, Lavern C. Robbins, Martin Molter, Walt Huber, Jack Graves, Armand Racette, Joe Jindra (KNCK) and Brad Lowell (Blade).

APPROPRIATION ORDINANCE NO. 14

APPROVED

Appropriation Ordinance No. 14 was approved according to law.

PETITION FOR CURB & GUTTER IMPROVEMENT (FAULKNER)

ACCEPTED

City Manager Nienstedt presented a petition from Virginia Faulkner for curb and gutter improvements on her property at 1611 Cedar. Commissioner Hattan moved to accept the petition of Virginia L. Faulkner. Commissioner Bombardier seconded. Motion carried.

ENGINEER'S ESTIMATE OF COST (CG-91-FAULKNER)

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of cost for the Curb and Gutter improvement project located along the South 66 feet of Lots 8,9 and 10 in Block 32 in the City of Concordia, Cloud County, Kansas, in the amount of \$1,648.32. The apportionment of cost on this project shall be 75% of the costs to be assessed to the benefit district and 25% assessed to the city-at-large.

RESOLUTION NO. 1003 AUTHORIZING CG-91-FAULKNER

APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter along property located along the South 66 feet of Lots 8,9 and 10 in Block 32 in the City of Concordia, Kansas, for an amount not to exceed \$1,648.32. Following discussion, motion was made by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the Commission to approve Resoulution No. 1003 authorizing Project CG-91-FAULKNER.

FINAL COSTS - PROJECT CG-91-HOOD (1 & 2)

APPROVED

The City Manager presented to the governing body the following itemized statement of the actual costs of: grading, curbing and guttering and removal of existing curbing and guttering on property described as the West 38' of Lot 8, all of Lot 9 in Block 104 of the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolutions numbered 996 and 997 of the Governing Body on June 5, 1991.

<u>PROJECT CG-91-HOOD (1&2)</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & Gutter removal	510.75	170.25
New 30" Curb & Gutter	1,787.63	595.87
Remove & Repair Pavement	255.38	85.12
Subgrade preparation	255.38	85.12
Wheel Chair Ramps	-0-	208.00
Curb & Gutter removal-corner	-0-	46.50
New 30" curb & gutter-corner	-0-	162.75
Removal & Replace Asphalt-corner	-0-	23.25
Subgrade-corner	-0-	23.25
Engineering	129.38	43.12
Administraction	32.87	10.95
TOTAL COSTS	2,971.39	1,454.18

MINUTES OF THE REGULAR CITY COMMISSION HELD AUGUST 7, 1991 (cont'd)

FINAL COSTS - PROJECT CG-91-SULANKAAPPROVED

The City Manager presented to the governing body the following itemized statement of the actual costs of: grading, curbing and guttering and removal of existing curbing and guttering on property describes as the S.1/2 of lots 1 and 2 in Block 81 in the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolution numbered 999 of the Governing Body on June 5, 1991.

<u>PROJECT CG-91-SULANKA</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & gutter removal	153.00	51.00
New 30" Curb & Gutter	535.50	178.50
Remove & Replace Asphalt Pavement	76.50	25.50
Sub-grade preparation	76.50	25.50
Engineering	112.50	37.50
Administration	6.00	2.00
TOTAL COSTS	960.00	320.00
TOTAL PROJECT COSTS		\$1,280.00

The statement was considered by the Governing Body and on a motion by Commissioner Kline, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the governing body present and voting, the total cost of the improvements were determined to be \$1,280.00. The City Clerk had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the amount set forth in said resolution and had caused to be prepared an assessment roll according to the method of assessments set out in said resolution. On a motion by Commissioner Kline, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the governing body present and voting, this governing body determined to meet and consider the proposed assessments on the 18th day of September, 1991, and the City Clerk was directed to cause such notice to be mailed to the property owner made liable to pay an assessment, at such owner's last known post office address, a notice of the hearing and a statement of costs proposed to be assessed.

FINAL COSTS - PROJECT CG-91-ELDERAPPROVED

The City Manager presented to the governing body the following itemized statements of the actual costs of: grading, curbing and guttering and removal of existing curbing and guttering on property describes as the N. 1/2 of Lots 19 and 20 Block 88 of the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolution numbered 995 of the Governing Body on June 5, 1991.

<u>PROJECT CG-91-ELDER</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & gutter removal	150.75	50.25
New 30" Curb & gutter	527.63	175.87
Remove & Repair Asphalt Pavement	75.38	25.12
Subgrade preparation	75.38	25.12
Remove & Replace Sidewalk	20.25	6.75
Engineering Services	86.25	28.75
Administration	9.36	3.12
TOTAL COSTS	945.00	314.98
TOTAL PROJECT COSTS		1,259.98

The statement was considered by the Governing Body and on a motion by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the governing body present and voting, the total cost of the improvements were determined to be \$1,259.98. The City Clerk had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the amount set forth in said resolution and had caused to be prepared an assessment roll according to the method of assessments set out in said resolution. On a motion by Commissioner Bombardier seconded by Commissioner Bombardier, seconded by Commissioner Kline, and duly carried by the affirmative vote of all the members of the governing body present and voting, this governing body determined to meet and consider the proposed assessments on the 18th day of September, 1991 and the City Clerk was directed to cause such notice to be mailed to the property owner made liable to pay an assessment, at such owner's last known post office address, a notice of the hearing and a statement of costs proposed to be assessed.

FINAL COSTS - PROJECT CG-91-HUPACHAPPROVED

The City Manager presented to the governing body the following itemized statement of the actual costs of: grading, curbing and guttering and removal of existing curbing and guttering on property described as the E. 1/2 of Lot 14 and the W. 1/2 of Lot 15, Block 110 in the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolution 998 of the Governing Body on June 5, 1991.

MINUTES OF THE REGULAR CITY COMMISSION HELD AUGUST 7, 1991 (cont'd)

<u>PROJECT CG-91-HUPACH</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & Gutter removal	99.00	33.00
New 30" Curb & gutter	346.50	115.50
Remove & Repair Asphalt Pavement	49.50	16.50
Sub Grade Preparation	49.50	16.50
Remove & Replace Sidewalk	40.50	13.50
Engineering	129.38	43.12
Administration	7.14	2.38
TOTAL COSTS	721.52	240.50
TOTAL PROJECT COSTS	962.02	

The statement was considered by the Governing Body and on a motion by Commissioner Kline, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the governing body present and voting the total cost of the improvements were determined to be \$962.02. The City Clerk had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the amount set forth in said resolution and had caused to be prepared an assessment roll according to the method of assessments set out in said resolution. On a motion by Commissioner Kline, seconded by Commissioner Bombardier, and duly carried by the affirmative vote of all the members of the governing body present and voting, this governing body determined to meet and consider the proposed assessments on the 18th day of September, 1991, and the City Clerk was directed to cause such notice to be mailed to the property owner made liable to pay an assessment, at such owner's last known post office address, a notice of the hearing and a statement of costs proposed to be assessed.

RESOLUTION NO. 1004 (KENNETH STENER)NUISANCE ABATEMENT

Mayor Hattan 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. 211 E. 5th

Special Services Officer Brown advised the Commission that he had checked the property prior to the meeting and found that the nuisance still existed as listed on the abatement notice.

Following these comments, City Manager Nienstedt presented to the Commission a resolution determining the existence of the nuisance and requiring removal and/or abatement. The Commission examined and considered the resolution after which Commissioner Hattan moved to approve Resolution No. 1004 with no provision for additional days. Commissioner Kline the motion. Motion carried.

DANGEROUS STRUCTURE AT 330 WEST 2NDREPORT FILED

City Manager Nienstedt presented to the Commission a report prepared by Special Service Officer Gerald Brown regarding a dangerous structure at 330 W. 2nd St. The structure had been investigated and the report stated that windows were broken out, back doors standing open, roof leaking, plaster falling off walls, etc. He further reported the structure is untenable.

Following a brief discussion, Commissioner Hattan moved the report be filed. Commissioner Bombardier seconded the motion. Motion carried unanimously.

RESOLUTION NO. 1005 (HEARING SET ON STRUCTURE AT 330 WEST 2ND)APPROVED

City Manager Nienstedt explained that as part of the removal of an unsafe and dangerous structure, it is required that a public hearing date be set. It is proposed to have the notice published on August 9th and August 16th, with the hearing date set for September 18, 1991. Commissioner Hattan moved to approve the resolution setting September 18, 1991, as the public hearing date, seconded by Commissioner Bombardier, and unanimously carried by affirmative vote.

HEARING ON 1992 CITY BUDGETHELD

Mayor Hattan opened the 1992 Budget Hearing as required by state statute. In a prepared statement issued by City Manager Nienstedt, it was noted that a 1.3 mill levy increase

PROPERTY TAX COMPARISON
TOTAL PROPERTY TAXES LEVIED*
KANSAS CITIES (POPULATION 5,000-8,000)

<u>CITY</u>	<u>TOTAL TAX LEVY</u> <u>1982</u>	<u>TOTAL TAX LEVY</u> <u>1991</u>	<u>10 YEAR</u> <u>CHANGE %</u>	<u>10 YEAR</u> <u>CHANGE</u>
Abilene**	\$1,630,907	\$2,726,212	+ 67%	\$1,095,305
Augusta	1,517,769	3,234,577	113%	1,716,808
Bonner Springs	2,077,077	4,869,680	134%	2,792,603
Colby	1,858,784	2,473,541	33%	614,757
Concordia	2,239,605	2,870,027	28%***	630,422
Ft. Scott	2,707,986	3,794,750	40%	1,086,764
Iola	1,743,500	2,816,249	62%	1,072,749
Pratt	2,121,414	3,064,200	44%	942,786
Wellington**	2,085,826	3,973,545	91%	1,887,719

*Total Property Tax = County, City, School & College Levies

**These cities have no Junior College levy.

***Concordia had the lowest increase (2.8% yearly) of all cities in this classification.

TOTAL MILL LEVY*

<u>CITY</u>	<u>TOTAL MILL LEVY</u> <u>1982</u>	<u>TOTAL MILL LEVY</u> <u>1991</u>	<u>10 YEAR</u> <u>CHANGE</u>
Abilene**	116.61	128.84	12.22
Augusta	113.51	148.53	35.02
Bonner Springs	162.30	189.47	27.17
Colby	122.20	124.18	1.98
Concordia	133.12	199.10	65.48
Ft. Scott	147.54	160.85	13.31
Iola	113.45	166.79	53.34
Pratt	130.22	151.05	20.83
Wellington**	154.22	164.61	10.39

*(Includes county, city, school & college levies)

** (No college levy)

VALUATION

<u>CITY</u>	<u>1982</u> <u>ASSESSED</u> <u>VALUATION</u>	<u>1991</u> <u>ASSESSED</u> <u>VALUATION</u>	<u>ASSESSED</u> <u>VALUATION</u>
Abilene	\$13,986,300	\$21,160,421	+ \$ 7,174,121
Augusta	13,335,904	21,777,977	+ 8,442,073
Bonner Springs	12,798,140	25,702,190	+ 12,904,050
Colby	15,211,026	19,919,059	+ 4,708,033
Concordia	16,760,904	14,414,862	- 2,346,042
Ft. Scott	18,354,087	23,592,405	+ 5,238,318
Iola	15,368,127	16,884,853	+ 1,516,726
Pratt	16,291,141	20,286,384	+ 3,995,243
Wellington	13,525,190	24,138,823	+ 10,613,633

As shown in these charts, in 1982 (before reappraisal) Concordia had the 2nd highest assessed valuation. In 1991 (after reappraisal) Concordia dropped to the lowest assessed valuation. Concordia was the only community to show a decrease in valuation.

MILL LEVY x VALUATION = TOTAL TAXES

He explained that Concordia is the only city within this population range that had a decrease in population which in turn creates the need to increase the mill levy to support the budget. He said that since 1982 the City has had an increase of approximately 1% per year in increased expenditures citing the increase in local utilities such as Centel and KPL have had an increase of approximately 6.4% per year within the same time frame.

1

MINUTES OF THE REGULAR COMMISSION MEETING HELD AUGUST 7, 1991

Mayor Hattan then noted that in 1980, the City had 61 full time employees and now had only 48. This is an attempt to hold the costs of city services down. Mayor Hattan then reported on the Bonded Indebtedness of the City.

Joan LaBarge then asked the Mayor if he might want to know why this group of people were here. She said she didn't know she "was in school" and she felt the group had some good ideas. Mayor Hattan said the Commission was "always interested in good ideas".

LaVern Robbins, spokesman for the group, read from prepared text that the issues of higher taxes and higher mill levies was a concern to the community at large....that they want no more taxes. He noted that Concordia had a shrinking population and he felt the city has departments it could do without. He explained that they were not here to do a hatchet job on anyone in the City. He worried the City does not have any large industries and commented that the Clinic was going to give the building to the County. He listed out major concerns he felt the Commission should address.

- 1) Freeze on new jobs.
- 2) Accounting of City Vehicles and their uses.
- 3) End of part-time help in the summer.
- 4) Union of different departments such as Sports Complex and Parks Dept.
- 5) Sharing of equipment between departments.
- 6) Need of fewer people on projects. Working supervisors. Do we need a supervisor for 3 or 4 people.
- 7) We need knowledgeable people working for the City with their "heart" in the community.
- 8) Use of City vehicles for personal use. Need an emblem or marker on City Vehicles.

Joan LaBarge said "it doesn't look good to see city vehicles parked in front of homes".

Mr. Robbins continued that the majority represented were homeowners and everyone felt that taxes were too high. He said we want Concordia to be a growing community and wanted everyone to "pull together".

Vince Crough addressed the Sports Complex. he said in an attempt to save money, he was utilizing Community Service people that were paying their fines through "so many hours of community service work". He said he worked with City Prosecutor David Retter and the County Attorney's office to utilize these people and we could save money two ways. 1) By utilizing these people, the City wasn't obligated to pay for their detention in the County Jail and 2) The City didn't have to pay them an hourly wage.

Vince said they used the Boy Scouts in helping paint center poles and other similar type jobs at the Complex. He said the Complex had 1300 participants from Concordia and 700 from 23 towns and communities in the surrounding area for a total over approximately 2000 kids in the program. He reported on the number of tournaments held here since the new complex had been built and on the visitors coming into our community as a result of the tournaments.

LaVern Robbins asked about the previous ball program. What was wrong with it.....Vince Crough replied that it only had approximately 300 participants and that with the unsafe fields, had experienced some serious injuries as a result.

Mr. Robbins said he was glad to hear that we were all pulling together.

David Retter expanded on the persons with DWI and OUI convictions being utilized for community service to cut costs. He said this is enforced volunteerism but said this cuts costs and saves the cost of putting these persons in jail. Sam Budreau remarked that the cost of detention is \$100.00 a day.

Following a lengthy discussion, Commissioner Bombardier told everyone that the Commission appreciated their statements.

Everett Morgan asked about the water and sewer operating expenditures. City Manager Nienstedt explained that no tax dollars were used for operation for the utility that it was a "dollar in and a dollar out".

Rachel Cottam wanted to know how many dog catchers the city had. Mr. Nienstedt explained that we used volunteer police officers and other police department personnel to help with the animal control problem. Mayor Hattan said the City would love to have volunteers help at the Animal Control Shelter.

Armand Balthazor said the group "wanted to hear what the Commission was saying....and further,

ORDINANCE NO. 2557 (1992 CITY BUDGET)ADOPTED

Following the hearing on the 1992 Budget, the following ordinance was presented.

An ordinance entitled "AN ORDINANCE APPROVING, ADOPTING AND APPROPRIATING BY FUND THE CITY OF CONCORDIA FOR THE YEAR BEGINNING JANUARY 1, 1992, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission.

On roll call upon its passage, the following Commissioners voted "Yea": Hattan, Kline and Bombardier. "Nay": None. With all the members 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. 2557.

RESOLUTION NO. 1006 (REVISION OF 1992 PAY GRADES FOR
CLASSIFIED EMPLOYEES)
APPROVED

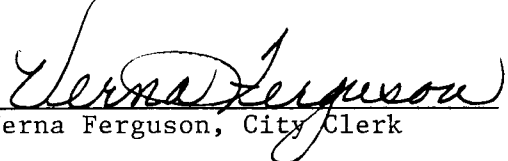
The City Manager presented to the Commission a resolution revising the 1992 established schedule of pay grade for classified employees of the City of Concordia. After a brief discussion, motion was made by Commissioner Kline, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the Commission that Resolution No. 1006 revising the 1992 established schedule of pay grades for classified employees of the City of Concordia be approved.

RESOLUTION NO. 1007 (1992 PAY GRADES FOR NON-CLASSIFIED
EMPLOYEES OF THE CITY OF CONCORDIA)
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 for the year 1992. After a brief discussion, motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the Commission that Resolution No. 1007 establishing pay grades for non-classified employees of the City of Concordia for year 1992 be approved.

There will be no work session on August 14, 1991.

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


Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF REGULAR CITY COMMISSION MEETING HELD AUGUST 21, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on August 21, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Joe Jindra from KNCK-KCKS, Gerald J. Brown, Armand Balthazor, Mel Waite, Ross Hatfield and Kenneth P. Johnson.

Minutes of the August 7, 1991, minutes were approved as written.

APPROPRIATION ORDINANCE NO. 15

APPROVED

Appropriation Ordinance No. 15 was approved according to law.

BID AWARD - WL-91-1

BAYER CONSTRUCTION CO.

The City Manager advised that bids were recieved on August 8, 1991, for a water transmission line to be constructed this fall. Bids were received from the following construction contractors.

<u>Name of Contractor</u>	<u>Amount of Bid</u>
Bayer Construction Co. Manhattan, KS.	\$ 55,123.00
Derowitsch Construction Co. Belleville, KS.	57,122.74
J & K Contracting Co. Junction City, KS	56,655.00
J & N Elliott Construction Morrowville, KS.	68,415.00
Larson Construction Co. Manhattan, KS.	63,220.00
Midland Contracting Kearney, Nebr.	56,875.00
Oetinger-Lloyd Construction Clay Center, KS.	70,762.50

Following a review of the bids, Commissioner Bombardier moved to award the Water Line Construction bid to Bayer Construction Co. of Manhattan, Kansas. Commissioner Kline seconded the motion. Motion carried.

BID AWARD - WW-91-1 (WELLHOUSE PROJECT)

J & N ELLIOTT CONSTRUCTION

The City Manager advised that bids had been received on August 8, 1991, for the construction of a water wellhouse in conjunction with the water transmission line discussed above. Bids were received from the following construction contractors.

<u>NAME OF CONTRACTOR</u>	<u>AMOUNT OF BID</u>
J & N Elliott Construction Morrowville, KS.	\$ 40,735.00
Oetinger-Lloyd Construction Clay Center, KS.	42,475.00

Following a discussion of the bids, Commissioner Kline moved to accept the bid of J & N Elliott Construction Co. of Morrowville, KS. Commissioner Bombardier seconded the motion. Motion carried.

RESOLUTION NO. 1008 - (CERTIFY COSTS TO COUNTY CLERK)

RON CARON

City Clerk Ferguson submitted a resolution to the Commission showing charges for mowing grass and weeds on Lot 15, 16 and E. 1 ft. of Sub-Division A in Lot 17, Block 136 of the City of Concordia, Kansas. The mowing and clean-up work was done by City Crews on June 21, 1991. The amount to be certified to the County Clerk is \$60.00.

Following a brief discussion, Commissioner Kline moved that Resolution No. 1008 be approved and the charges of \$60.00 be certified to the County Clerk. Commissioner Bombardier seconded the motion. Motion carried.

RESOLUTION NO. 1009 - (CERTIFY COSTS TO COUNTY CLERK)

MARJETTA WILLIAMS

City Clerk Ferguson submitted a resolution to the Commission showing charges for mowing grass and weeds at 330 W. 2nd and 124 W. 17th (both properties of Marjetta Williams). The mowing and clean-up work was done at 330 W. 2nd on June 21, 1991 and the mowing and clean-up work was done at 124 W. 17th on June 24, 1991.

Following a brief discussion, Commissioner Bomardier moved that Resolution No. 1009 be approved and the charges of \$216.25 be certified to the County Clerk. Commissioner Kline seconded the motion. Motion carried.

RESOLUTION NO.'S 1010, 1011, 1012, 1013, and 1014

NUISANCE ABATEMENTS

Mayor Hattan 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. 101 Olive - Resolution No. 1010 - Charles Schenk
2. 624 W. 9th - Resolution No. 1011 - Eric Steffes
3. 426 W. 16th - Resolution No. 1012 - Lyle Huber
4. 436 E. 7th - Resolution No. 1013 - Sally Kearn
5. 236 W. 2nd - Resolution No. 1014 - James Bisnette

Special Services Officer Gerald J. Brown advised the Commission that he had checked the properties prior to the meeting and each nuisance still existed as shown in the original abatement notices.

Following these comments, City Manager Nienstedt presented to the Commission resolutions determining the existence of the nuisances and requiring removal and/or abatement with no provision for additional time given. The Commission examined and considered the resolutions after which the following motions were made:

Resolution No. 1010- Commissioner Kline moved, seconded by Commissioner Bombardier and duly carried unanimously to approve Reso. 1010.

Resolution No. 1011 - Commissioner Bombardier, seconded by Commissioner Kline and duly carried unanimously to approve Resolution No. 1011.

Resolution No. 1012 - Commissioner Kline moved, seconded by Commissioner Bombardier and duly carried unanimously to approve Resolution No. 1012.

Resolution No. 1013 - Commissioner Bombardier moved, seconded by Commissioner Kline and duly carried unanimously to approve Resolution No. 1013.

Resolution No. 1014 - Commissioner Kline, seconded by Commissioner Hattan and duly carried unanimously to approve Resolution No. 1014.

FBO AIRPORT AGREEMENT EXTENSION

BILL FELLOWS D/B/A BILL'S FLIGHT SERVICE

City Manager Nienstedt submitted an extension of the current agreement with Bill Fellows d/b/a Bill's Flight Service for another 3 years. This agreement does not stipulate set hours of operation. Following a brief discussion, Commissioner Bombardier moved to authorize the Mayor and City Clerk to sign the agreement with Bill Fellows d/b/a Bill's Flight Service. Commissioner Kline seconded the motion. Motion carried unanimously.

SELECTION OF VOTING DELEGATES & ALTERNATES
TO LEAGUE OF KANSAS MUNICIPALITIES CONFERENCE

The City Manager stated that the City is required to select its voting delegates to the League of Kansas Municipalities meeting to be held October 6-8, 1991 in Topeka. Two voting delegates and two alternates are needed. Motion was made by Commissioner Hattan that Richard Nienstedt and Verna Ferguson shall represent the City as voting delegates. Commissioner Bombardier seconded. Motion carried.

Commissioner Bombardier moved that Mayor Gregory Hattan and Commissioner Bill Kline shall represent the City as alternate voting delegates. Commissioner Kline seconded the motion.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 21, 1991 (cont'd)

PUBLIC COMMENTS

ARMAND BALTHAZOR
ROSS HATFIELD

Mayor Hattan asked for comments from the audience. Armand Balthazor was present. Said a lady had called him about a mower or weed cutter being left outside at the Sports Complex. He indicated the lady would not give her name but that he had personally checked out the complaint. Said the "lady" was worried about a kid getting hurt on the equipment. He said he checked it on Saturday and Sunday and the mower was still setting out.

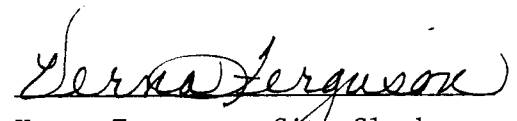
The Commission assured Mr. Balthazor they would check out the circumstances.

Ross Hatfield wanted to know how much interest the City had paid on their bonds since 1987. Mr. Nienstedt said he would get the information for him. Mr. Hatfield said he thought it was somewhere around a million dollars. Mayor Hattan said the city pays out approximately \$360,000 per year in principal and interest.

Mr. Hatfield and Mr. Balthazor suggested the City add an additional \$1.00 to the water bill each month and set that money aside to pay on the debt of the City.

There followed discussion about the two subjects listed above.

There being no further business, Commissioner Hattan moved to adjourn the meeting until August 28, 1991, at 1:00 o'clock p.m. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF;db

MINUTES OF ADJOURNED CITY COMMISSION MEETING HELD AUGUST 28, 1991

The City Commission met in adjourned session at 1:00 o'clock p.m. on August 28, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioner Kline present. Absent: Bombardier.

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

RESOLUTION NO. 1015 (WL-91-1 & WW-91-1) APPROVED

The City Attorney presented to the Commission a resolution authorizing Water Line Project No. WL-91-1 and Water Wellhouse Project No. WW-91-1 all pursuant to the authority of K.S.A. 12-836 et seq. Following discussion, Commissioner Hattan moved to approve Resolution No. 1015. Commissioner Kline seconded the motion. With two-thirds of the Commission having voted in favor thereof, the Resolution was declared passed and the City Clerk assigned to it No. 1015.

ENGINEER'S ESTIMATE OF COST - WL-91-1 & WW-91-1 APPROVED

City Manager Nienstedt presented to the Governing Body the following engineer's estimate of costs for the construction of a 10" transmission line and an accompanying wellhouse and pump.

<u>PROJECT NO. WW-91-#21(McCahan)</u>	<u>TOTAL</u>
10" PVC Class 150 Waterline	\$ 72,930.00
10" x 45 degree bend	480.00
10" x 22½ degree bend	660.00
10" x 11½ degree bend	210.00
10" Valve	1,500.00
Valve Box Assembly	200.00
Steel Encasement Pipe	625.00
(min. thickness 0.250)	
10" x 10" x 2" Tapped Fee	250.00
Air Release Valve Assembly	1,000.00
10" x 10" Wye (45 Degree)	300.00
10" Dresser Coupling	350.00
Connect to Existing Lines	2,000.00
Wellhouse	35,250.00
Pump	25,000.00
Contingencies 5%	7,038.00
Staking	1,250.00
Engineering Inspection	2,900.00
Legal Services	1,250.00
Administration	3,830.00
Interim Financing	30,621.00
	<u>\$187,644.00</u>

The apportionment of cost for this project shall be 100% City-at-Large.

Following a brief discussion, Commissioner Hattan moved to approve the Engineer's Estimate of \$187,644.00 for the Water Line and Water Wellhouse projects. Commissioner Kline seconded the motion. Motion carried.

There being no further business, Commissioner Hattan moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 4, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on September 4, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioner Kline present. Absent: Bombardier.

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

Visitors present: Joe Jindra from KNCK-KCKS, Mel Waite, Sam Budreau and Gerald Brown.

LETTER OF RECOGNITION

VERNON D. MARTIN

Mayor Greg Hattan read a Letter of Recognition that he had presented to Vernon D. Martin on his birthday, August 30th. Mr. Martin and his wife, Helen, will be leaving this community and going to a Presbyterian Retirement Home in Wichita, Ks. Mr. Martin was involved in many community service organizations and was on the committee setting up the Cloud County Historical Museum.

AMBULANCE CHARGE-OFFS - JULY 1 TO DECEMBER 31, 1990

APPROVED

City Manager Nienstedt submitted the semi-annual listing of ambulance charge-off accounts. He further advised these charge-offs still do not reflect the ambulance fees implemented in January 1991. The total amount to be charged for the July 1 to December 31, 1990 period is \$1,911.68. The percent of runs that are Medicare related is 63% of the total number of runs. The amount of charged off accounts is 13% which is 1% more than the previous 6 month period.

Following a brief discussion, Commissioner Kline moved to approve the ambulance charge-off report. Commissioner Hattan seconded the motion. Motion carried.

ANNUAL OPERATION AND MAINTENANCE ASSURANCE STATEMENT

AUTHORIZED TO SIGN

The City Manager presented an Assurance of Compliance Statement from the National Park Service covering park improvements using federal funds. This statement reaffirms the City's commitment to maintain the facilities and needs to be signed by the Mayor and returned to the Kansas State Parks and Resources Authority. Motion was made by Commissioner Hattan, seconded by Commissioner Kline and duly carried authorizing the Mayor to sign the Assurance of Compliance Statement.

FINAL COSTS - PROJECT CG-91-FAULKNER

APPROVED

The City Manager presented to the governing body the following itemized statement of the actual costs of: grading and guttering and removal of existing curbing and guttering on property described as the South 66 feet of Lots 8,9, and 10 Block 32, in the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolution numbered 1003 of the Governing Body on August 7, 1991.

<u>PROJECT CG-91-FAULKNER</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & Gutter removal	153.00	51.00
New 30" Curb 7 Gutter	535.50	178.50
Remove & Repair Asphalt Pavement	76.50	25.50
Subgrade Preparation	76.50	25.50
Remove & Replace concrete drive	141.75	47.25
Remove 7 Replace Sidewalk	20.25	6.75
Engineering Services	124.13	41.37
Administration	11.28	3.76
TOTAL COSTS	\$1,138.91	\$379.63
TOTAL PROJECT COSTS	\$1,518.54	

The statement was considered by the Governing Body and on a motion by Commissioner Hattan, seconded by Commissioner Kline and duly carried by the affirmative vote of two-thirds of all the members of the governing body, the total cost of the improvements were determined to be \$1,518.54. The City Clerk had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the amount set forth in said resolution and had caused to be prepared an assessment roll according to the method of assessments set out in said resolution. On a motion by Commissioner Hattan and seconded by Commissioner Kline and duly carried by the affirmative vote of all the members of the governing body present and

MINUTES OF REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 4, 1991 (cont'd)

RESOLUTIONS NO. 1016 AND 1017

NUISANCE ABATEMENTS

Mayor Hattan 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. 717 Olive - Resolution No. 1016 - Wayne E. Key
2. 211 E. 5th - Resolution No. 1017 - Kenneth Stener

Special Services Officer Gerald J. Brown advised the Commission that he had checked the properties prior to the meeting and each nuisance listed above still existed.

Resolution No. 1016 - Commissioner Hattan moved, seconded by Commissioner Kline and duly carried to approve Resolution No. 1016.

Resolution No. 1017 - Commissioner Hattan moved, seconded by Commissioner Kline and duly carried to approve Resolution No. 1017.

BIG SHOT MANUFACTURING

AUTHORIZED PARTIAL RELEASE

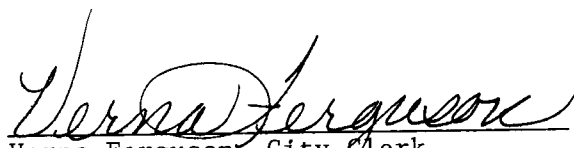
City Manager Nienstedt & City Attorney Retter discussed the Big Shot situation. Following discussion, Commissioner Hattan moved to authorize the Mayor and City Clerk to execute a document to be prepared by the City Attorney which will release the City's mortgage on Real Estate and security interest in personal property which collateralizes the City's loan agreement with Big Shot Manufacturing but reserves all other rights, including personal guarantees of the loan agreement. Commissioner Kline seconded the motion. Motion carried.

STUDY SESSION

DATE SET

The Commission set the date of September 11, 1991 at 1:00 o'clock p.m. as the next Study Session.

There being no further business, Commissioner Hattan moved to adjourn the meeting. Commissioner Hattan moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 18, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on September 18, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioner Bombardier present. Absent: Commissioner Kline.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from The Blade-Empire, Sam Budreau, Gerald J. Brown, Wanda Graham, Ethel Henthorne, Lola Ostrom, Everett Morgan, Peggy Doyen, Earl Lash, Ross Hatfield, Betty Losh, Robert L. Steimel, Mel Waite, Armand Racette, Jack Graves and Armand Balthazor.

Minutes of the September 4, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 17

APPROVED

Appropriation Ordinance No. 17 was approved according to law.

DANGEROUS STRUCTURE AT 330 WEST 2ND ST. (MARJETTA WILLIAMS)

HEARING HELD

City Manager Nienstedt advised this was a public hearing to allow owners 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 Lot 8, Block 177, in the City of Concordia, Cloud County, Kansas - a/k/a 330 W. 2nd. This property has been inspected by Special Services Officer Brown and Fire Chief Graves and found to be dangerous and in need of immediate repair or demolition.

No one was present at the hearing to object to the demolition of the building. Following discussion, Commissioner Hattan moved the hearing be closed. Commissioner Bombardier seconded. Motion carried.

RESOLUTION NO. 1020 (DANGEROUS STRUCTURE-MARJETTA WILLIAMS)

PASSED

Following the dangerous structure hearing on 330 W. 2nd St., City Manager Nienstedt presented a resolution declaring the structure as unsafe and set the date of November 18, 1991, as the time limit for the owner to either have the structure repaired or demolished. Items specifically mentioned were a) windows broken out; b) doors open, roof over southern portion is severely damaged, the back door porch roof is loose on left side and being supported by the back door left standing open; c) interior ceiling has fallen and rafters, ceiling joints and sheathing are severely decayed and termite damaged; d) interior electrical panel is missing and breakers are missing; e) basement stairwell is open and unprotected; f) all plumbing fixtures in bathroom are missing; g) many electrical outlets and light switches are missing, leaving exposed and bare electrical wiring; and h) basement stairs will not support weight.

Following discussion, Commissioner Hattan moved that Resolution No. 1020 be passed. Commissioner Bombardier seconded. Motion carried.

TAX ABATEMENT - SCOTT SPECIALTIES

HEARING WAIVED

City Manager Nienstedt explained that Scott Specialties has requested a ten year tax abatement on a addition to their present facility at the Industrial Park. The City Commission has the option of waiving a hearing on the tax abatement according to City Commission Policy. Mr. Nienstedt noted that Scott Specialties did not request the tax abatement on their first project. Following discussion, Commissioner Hattan moved that the hearing being waived on the tax abatement request from Scott Specialties. Commissioner Bombardier seconded. Motion carried.

ORDINANCE NO. 2558 (TAX ABATEMENT - SCOTT SPECIALTIES)

PASSED

Following the discussion about the tax abatement, the following ordinance was presented.

An ordinance entitled "AN ORDINANCE GRANTING A TEN-YEAR AD VALOREM TAX EXEMPTION, SUBJECT TO APPROVAL OF THE BOARD OF TAX APPEALS, STATE OF KANSAS, BEGINNING IN CALENDAR YEAR 1992, ON CERTAIN PROPERTY OWNED BY SCOTT SPECIALTIES, INC., A KANSAS CORPORATION" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "Yea": Hattan and Bombardier "Nay": None. With two-thirds of the members of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed

TEMPORARY NOTE BID (WL-91-1 & WW-91-1)

CLOUD COUNTY BANK & TRUST

City Manager Nienstedt presented to the Commission bids received at 10:00 a.m. on September 12, 1991, for the purchase of temporary notes, Series 1991-1, totaling \$60,000.00 to finance construction of a water transmission line and wellhouse to the McCahan property.

The following bids were received:

<u>BANK</u>	<u>ANNUAL INTEREST COST</u>	<u>ANNUAL INTEREST RATE %</u>
First Bank & Trust	\$3,300.00	5.50%
Cloud County Bank & Trust	2,916.00	4.86%

City Manager Nienstedt recommended the City Commission accept the bid of Cloud County Bank & Trust with an interest rate 4.86% on the issuance of the temporary notes totaling \$60,000.00 contingent on approval of the Kansas Corporation Commission. These will be three year notes to be redeemed by the City of Concordia. Upon a motion by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried unanimously that the bid from Cloud County Bank & Trust be accepted.

LICENSE APPLICATION - CLASS B BEER (TROY LEDUC STOP N SAVE)

APPROVED

City Manger Nienstedt presented to the City Commission the application from Troy LeDuc d/b/a Stop N Save located at 801 Lincoln for retail cereal malt beverage only. The license application has been examined by the City Attorney and has met all legal requirements. Following a brief discussion, Commissioner Bombardier moved to approve the license application from Troy LeDuc for Stop N Save. Commissioner Hattan seconded. Motion carried.

ASSESSMENT HEARING (CG-91-HOOD (1&2))

HELD

The Mayor announced that this was a hearing on 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:

Removal and reconstruction of curb and gutter adjoining the W. 38' of Lot 8, all of Lot 9 in Block 104, in the City of Concordia, Cloud County, Kansas,

as authorized by Resolutions Numbered 996 and 997 of this Governing Body adopted June 5, 1991, and to hear written or oral objections thereto. The governing body determined 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 Seciton 9(b) of Chapter 99, of the Kansas Legislative Session Laws of 1957, other wise cited as K.S.A. 12-6a09(b).

Woodrow Hood had contacted City Clerk Ferguson stating that he was very pleased with the curb and gutter project but that he wanted to put the costs on the assessment roll to be certified to the County Clerk.

Following a brief discussion, and after considering the proposed assessments, and hearing and passing upon all objections thereto, there being no amendments to the proposed assessments as to any parcel, moiton was made by Commissioner Bombardier, seconded by Commissioner Hattan and duly carried by the affirmative vote of two-thirds of the member-elect of the Commission 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.

ORDINANCE NO. 2559 (CG-91-HOOD 1 & 2)

PASSED

An ordinance entitled "AN ORDINANCE ASSESSING TO EACH LOT, PIECE AND PARCEL OF LAND LIABLE FOR SPECIAL ASSESSMENT THE AMOUNT TO BE PAID IN INSTALLMENTS FOR THE COST OF THE FOLLOWING DESCRIBED IMPROVEMENT IN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission.

On roll call upon its passage, the following commissioners voted "Yea": Hattan and Bombardier. "Nay": None. With two-thirds of the members 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. 2559.

RESOLUTIONS NO.'S 1018 and 1019

NUISANCE ABATEMENTS

Mayor Hattan 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:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 18, 1991 (cont'd)

Special Services Officer Gerald J. Brown advised the Commission that he had checked the properties prior to the meeting and had found that on No. 1 (Resolution No. 1018, the nuisance still existed but the property owners (Roy & Peggy Hoffer) lived out of town, but they had contacted him and had asked for a 60 day extension in order to comply with the nuisance abatement notice. On No. 2 (Resolution No. 1019) Mr. Brown advised that Marvin Stortz is the administrator for the Mossburgh Estate and is in the process of cleaning up the property but would need an additional 30 days to comply with the nuisance abatement order.

Following these comments, City Manager Nienstedt presented to the Commission resolutions determining the existence of the nuisances and requiring removal and/or abatement. The Commission examined and considered the resolutions after which the following motions were made:

Resolution No. 1018, Commissioner Bombardier moved, seconded by Commissioner Hattan and duly carried to approve the resolution allowing an additional 60 days for completion of the abatement.

Resolution No. 1019, Commissioner Bombardier moved, seconded by Commissioner Hattan and duly carried to approve the resolution allowing an additional 30 days for completion of the abatement.

AUDIT PRESENTATION

KENNEDY & COE

Robert Steimel and Betty Losh from Kennedy & Coe were present at the meeting to answer any questions the City commission might have on the annual audit presentation. Mayor Hattan commented that he felt that their questions had been answered at the study session. Following discussion, Commissioner Hattan moved to accept the 1990 Audit as presented. Commissioner Bombardier seconded. Motion carried.

LICENSE APPLICATION FOR RETAIL SALE OF CEREAL MALT
BEVERAGE LICENSE & TO OPERATE A BEER GARDEN FOR FALLFEST

CONCORDIA JAYCEES

The City Clerk presented to the City commission applications from the Concordia Jaycees for a cereal malt beverage license to operate a beer garden adjacent to the intersection of 6th and Washington Streets as part of the Fallfest activities scheduled for September 21, 1991. Two licenses are required, 1) Class B Beer license, and 2) Beer garden license for the date and place.

Following discussion, Commissioner Bombardier moved to approve both licenses for the Concordia Jaycees. Commissioner Hattan seconded the motion. Motion carried.

VISITOR COMMENTS

Earl Lash addressed the Governing Body and others present discussing the need to cut tax dollars and be even more efficient than we are now. He had prepared a statement showing vehicle costs and other data relating to taxes in this area.

Mr. Hattan suggested that rather than explain mill levies one should look at the amount spent in tax dollars to support all governmental entities in Kansas. He had a list of cities and their populations and Concordia was one of the lower per capita costs for supporting local governments in their areas.

Mayor Hattan explained the sale of properties based on their appraised values. In areas where the appraised values are too high, their sales are not reported. For instance, the number of sales in Cloud County is approximately the same as Sedgewick County. He said 19% of homes change hands annually and the state average for a home is \$31,800. In Concordia, the average value of a home is \$24,812.

Wanda Graham wanted to know how many donations were collected annually from the camp sites at the Airport Park. City Manager Nienstedt advised the donations more than off-set the cost of electricity used at the Airport Park. He promised to provide the information to Mrs. Graham.

Armand Balthazor wanted to know if we were trying to cut the budget.

Mayor Hattan advised that 14 positions had been cut from the budget since he was first elected to the Commission.

There being no further business, Commissioner Hattan moved to adjourn the meeting. Commis-

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 2, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on October 2, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Mel Waite, Jack Graves, Earl Lash and Ross Hatfield.

APPROPRIATION ORDINANCE NO. 18

APPROVED

Minutes of the September 18, 1991, meeting were approved as written.

PROCLAMATION - FIRE PREVENTION WEEK

OCTOBER 6 THRU 12

Fire Chief Jack Graves was present to ask the City Commission to proclaim the week of October 6th through October 12th as "Fire Prevention Week". The Mayor signed the proclamation.

PROCLAMATION - NATIONAL COSMETOLOGY MONTH

OCTOBER 1991

A letter from Karen Babcock, National Chairperson for National Cosmetology, sent a letter and a proclamation requesting the City Commission proclaim October as National Cosmetology Month. The Mayor signed the proclamation.

PETITION FOR CURB & GUTTER IMPROVEMENT GLENN

ACCEPTED

City Manager Nienstedt presented a petition from Joe E. and Jean R. Glenn for curb and gutter improvements on their property in the 400 Block on Valley Street. Commissioner Kline moved to accept the petition. Commissioner Bombardier seconded. Motion carried.

PETITION FOR CURB & GUTTER IMPROVEMENT (NEASE)

ACCEPTED

City Manager Nienstedt presented a petition from Carl A. and Dorothy M. Nease for curb and gutter improvements on their property at 703 E. 5th Street. Commissioner Bombardier moved to accept the petition. Commissioner Kline seconded. Motion carried.

RESOLUTION NO. 1021 AUTHORIZING CG-91-GLENN

APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter located along the Center thirty-nine (39) feet of Lots 8 and 9, Block 1 in East Concordia Addition to the City of Concordia, Kansas, for an amount not to exceed \$754.66. Following discussion, Commissioner Bombardier moved to approve Resolution No. 1021 authorizing CG-91-Glenn. Commissioner Kline seconded. Motion carried.

RESOLUTION NO. 1022 AUTHORIZING CG-91-NEASE

APPROVED

City Attorney Retter presented to the Commission a resolution authorizing removal and reconstruction of curb and gutter along property located along the South seventy feet (70') of Lots 8 and 9, Block 1 in East Concordia Addition to the City of Concordia, Cloud County, Kansas, for an amount not to exceed \$1,324.50. Following discussion, Commissioner Kline moved to approve Resolution No. 1022 authorizing CG-91-Nease. Commissioner Bombardier seconded. Motion carried.

ENGINEER'S ESTIMATE OF COST FOR CG-91-GLENN

APPROVED

Motion was made by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried by unanimous vote to approve the Engineer's Estimate of Cost for the Curb and Gutter improvement project located along the Center thirty-nine (39) feet of Lots 8 and 9, Block 1 in the East Concordia Addition to the City of Concordia, Cloud County, Kansas, in the amount to \$754.66. The apportionment of cost on this project shall be 75% of the costs to be assessed to the benefit district and 25% assessed to the city-at-large.

ENGINEER'S ESTIMATE OF COST FOR CG-91-NEASE

APPROVED

Motion was made by Commissioner Bombardier, seconded by Commissioner Kline and duly carried by unanimous vote to approve the Engineer's Estimate of Cost for the curb and gutter improvement project located along the South seventy feet (S. 70') of lots 8 and 9, Block 1 in East Concordia Addition to the City of Concordia, Cloud County, Kansas, in the amount of \$1,324.50. The apportionment of cost on this project shall be 75% of the costs to be assessed to the benefit district and 25% assessed to the city-at-large.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 2, 1991 (cont'd)

QUITCLAIM DEEDTODD AND DIANA GENNETTE

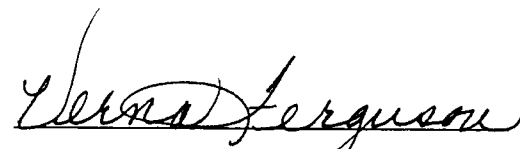
City Attorney Retter explained to the Commission that Todd and Diana Gennette have requested a Quitclaim Deed from the City to release their lein against property they own located at the East 32 feet of Lot 4 in Block 118 in the City of Concordia, Cloud County, Kansas. The Gennettes had received money from the City through Community Development Block Grant Rehabilitation Funds. Mr. Retter advised the Commission that all the obligations have been met.

Following discussion, Commissioner Kline moved to authorize the Mayor and City Clerk to sign the Quitclaim Deed for Todd and Diana Gennette located on property described above. Commissioner Bombardier seconded the motion. Motion carried.

STUDY SESSIONDATE SET

The Commission set the date of October 9, 1991, as the next Work Session.

There being no further business, Commissioner Hattan moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 16, 1991.

The City Commission met in regular session at 4:00 o'clock p.m. on October 16, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioner Bombardier present. Absent: William Kline.

Other officers present: City Manager Nienstedt and Deputy City Clerk Deneault.

Visitors present: Earl Lash, Ross Hatfield, Sam Budreau, Everitt Morgan, Wanda Graham, Irene Benyshek, Masel Fellows, Dorris Sprague, Armand Racette, Ruth A. Racette, Ralph Lapaille, Armand Balthazor, Jack Gould, Margaret Balch, Catherine Cyphers, Frances Sewart, Rachel Cottam, Mel Waite, Joe Hamel, Damian Nobert, Eldon Ullom, Fedora Nobert, Kerri Johnston, Melissa Hood and Susanne Bradley.

APPROPRIATION ORDINANCE NO. 19

APPROVED

Minutes of the October 2, 1991 meeting were approved as written.

PROCLAMATION - RED RIBBON WEEK

OCTOBER 18-25

The High School Student Council members Kerri Johnston and Melissa Hood and Susanne Bradley were present to ask the City Commission to proclaim the week of October 18 thru the 25th as Red Ribbon Week. The Mayor signed the Proclamation.

PROCLAMATION - PIONEER DAY

NOVEMBER 1, 1991

The local Chapter of the AT&T Pioneers were present to ask the City Commission to proclaim the day of November 1, 1991 as Pioneer Day. The Mayor signed the proclamation.

CONSIDERATION OF CLOUD COUNTY
COMMUNITY RESOURCE COUNCIL AGREEMENT

ACCEPTED

City Manager Nienstedt presented the agreement between the State and City concerning allocation of special alcohol funds for 1992 in the amount of \$7,775.00. Commissioner Hattan moved to accept the agreement, seconded by Commissioner Bombardier. Motion carried.

CONSIDERATION OF THE THIRD QUARTER INVESTMENT REPORT

ACCEPTED

Deputy City Clerk Deneault presented the investment report for the Third Quarter of 1991. It was moved by Commissioner Bombardier and seconded by Commissioner Hattan and duly carried to place the investment reports on file.

RESOLUTION NO. 1023 AUTHORIZING TEMPORARY NOTES

APPROVED

City Manager Nienstedt presented to the Commissioners a resolution authorizing the issuance of Temporary Notes for the Water Well Project WL-91-1 in the amount of \$60,000.00. Commissioner Bombardier moved to approve Resolution No. 1023 and Commissioner Hattan seconded. Motion carried.

VISITORS COMMENTS

Earl Lash addressed the governing body and others present his findings on the subject of Mill Levies and assessed valuations. He had prepared a report to show his findings which included comparisons to other cities of Concordia's population with colleges and without colleges. The report also showed other data relating to taxes in this area. From his research and in his opinion, comparing Concordia to other cities he concluded that the mill levy was not in line with the total amount of tax dollars collected. Mr. Lash felt that we need to find out why we are not in line with other cities Concordia's size.

Mayor Hattan explained that we have not raised the amount of taxes for the last three years but that the drop in assessed valuation has caused the mill levy to increase to maintain the tax revenue at the present rate. Mayor Hattan explained that when the city puts together their budget they have to determine the amount of tax revenue it will take to operate the next year in dollars. Then the mill levy required to generate that tax revenue is determined by using the current assessed valuation.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 16, 1991, cont'd.

Mayor Hattan said that he had visited with individuals in the state Property Tax Division concerning the figures available on assessed valuation for different areas and that it might take two or three years before we can get accurate information on assessed valuations and information relating to appraisals across the state.

Wanda Graham wanted to know how much it costs to drill a new well. Mayor Hattan provided her with that information. She wanted to know why it was so high. Mayor Hattan along with Manager Nienstedt and Mel Waite, Director of Utilities explained the process that the City goes through to drill a new well and why it is done the way it is.

Everitt Morgan asked where money allocated to the Cloud County Resource Council went to. City Manager Nienstedt and Police Chief Budreau supplied those figures.

Study Session

The Commission set the date of October 23, 1991 at 1:00 o'clock as the next study session.

There being no further business, Commissioner Hattan moved to adjourn the meeting, Commissioner Bombardier seconded. Motion carried.



Philip A. Deneault, Deputy City Clerk

(Seal)

MINUTES OF REGULAR CITY COMMISSION MEETING HELD NOVEMBER 6, 1991

The City Commission met in regular session at 4:00 o'clock p.m. on November 6, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Brad Lowell from The Blade-Empire, Joe Jindra from KNCK-KCKS, Gerald J. Brown, Phil Lacy from Gilmore & Bell, Jack Graves with the Boy Scouts, Charles Wohl, Sam Budreau, Ross A. Olson, Jack Graves - Fire Chief, Phil Detrixhe, Mel Waite, Vince Crough, Judith McKee, Tom Fisher, Paul Nordell, Rex Strait and Donna Budreau.

Minutes of the October 16, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 20

APPROVED

Appropriation Ordinance No. 20 was approved according to law.

ST. JOSEPH HOSPITAL REVENUE BONDS

HEARING HELD

Mayor Hattan announced that at this time a hearing was being held to discuss the issuance of revenue bonds for improvements to St. Joseph Hospital issued through the City of Wichita. Phil Lacey of Gilmore & Bell, counsel to the CSJ System, was present to answer questions. Charles Wohl from St. Joseph Hospital was present to encourage the City's approval of the revenue bond issue. The issue is to be \$4,331,651 to be spent on improvements through 1994.

Following discussion of the revenue bonds, Commissioner Hattan moved that the hearing be closed. Commissioner Kline seconded. Motion carried.

RESOLUTION NO. 1024 (ST. JOSEPH HOSPITAL REVENUE BONDS)

PASSED

City Attorney Retter advised that the proposed resolution and preceding public hearing were required by federal law in order for the City of Wichita to issue the hospital revenue bonds. Mr. Retter said that the City, by approving the resolution, is saying "we know you're doing it and we're glad." Following a short discussion, Commissioner Kline moved to approve Resolution No. 1024. Commissioner Bombardier seconded the motion. Motion carried.

DESIGNATION OF TRI-COUNTY BANK AS DEPOSITORY

APPROVED

City Manager advised that in order for the City to get competitive bids for city investments, the governing body needed to approve the Tri-County Bank as a depository of city funds. Following discussion, Commissioner Bombardier approved the authorization. Commissioner Kline seconded. Motion carried.

RESOLUTIONS NO.'S 1025, 1026 & 1027

NUISANCE ABATEMENTS

Mayor Hattan 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. 127 Strain - Reso. 1025 (Art Eakins)
2. 103 Strain - Reso. 1026 (Everett Mendenhall)
3. 105 Strain - Reso. 1027 (Everett Mendenhall)

Special Services Officer Gerald J. Brown advised the Commission that he had checked the properties prior to the meeting and found that basically nothing had been done on any of the properties but had visited with Mr. Eakins regarding his problems and noted that the weather had prohibited anyone from being able to clean up the junk, etc. Mr. Brown said that Mr. Eakins had asked for a 30 day extension. City Manager Nienstedt advised the Commission that it might be a good idea to give each of the parties a 30 day extension based on the weather conditions.

Following these comments, City Manager Nienstedt presented to the Commission resolutions determining the existence of the nuisances and requiring removal and/or abatement. The Commission examined and considered the resolutions after which the following motions were made:

Resolution No. 1025, Commissioner Hattan moved, seconded by Commissioner Kline and duly carried to approve the resolution allowing an additional 30 days for completion of the abatement.

Resolution No. 1026, Commissioner Hattan moved, seconded by Commissioner Bombardier and duly carried to approve the resolution allowing an additional 30 days for completion of the abatement.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 6, 1991, cont'd.

Resolution No. 1027, Commissioner Hattan moved, seconded by Commissioner Kline and duly carried to approve the resolution allowing an additional 30 days for completion of the abatement.

CONSTRUCTIVE PLAYTHINGS SANITARY SEWER PETITIONACTION TABLED

City Manager Nienstedt presented to the Commission a petition for sanitary sewer construction in the area around Constructive Playthings. He advised the Commission that 79.2% of the proposed benefit district property owners have signed the petition. After discussion about the project, Commissioner Hattan moved to table any action on this petition until a Development Agreement had been signed by the Fair Board to see what kind of participation they would have in the construction of this sanitary sewer. Commissioner Bombardier seconded. Motion carried to table any action on this petition.

BID AWARD-INSURANCEROSS OLSON AGENCY

City Manager Nienstedt advised that the City received bids for insurance coverages on General Liability, Property Damage, Inland Marine, Business Auto, Workers Compensation and Boiler Policy on October 18, 1991. He further advised that upon accepting bids for our insurance needs, the City does not accept bids again for 3 years. The following bids were received:

Allied Group (Ross Olson Agency)	\$79,142
Farm Bureau	77,079 (No boiler policy bid)
Employers Mutual (Ross Olson Agency)	87,928
PENCO (Brooke Insurance Agency)	86,688

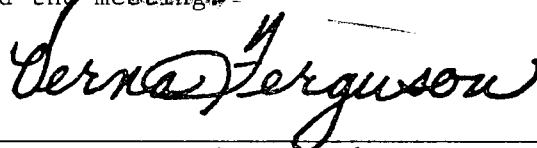
Following discussion about the bids received, Commissioner Bombardier moved to accept the bid from Allied Group Insurance through the Ross Olson Agency. Commissioners Kline seconded the motion. Motion carried.

Ross Olson thanked the Commission and assured the governing body that he had been pleased to work with Mr. Nienstedt and Verna Ferguson through the years and through this bidding process.

VINCE CROUGH APPRECIATION

Mayor Hattan announced that October 30th was Vince Crough's last day as full time Sports Complex Director. He expressed appreciation for Vince's dedication to the Sports Complex and the youth of this community. Paul Nordell expressed his appreciation to working with Vince and said he wished the Commission could hear all the good comments made about our facility from other towns. Mayor Hattan announced that Rex Strait will be taking over many of the duties at the Sports Complex and Vince assured everyone that he was still around to volunteer and help out wherever possible. Mayor Hattan presented a cake to Vince and a Concordia lapel pin.

There being no further business, Mayor Hattan adjourned the meeting.



Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF REGULAR CITY COMMISSION MEETING HELD NOVEMBER 20, 1991.

The City Commission met in regular session at 4:00 o'clock p.m. on November 20, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Brad Lowell from the Blade-Empire, Mel Waite, Doug Musick, Sam Budreau, Marlo Fear, Philip K. Detrixhe, Armand Balthazor, and Richard Studer representing KPL.

APPROPRIATION ORDINANCE NO. 21 APPROVED

Appropriation Ordinance No. 21 was approved according to law.

Minutes of the November 6, 1991, meeting were approved as written.

APPOINTMENT TO PLANNING COMMISSION KAREN DUNLAP

City Manager Nienstedt advised the Commission that there were two positions that needed filled on the Planning Commission. Karen Dunlap is currently serving on the Commission and has agreed to serve for another three year term. Following discussion, Commissioner Bombardier moved to appoint Karen Dunlap to another 3 year term on the Planning Commission with her term to expire 11-1-94. Commissioner Kline seconded the motion. Motion carried.

CLOUD COUNTY FAIR BOARD - DEVELOPMENT AGREEMENT AUTHORIZED

The Cloud County Fair Board has entered into an agreement with the City to participate in the construction of a 10-inch sanitary sewer main including appurtenances for a distance of approximately 1,257 lineal feet north and south in the road easement commonly referred to as Industrial Drive, in the City of Concordia. Other properties benefitting from the construction of this sewer are Constructive Playthings, Inc., I. Bombardier et ux, ABB Raymond, Braun et ux and Pueblo Chemical Co.

Following discussion about the agreement, Commissioner Bombardier moved to authorize the Mayor and City Clerk to sign the Development Agreement prepared by City Attorney Retter and signed by Chairman of the Fair Board. Commissioner Kline seconded the motion. Motion carried.

CONSTRUCTIVE PLAYTHINGS SANITARY SEWER PETITION ACCEPTED

City Manager Nienstedt presented to the Commission a petition for the construction of a 10-inch sanitary sewer in the area around Constructive Playthings. Action was tabled on this petition at the November 6, 1991, meeting to enable the City Manager to get a Development Agreement prepared for the Cloud County Fair Board. The Fair Board has agreed to participate in the cost of this construction as provided for in Resolution No. 1028.

Following discussion, at which time Doug Musick voiced his appreciation for the cooperation and help he had received from City Manager Nienstedt and City Attorney Retter, Commissioner Bombardier moved to accept the petition of C-P Company, Inc. and others for the construction of a 10-inch sanitary sewer. Commissioner Kline seconded the motion. Motion carried.

RESOLUTION NO. 1028 - PROJECT SS-91-1 (C-P COMPANY, INC.) PASSED

City Manager Nienstedt presented to the Commission a resolution authorizing the construction of a 10-inch sanitary sewer line in the area around C-P Company, Inc. The total cost of this project is estimated to be \$50,857.53.

The improvement district shall be as follows:

			(ESTIMATED)
TRACT 1	C-P COMPANY, INC.	23.65%	\$ 12,026.78
TRACT 2	I. BOMBARDIER ET UX	4.60	2,339.45
TRACT 3	ABB RAYMOND TRACT	7.14	3,633.26
TRACT 4	BRAUN ET UX	10.83	5,508.89
TRACT 5	PUEBLO CHEMICAL CO.	12.24	6,224.96
CLOUD CO. FAIR BOARD			10,952.66
CITY OF CONCORDIA			<u>10,171.00</u>
TOTALS	100 %		\$ 50,857.00

Following discussion, Commissioner Kline moved to approve Resolution No. 1028 authorizing Project SS-91-1. Commissioner Bombardier seconded the motion. Motion carried.

ENGINEER'S ESTIMATE OF COST (SS-91-1)

APPROVED

Motion was made by Commissioner Kline, seconded by Commissioner Bombardier and duly carried by unanimous vote to approve the Engineer's Estimate of Cost for the 10-inch sanitary sewer located in the area around C-P Company, Inc. in the amount of \$50,857.53. The apportionment of cost on this project shall be 80% of the costs to be assessed to the benefit district and 20% assessed to the city-at-large.

ORDINANCE NO. 2560 (KANSAS POWER & LIGHT)

FIRST READING

City Manager Nienstedt presented to the Commission an ordinance setting out the terms and conditions for franchise fees and method of payments for the next 20 years. Richard Studer, representing KPL, was present to answer any questions the Commission might have. The ordinance increases the franchise fees from 2% to 5% and establishes a monthly payment schedule rather than the present bi-annual payment.

K.S.A. 12-2001 sets out the procedures for implementation of this ordinance.

- a. A motion authorizing the proposed franchise agreement must be placed on the agenda for first reading.
- b. The Commission can waive reading of the entire ordinance and request the City Clerk to read only the preamble to the ordinance.

Following discussion, Commissioner Kline moved to place Ordinance No. 2560 on First Reading. Commissioner Bombardier seconded the motion. Motion carried unanimously.

Commissioner Hattan moved to waive the reading of the entire ordinance and directed the City Clerk to read the preamble to Ordinance No. 2560. Commissioner Kline seconded. Motion carried.

City Clerk Verna Ferguson then read the preamble to Ordinance No.2560 as follows: "AN ORDINANCE GRANTING TO THE KANSAS POWER AND LIGHT COMPANY (ALSO KNOWN AS KPL GAS SERVICE), A KANSAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, A NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH OR CONFLICTING WITH THE TERMS THEREOF".

Commissioner Kline moved to express the City Commission's intent to grant the new franchise ordinance to Kansas Power & Light Co. in accordance with K.S.A. 12-2001. Commissioner Bombardier seconded the motion. Motion carried.

Mr. Studer expressed his appreciation for the help and cooperation he and his company had received from City Manager Nienstedt and City Attorney Retter.

AGREEMENT WITH RURAL WATER DISTRICT NO. 1

APPROVED

City Manager Nienstedt presented to the City Commission an agreement that was recommended by the Kansas Division of Water Resources. This agreement provides that if Rural Water District No. 1 developed their own wells and water rights, this would not interfere with the City's right to procure water and further that Rural Water District No. 1 would make no claim to any portion of the water rights held by the City of Concordia.

Following a brief discussion, Commissioner Bombardier moved to authorize the Mayor and City Clerk to sign the agreement with the Rural Water District protecting the City's rights to procure water and that the Rural Water District would not interfere with this right. Commissioner Kline seconded the motion. Motion carried.

CITY MANAGER COMMENTS

City Manager Nienstedt brought the Commission up to date on the construction of the water transmission line and the water wellhouse east of town.

Mr. Nienstedt advised the Commission that McKee Pools had completed the repairs on the pool, that the pipes had been tested and no leaks were found on November 15th.

Mr. Detrixhe then had a question about the parking lot west of his building on E. 6th St. He felt that a piece of pipe or bar located along his building would keep cars with big bumpers from hitting his building and cracking the siding. Mr. Nienstedt said that he and Tom Fisher would take a look at it.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 20, 1991, cont'd.

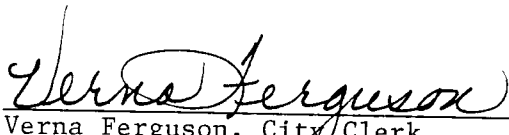
Mel Waite introduced Marlo Fear. He advised she was an intern from the college assisting with some computer work the city needs done. The City is involved with the college in providing a work place for students to get some on the job experience at minimum wage.

STUDY SESSION

DATE SET

The Commission set the date of November 27, 1991, at 1:00 p.m. as the next study session.

There being no further business, Commissioner Bombardier moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF REGULAR CITY COMMISSION MEETING HELD DECEMBER 4, 1991.

The City Commission met in regular session at 4:00 o'clock p.m. on December 4, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Richard Studer representing Kansas Power and Light, Phil Detrixhe, Sam Budreau, Armand Balthazor, Bonnie Welsh, Wahneeta Thomas and Mel Waite.

Minutes of the November 20, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 22

APPROVED

Appropriation Ordinance No. 22 was approved according to law.

APPOINTMENT TO PLANNING COMMISSION

RACHELLE HOWER

The City Manager presented Rachelle Hower for reappointment to the Planning Commission for a 3 year term to expire in November 1994. He advised that she had been contacted and had agreed to serve for another 3 year term. Following discussion, Commissioner Hattan moved to appoint Rachelle Hower to a 3 year term on the Planning Commission. Commissioner Kline seconded. Motion carried.

CONTRACT FOR ENGINEERING SERVICES-SS-91-1

CAMPBELL & JOHNSON, ENGINEERS

City Manager Nienstedt submitted a contract for engineering services for the Constructive Playthings, et al, sanitary sewer in Nor-East Industrial Park. The project is entitled SS-91-1 and they have agreed to do the engineering services for \$1,850.00. Following discussion, Commissioner Bombardier moved to accept the contract with Campbell & Johnson in the amount of \$1,850.00 for engineering services for SS-91-1 project. Commissioner Kline seconded. Motion carried.

EMPLOYMENT AGREEMENT ADDENDUM

RICHARD U. NIENSTEDT

City Attorney Retter presented to the Commission the third Addendum to the Employment Agreement of City Manager Richard U. Nienstedt. This agreement will extend his employment agreement for two years ending in 1994 with compensation from \$38,720 in 1991 to \$39,881.60 in 1992. Following discussion, Commissioner Kline moved to approve the agreement. Commissioner Bombardier seconded the motion. Motion carried unanimously.

ORDINANCE NO. 2560 (KANSAS POWER & LIGHT)

SECOND READING

Richard Studer representing Kansas Power & Light was at the meeting to present Ordinance No. 2560 for the second reading. The ordinance sets out the franchise fees and method of payments for the next 20 years.

Following discussion of the ordinance, Commissioner Hattan moved to place Ordinance No. 2560 on Second reading. Commissioner Kline seconded the motion. Motion carried.

Commissioner Hattan moved to waive the reading of the entire ordinance and directed the City Clerk to read the preamble to Ordinance No. 2560. Commissioner Bombardier seconded the motion. Motion carried.

City Clerk Ferguson then read the preamble to Ordinance No. 2560 as follows: "AN ORDINANCE GRANTING TO THE KANSAS POWER AND LIGHT COMPANY (ALSO KNOWN AS KPL GAS SERVICE), A KANSAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, A NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCE INCONSISTENT WITH OR CONFLICTING WITH THE TERMS THEREOF".

Commissioner Bombardier moved to express the City Commission's intent to grant the new franchise to Kansas Power and Light Co. in accordance with K.S.A. 12-2001. Commissioner Kline seconded the motion. Motion carried.

FINAL COSTS - CG-91-NEASE

APPROVED

The City Manager presented to the Governing Body the following itemized statement of the costs of curbing and guttering and removal of existing curbing and guttering

3

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 20, 1991, cont'd.

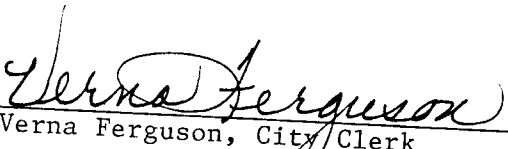
Mel Waite introduced Marlo Fear. He advised she was an intern from the college assisting with some computer work the city needs done. The City is involved with the college in providing a work place for students to get some on the job experience at minimum wage.

STUDY SESSION

DATE SET

The Commission set the date of November 27, 1991, at 1:00 p.m. as the next study session.

There being no further business, Commissioner Bombardier moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF REGULAR CITY COMMISSION MEETING HELD DECEMBER 4, 1991.

The City Commission met in regular session at 4:00 o'clock p.m. on December 4, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Joe Jindra from KNCK-KCKS, Richard Studer representing Kansas Power and Light, Phil Detrixhe, Sam Budreau, Armand Balthazor, Bonnie Welsh, Wahneeta Thomas and Mel Waite.

Minutes of the November 20, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 22

APPROVED

Appropriation Ordinance No. 22 was approved according to law.

APPOINTMENT TO PLANNING COMMISSION

RACHELLE HOWER

The City Manager presented Rachelle Hower for reappointment to the Planning Commission for a 3 year term to expire in November 1994. He advised that she had been contacted and had agreed to serve for another 3 year term. Following discussion, Commissioner Hattan moved to appoint Rachelle Hower to a 3 year term on the Planning Commission. Commissioner Kline seconded. Motion carried.

CONTRACT FOR ENGINEERING SERVICES-SS-91-1

CAMPBELL & JOHNSON, ENGINEERS

City Manager Nienstedt submitted a contract for engineering services for the Constructive Playthings, et al, sanitary sewer in Nor-East Industrial Park. The project is entitled SS-91-1 and they have agreed to do the engineering services for \$1,850.00. Following discussion, Commissioner Bombardier moved to accept the contract with Campbell & Johnson in the amount of \$1,850.00 for engineering services for SS-91-1 project. Commissioner Kline seconded. Motion carried.

EMPLOYMENT AGREEMENT ADDENDUM

RICHARD U. NIENSTEDT

City Attorney Retter presented to the Commission the third Addendum to the Employment Agreement of City Manager Richard U. Nienstedt. This agreement will extend his employment agreement for two years ending in 1994 with compensation from \$38,720 in 1991 to \$39,881.60 in 1992. Following discussion, Commissioner Kline moved to approve the agreement. Commissioner Bombardier seconded the motion. Motion carried unanimously.

ORDINANCE NO. 2560 (KANSAS POWER & LIGHT)

SECOND READING

Richard Studer representing Kansas Power & Light was at the meeting to present Ordinance No. 2560 for the second reading. The ordinance sets out the franchise fees and method of payments for the next 20 years.

Following discussion of the ordinance, Commissioner Hattan moved to place Ordinance No. 2560 on Second reading. Commissioner Kline seconded the motion. Motion carried.

Commissioner Hattan moved to waive the reading of the entire ordinance and directed the City Clerk to read the preamble to Ordinance No. 2560. Commissioner Bombardier seconded the motion. Motion carried.

City Clerk Ferguson then read the preamble to Ordinance No. 2560 as follows: "AN ORDINANCE GRANTING TO THE KANSAS POWER AND LIGHT COMPANY (ALSO KNOWN AS KPL GAS SERVICE), A KANSAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, A NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCE INCONSISTENT WITH OR CONFLICTING WITH THE TERMS THEREOF".

Commissioner Bombardier moved to express the City Commission's intent to grant the new franchise to Kansas Power and Light Co. in accordance with K.S.A. 12-2001. Commissioner Kline seconded the motion. Motion carried.

FINAL COSTS - CG-91-NEASE

APPROVED

The City Manager presented to the Governing Body the following itemized statement of the actual costs of: grading and guttering and removal of existing curbing and guttering

<u>PROJECT CG-91-NEASE</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & Gutter Removal	157.50	52.50
New 30" Curb & Gutter	551.25	183.75
Remove & Repair Asphalt Pavement	23.63	7.87
Subgrade preparation	78.75	26.25
Engineering Services	93.00	31.00
Administration	13.50	4.50
TOTAL COSTS	917.63	305.87
TOTAL PROJECT COSTS	\$1,223.50	

The statement was considered by the Governing Body and on a motion by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the Governing Body, the total cost of the improvements were determined to be \$1,223.50. The City Clerk had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the amount set forth in said resolution and had caused to be prepared an assessment roll according to the method of assessments set out in said resolution. On a motion by Commissioner Hattan and seconded by Commissioner Bombardier and duly carried, this Governing Body determined to meet and consider the proposed assessments on the 15th day of January, 1992, and the City Clerk was directed to cause such notice to be mailed to the property owner made liable to pay an assessment, at such owner's last known post office address, a notice of the hearing and a statement of costs proposed to be assessed.

FINAL COSTS-CG-91-GLENN

APPROVED

The City Manager presented to the governing body the following itemized statement of the actual costs of: grading and guttering and removal of existing curbing and guttering adjoining the property described as the center thirty-nine feet (39') of Lots 8 and 9, Block 1, East Concordia Addition to the City of Concordia, Cloud County, Kansas, as authorized and ordered done by Resolution No. 1021 of the Governing Body on October 2, 1991.

<u>PROJECT CG-91-GLENN</u>	<u>PROPERTY ASSESSMENT</u>	<u>CITY-AT-LARGE</u>
Curb & gutter removal	87.75	29.25
New 30" Curb & Gutter	307.13	102.37
Removal & Repair Asphalt Pavement	13.50	4.50
Subgrade preparation	43.87	14.63
Engineering Services	46.50	15.50
Administration	7.50	2.50
TOTAL COSTS	506.25	168.75
TOTAL PROJECT COSTS	\$675.00	

The statement was considered by the Governing Body and on a motion by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried by the affirmative vote of all the members of the governing body, the total cost of the improvements were determined to be \$675.00. The City Clerk had determined the assessment against each lot, piece or parcel of land deemed to be benefited in the amount set forth in said resolution and had caused to be prepared an assessment roll according to the method of assessment set out in said resolution. On a motion by Commissioner Hattan and seconded by Commissioner Kline and duly carried, this governing body determined to meet and consider the proposed assessments on the 15th day of January, 1992, and the City Clerk was directed to cause such notice to be mailed to the property owner made liable to pay an assessment, at such owner's last known post office address, a notice of the hearing and a statement of costs proposed to be assessed.

VISITORS COMMENTS

Phil Detrixhe, representing the Concerned Citizens, requested information about the City Manager's employment contract. Mr. Detrixhe also asked questions about the appropriations ordinance. Armand Balthazor and Mr. Detrixhe questioned the commissioners about the new franchise ordinance with Kansas Power & Light Co. Mr. Detrixhe felt that this increase would be passed on to the customers and increase the cost of living in Concordia. Mayor Hattan reminded them that the Commissioners were stewards of Concordia citizens and they felt the need was to spread taxes over a larger area. That the franchise fees at 5% would reduce the burden placed on property tax payers and spread the costs to all users of the KPL service -- much like the sales tax. Commissioner Bombardier advised them that the decision to go to the 5% franchise fee did not happen last week or last month, but that this contract had been in negotiation for the past year and a half. Mr. Detrixhe said he still feels that the additional fee is inflationary...and wanted to know if there were any other towns around who were paying the 5% fee. Mr. Studer said they had negotiated about 20 franchises in the north central Kansas area and all are based on 5% including the city of Beloit.

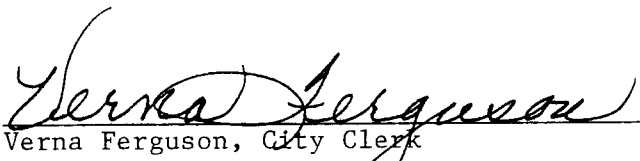
MINUTES OF REGULAR CITY COMMISSION MEETING HELD DECEMBER 4, 1991, cont,d

Mr. Balthazor asked if the KPL franchise would lower property taxes next year. Mayor Hattan said he could not promise that. After much discussion about the franchise fees, Mr. Balthazor asked if the City received the franchise fee from KPL. Mayor Hattan assured him that we did.

STUDY SESSIONDATE SET

The Commission set the date of December 11, 1991 at 1:00 p.m.

There being no further business Commissioner Bombardier moved to adjourn the meeting. Commissioner Kline seconded. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:lf

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 18, 1991

The City Commission met at 4:00 o'clock p.m. on December 18, 1991, in the City Commission Room in the City Hall. Mayor Hattan presided with Commissioners Kline and Bombardier present. Absent: None.

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

Visitors present: Brad Lowell from the Blade-Empire, Joe Jindra from KNCK-KCKS, Armand Balthazor, Lavern C. Robbins, Cecil R. Runyan, Eldon Ullom, Judith A. McKee, Walt Huber, Petty Doyen, Phillip K. Detrixhe, Wahneeta Thomas, Ethel Henthorne, Richard Studer, Mel Waite, Bonnie Welsh and Imo Hanson.

Minutes of the December 4, 1991, meeting were approved as written.

APPROPRIATION ORDINANCE NO. 23

APPROVED

Appropriation Ordinance No. 23 was approved as written.

ORDINANCE NO. 2560 (KPL FRANCHISE ORDINANCE)

PASSED

Richard Studer representing the Kansas Power & Light Co. was present to present Ordinance No. 2560 for the third and final reading. This ordinance sets out the franchise fees and method of payments for the next 20 years. Mayor Hattan requested that City Clerk Ferguson read the preamble and waived the reading of the entire ordinance.

City Clerk Verna Ferguson then read the preamble to Ordinance No. 2560 as follows: "AN ORDINANCE GRANTING TO THE KANSAS POWER AND LIGHT COMPANY (ALSO NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, AND WITH THE TERMS THEREOF". Following the reading of the preamble, Commissioner Bombardier moved to approve Ordinance No. 2560. Commissioner Kline seconded. Motion carried.

Mayor Hattan discussed the franchise ordinance and 4 responsibilities the Commissioners were looking at with the increase in this franchise fees.

1. The City needs the additional money for operation infrastructure;
2. Manage underground construction;
3. Control maintenance costs; and
4. Generate revenue.

Phil Dextrixhe: Noted he had been attending commission meetings. Wants the Commission to use the money and apply to indebtedness.

Greg Hattan: Said they would try to use franchise fees to reduce dept. Said we are trying to hold the debt for payment by 2002. He advised that the City cannot prepay the existing debt before 1996.

Ethel Hanthorne wanted to know what projects were included in the debt. Mayor Hattan advised her to contact the City Clerk's office for that information.

Lavern Robbins wanted to know if the sewer charges the City collected were applied to the debt.

Mel Waite explained the sewer charges paid for large maintenance items, operational costs at the sewer plant and many equipment repairs are paid with sewer charges as well as some sewer charges were used to pay debt.

Mayor Hattan noted that the Sewerage Treatment Plant which had been mandated by the federal government was a large part of the City's debt.

Lavern Robbins wanted to know if a rate increase was anticipated.

Grag Hattan said that none was planned for sure but the Commission couldn't rule it out. We're trying to pay as we go on the water tower maintenance as well as new water wells and water transmission line.

RESOLUTION NO. 1029 (BOUNDARY RESOLUTION)PASSED

The City Manager presented the annual boundary resolution to the Commission which had been prepared by the engineering firm of Campbell & Johnson. This resolution incorporates one property that was annexed during 1991.

Following discussion, Commissioner Bombardier moved that Resolution No. 1029 redefining the City's boundaries be approved. Commissioner Kline seconded the motion. Motion carried.

ANNUAL OPERATIONS & MAINTENANCE ASSURANCE (SWIMMING POOL)APPROVED

The City Manager presented to the Commission the Annual Operation and Maintenance Assurance statement for the Mayor's signature. This assurance statement is required because the municipal swimming pool was built with federal funds. Following discussion, Commissioner Bombardier moved to authorize the Mayor to sign the annual operations & maintenance assurance statement. Commissioner Kline seconded the motion. Motion carried.

KDOT RAILROAD CROSSING AGREEMENTSAUTHORIZED

Crossing agreements for State, Washington and Cedar Streets were presented to the Commission as prepared by Kansas Dept. of Transportation. Per a prepared statement by City Manager Nienstedt, these agreements are another step in the process for installation of railway-highway crossing signals at these sites. The State says we will have crossing on both sides and that the viaduct will be re-done in 1994. The approximate cost of these projects are: Washington St. crossing \$138,000; Cedar Street crossing \$154,000; and State Street crossing \$95,000. Mayor Hattan explained that the railroad company wanted to close State Street, however, the city did not want to close it so agreed to pay 10% of the cost of the State Street crossing. The City's share of this will be approximately \$9,500.

Following discussion, Commissioner Kline moved to authorize the Mayor and City Clerk to execute the agreement for Project No. 15X-1114-01 RRP-00\$ (784) for the State Street crossing. Commissioner Bombardier seconded the motion. Motion carried.

Commissioner Bombardier moved to authorize the Mayor and City Clerk to execute the agreement for Project No. 15X-1191-01 RRP-000S (861) for Washington Street crossing. Commissioner Kline seconded the motion. Motion carried.

Commissioner Kline moved to authorize the Mayor and City Clerk to execute the agreement for Project No. 15X-1240-01 RRP-000S(910) for the Cedar Street crossing. Commissioner Bombardier seconded the motion. Motion carried.

RESOLUTION NO. 1030 (CERTIFY COSTS TO CITY CLERK)CONCORDIA GRAIN CO., INC.

City Clerk Ferguson submitted a resolution to the Commission showing charges for mowing and cutting weeds on property located on Lots 1 through 10, Block 176, City of Concordia, Cloud County, Kansas. The work was done by City Crews on August 23, 1991. The amount to be certified is \$480.00

Following a discussion, Commissioner Bombardier moved that Resolution No. 1030 be approved and the charges of \$480.00 be certified to the County Clerk. Commissioner Kline seconded the motion. Motion Carried.

VISITORS COMMENTS

Phil Detrixhe said that he respected each of the Commissioners highly and their postions. He said they do a fairly good job but doesn't want derogatory remarks made to the Concerned Citizens group which he asked to be included in these City Commissioner Minutes. The resolution is as follows:

"September 19, 1991"

RESOLUTION FROM THE CONCERNED CITIZENS ORGANIZATION

It is hereby resolved by the Concerned Citizens Organizations of Cloud County, Inc. that the taxing entities of Cloud County; the County, the City, Cloud County Community College and USD 333 will not increase operational budgets or fund construction of new facilities for a period of at least 5 years".

Phil then asked questions about expenditures on the appropriations ordinance.

Armand Balthazor questioned the discontinuance of Brown's Trash Hauling Service for 3

Greg said "You brought up the suggestion".

Armand said they had made a wrong suggestion.

Walt Huber wanted to know who made the suggestion.

Greg said that Phil Detrixhe had told them that the County did all of their own trash hauling, why couldn't the City do theirs.

Richard said this was an experiment....that we would go back to Leona in April when spring word gets underway.

Armand said he hoped the city retracts this. Said he hates administration, administration always cuts at the bottom.

Izzy said to blame him. He felt that it was not a bad idea.

Armand said that "It came out that the Concerned Citizens were responsible for having the park department haul trash. He said he was ashamed that the City would cut expenses there".

Greg said but Armand, what was your idea?

Armand said there are 100 ways we can save \$200 a month. Park dept. has 4 men, they have more to do than haul trash.

Phil Detrixhe said he would check his tapes to see if it was a recommendation.

Greg said that the City Commission took it as a recommendation.

Walt Huber said he works in the Park Dept. He feels they do not have a good way to unload the dumpsters without crawling into them. Brown's can unload a dumpster in 15 minutes.

Greg reminded them that this was experimental.

Lavern Robbins wanted to know if the Park Dept. had equipment to do this trash hauling efficiently.

Mr. Nienstedt agreed there were some problems..always are in an experimental phase. At the end of March we'll know how much it will cost in man hours and equipment.

Greg also noted the City needed to know if the Parks Dept. can accomplish this on a regular work schedule?

Armand said we need to start cutting expenses at the upper end. Cut a supervisor for 2 days a week.

Mr. Nienstedt wanted to know which supervisor he should cut.

Armand said these employees were not hired to be trash men. Let's go back to the old way....let's stop this. He said he wished he could be in a position to experiment with life.

Greg said "we're going to try it for 3 months. He wasn't blaming anyone". Armand wanted to know if he could get a vote from the 3 commissioners on hauling trash.

All three commissioners voted to continue the city's hauling trash for a 3 month period.

Armand said he should have known.

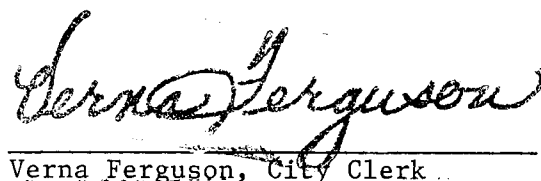
Phil Detrixhe said when he came to the Commission to make inquiries he was there to ask questions. He said he did not intend to make recommendations until he gets a vote of the Concerned Citizens.

Lavern wanted to know if there were any layoffs of Brown's crew because of this situation.

Greg assured them that if the City finds out it isn't working, the City may go back to the old way in 2 or 3 weeks. He said we can get out as fast as we got in.

Richard said the City felt they were reading an inquiry as a suggestion. Ethel Henthorne wanted to know why the trash hauling proposal was the only one the City did.

There being no further business to come before the Commission, Commissioner Hattan moved to adjourn the meeting to 11:30 a.m. on December 30, 1991, to conduct the year-end meeting. Commissioner Kline seconded the motion. Motion carried.


Verna Ferguson, City Clerk

(Seal)

VF:db

MINUTES OF ADJOURNED CITY COMMISSION MEETING HELD DECEMBER 30, 1991

The City Commission met in adjourned session at 11:30 o'clock p.m. on December 30, 1991, in the City Commission Room in the City Hall to conduct their annual year-end business: Mayor Hattan presided with Commissioner Bombardier present. Absent: Commissioner Kline.

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

Visitors present: Brad Lowell from the Blade-Empire, Mel Waite, Sam Budreau and Gale Longenecker.

APPROPRIATION ORDINANCE NO. 24 (PARTIAL LISTING)

APPROVED

Appropriation Ordinance No. 24 was approved according to law.

Minutes of the December 18, 1991, meeting were approved as written.

1992 BUSINESS LICENSES

APPROVED

The City Manager presented to the Commission the listing of 1992 business licenses. The following persons and or businesses have paid their annual licenses fees and provided certificates of insurance where required.

1992 LICENSES

<u>Receipt Number</u>	<u>Business</u>	<u>Amount Paid</u>
<u>CLASS B BEER</u>		
9892	Hillcrest Lanes, 1909 Lincoln	150.00 + 25.00
9905	American Legion, 506 Washington	150.00 + 25.00
9923	Country Honky Tonk, 418 Bdwy.	150.00 + 25.00
9828	Pizza Hut, 1431 E. 6th	150.00 + 25.00
9901	Big Cheese Pizza, 1315 Lincoln	150.00 + 25.00
10004	Bar S/Aces	150.00 + 25.00

CLASS A BEER

9948	Larry's Food Store, 307 W. 6th	50.00 + 25.00
9895	Boogaarts, 1620 Lincoln	50.00 + 25.00
9855	Love's Country Store, 1301 Lincoln	50.00 + 25.00
10008	Stop N Save, 801 Lincoln	50.00 + 25.00
9893	81 Conoco, 137 E. 7th	50.00 + 25.00
9873	EZ Shop, 203 E. 6th	50.00 + 25.00
9803	Short Stop, 1020 Lincoln	50.00 + 25.00

SEWER/PLUMBER & GAS INSPECTORS

9952	Izzy's Plb/Htg., 115 E. 13th	30.00
9946	Clark Plb/Htg., 120 W. 6th	30.00
9915	Demanette Appliance, 128 E. 6th	30.00
9931	Jerrold Olssen, 103 E. 6th	30.00
9976	Jewell Plumbing, 1405 Lincoln	30.00
9845	Bob Dykes	30.00
9890	Ralph Hood Contractors, 1609 E. 7th	30.00
9926	Gallagher Plumbing, Clyde, KS	30.00
9851	Greenwood Repair, 621 W. 6th	30.00
9990	Rite Way Laundry, 217 W. 3rd	30.00
9816	Whitney Plumbing, 127 E. 6th	30.00
9817	Strecker, Inc., 218 W. 5th	15.00

MINUTES OF ADJOURNED CITY COMMISSION MEETING HELD DECEMBER 30, 1991

1992 LICENSES

<u>Receipt Number</u>	<u>Business</u>	<u>Amount Paid</u>
---------------------------	-----------------	------------------------

GAS INSPECTOR

9793	Culbertson Electric, 106 W. 6th	15.00
------	---------------------------------	-------

PHOTOGRAPHERS

9925	Shugart Studios, Loveland, TX	
9913	James Bell, 1916 Lincoln	20.00
9801	Martin Wunderle, Clifton, KS	20.00
9875	Lifetouch Portrait Studios, Minneapolis	20.00
9833	Olan Mills, Chattanooga, TN	20.00
9972	Chris Black	20.00
9911	Pictureland Portrait Studio, 618 W. 25th, Apt. B Lawrence, KS 66046	20.00
9924	Dale's One-Hour Photo, 612 W. 9th	20.00

MISCELLANEOUS

9818	M & N Iron, 407 Cedar, Junk Yard	20.00
9883	Duane Donovan, Bloomington, NE crop spraying	25.00
9792	Theodore Hale, 130 E. 2nd, junk	20.00

AUCTIONEERS

9988	Lagasse Auctioneer Serv., Rt. 3, 3 licenses	45.00
9900	Ronnie Lagasse, Ames, KS 1 license	15.00
9933	Brad Deal, 1116 E. 7th	15.00

1992 LICENSES

AMUSEMENT MACHINES

10014	Lester's Sweet Shop, 210 W. 6th	pony ride	5.00
9905	Am. Legion, 506 Washington	3 amusement	
		1 pool	87.00
9858	VFW, 105 W. 7th	3 amusement	
		1 pool	87.00
9892	Hillcrest Lanes, 1909 Lincoln	3 pool	36.00
10017	Elks, 6th & State	2 amusement	50.00
9914	Hughes Entertainment (Moose)	2 amusement,	
		1 music, 1 pool	82.00
9860	Moose Lodge, 113 W. 5th	3 amusement	75.00
9912	Allied Vending Co. (WalMart)	1 amusement,	
		2 rides	75.00
10004	Bar S/Aces	2 amusement,	
		2 pool, 1 music	94.00
9987	Tony Hobson, 709 E. 11th	2 amusement	50.00
9899	Amusement Services Comp., El Dorado	5 amusement,	
	(Big Cheese Pizza)	1 music	145.00
9964	<u>Persinger, Inc., Belleville</u>		
	Taco Grande	1 music	
		1 amusement	45.00

MINUTES OF ADJOURNED CITY COMMISSION MEETING HELD DECEMBER 30, 1991

Following presentation of the list of licenses, Commissioner Hattan moved to approve the 1992 licenses. Commissioner Bombardier seconded. Motion was carried by two-thirds of the members of the Commission.

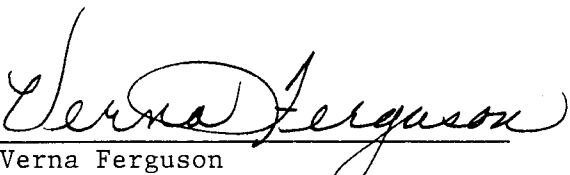
1992 RECREATION COMMISSION BUDGET AMENDMENT APPROVED

City Manager Nienstedt advised that the Recreation Commission had held a hearing on December 23, 1991, to amend their 1991 budget to increase their budget authority to \$15,211. He advised the City Commission they needed to ratify the Recreation Commission's decision.

Following discussion, Commissioner Hattan moved to approve the amended Recreation Commission budget in the amount of \$15,211. Commissioner Bombardier seconded the motion. Motion carried by two-thirds of the members of the Commission.

ADJOURNED MEETING

Commissioner Hattan moved to adjourn the meeting until January 8, 1992, at 4:00 o'clock p.m. Commissioner Bombardier seconded the motion. Motion carried.


Verna Ferguson
City Clerk

(Seal)

VF:db