

The governing body met in regular session on January 3, 1996 at 4:00 p.m. in the Carlson Room, in the Frank Carlson Library. Mayor Bombardier presided with Commissioner Hattan and Commissioner Robbins present.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors present: Armand Balthazor, Lori Ada, Brad Lowell, Dean R. Cairns, Larry S. Eubanks, Ron Thomas, Andy Johnson, Andy Burns, Bob Burns, Ross Olson, Brad Hopkins, Lowell Thoman, Willie Higgins and Ethel Henthorne.

Mayor Bombardier wanted to welcome Spencer Olson, Andy Burns and Andy Johnson, with the boy scouts.

Minutes of the December 20th regular meeting and December 27th, 1995 adjourned meeting were approved as written.

DESIGNATION OF OFFICIAL DEPOSITORIES

APPROVED

City Manager Olsen advised the commission that state law requires that banking institutions holding public funds need to be designated by the elected officials. Motion was made by Commissioner Hattan, seconded by Commissioner Robbins and duly carried to designate Citizens National Bank, UMB Bank and Tri County National Bank to be the official depositories for the City of Concordia.

MANAGER'S REPORT

City Manager Olsen advised the commission that Jack Graves, Fire Chief, has resigned and would be leaving in January to go to the City of Iola. Also that staff has negotiated with the contractor on the new city hall project and the revised deadline would be 1-31-96.

Commissioner Hattan asked if Well #22 was completed? City Manager Olsen advised that he thought it was complete except for some electrical.

Commissioner Hattan asked if all well plugging that was budgeted in 1995 was complete. City Manager Olsen advised that we had plugged between five and eight wells.

Commissioner Hattan asked about the Flood Project. City Manager advised the commission that we have done the minimum amount of work per the conditions and terms of the grant with EDA.

MAYOR'S COMMENT

Mayor Bombardier read a thank you from Head Start, for the visit the Fire Department made back in October.

PUBLIC COMMENTS

Commissioner Robbins wanted to say that he attended Belleville's City Meeting and has asked about their volunteer fire department. He wanted everyone to know that this is just a study that he is doing and that he had been to Hays, Russell, Ellsworth, Abilene and Kearney, NE.

Brad Hopkins, a small business owner, said it was the commissions job to make sure the city moves forward not backwards. The first thing that a business asks when they are looking at a town is, do you have a full-time fire department? It is the city commission and the city manager's job to make sure the fire department personnel are doing their job. Brad wanted to know what inspection besides day care providers are being done? Brad also said that the fire department provides three different service for one price.

Willie Higgins wanted to know who are the volunteers going to be? In the twenty years that he was on the Fire Department, they advertised and bagged and couldn't get volunteers. "If you go to a volunteer fire department it will affect every person in town and would take three to five years to achieve the same knowledge that we have now. City Commissioner Robbins said that Belleville had 25 volunteers and had no problem getting volunteers. Belleville has an ISO rating of six and it was his

understanding that it was based on the equipment and training then the number of people.

Bob Burns, Assistant Chief, is concerned with the quality of the job on a volunteer fire department. He says that most volunteer departments meet only once a month for training. The Concordia Fire Department meets three times a month and the people in his training class are well trained. Bob says we should be concerned with quality not the dollars and numbers. Bob has served the community for 25 years and will continue to service the community as long as the community wants him.

Lowell Thoman said that the information that was being gathered should state the person or persons names preparing the information and also that there should be a class on mill levies. City Commissioner Robbins advised that the information that he has obtained has been passed along to City Manager Olsen and Chief Graves.

Dean Cairns wanted to know if the commission was thinking about a volunteer fire department because of the lawsuit? Dean said that in his eight years in law enforcement a volunteer was a volunteer, they didn't have to show up if they didn't want. City Commissioner Robbins said that during this study nothing was said about the lawsuit and that Concordia does have a future.

Ross Olson asked the commission when they were during there study, they should consider doing a study of a full-time department going to a volunteer department.

Larry Eubanks advised the commission that he was a volunteer and that if the commission was considering going to a volunteer fire department that we should build up the volunteers first and also let the public vote on going to a volunteer department.

Brad Hopkins suggested that since we are doing a study on a volunteer fire department we should do a study on a volunteer street, water and police department.

Commissioner Hattan stated that we had a blended department and it is not as easy to start an all volunteer department when you have had a full-time department. The timing is right, since Chief Graves has resigned, to do a study on the way we deliver the service. Commissioner Hattan said that we are very committed to providing the best service. Commissioner Hattan said that the fire department is budgeted for this year, the way they are right now.

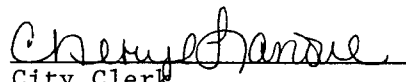
COMMISSION INTO EXECUTIVE SESSION

At this time Mayor Bombardier moved that the commission recess into executive session for ten minutes to discuss personnel issues. Commissioner Hattan seconded, Motion carried. Time: 5:05 p.m.

The commission reconvened at 5:10 p.m.

Mayor Bombardier announced that Commission had been discussing personnel issues and that no official action had been taken.

There being no further business, Mayor Bombardier moved to adjourn the meeting to a study session on January 10th, 1995 at 6:30 p.m. at Frank Carlson Library, in the Carlson Room. Commissioner Robbins seconded. Motion carried.


City Clerk
Cheryl Lanoue

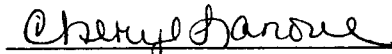
(Seal)

The city commission met in adjourned session on January 10th, 1995, at 6:30 at the Frank Carlson Library. Mayor Bombardier presided with Commissioner Robbins and Hattan. Absent: none.

Other Officers: City Attorney Retter and City Clerk Lanoue.

Visitors present: Tom Fisher, Brenda Sedlacek, Armand Balthazor Walt Huber, Judith McKee, Kirk Lowell, Stanley and Marine VanMeter.

There being no business, a motion was made by Commissioner Hattan and seconded by Mayor Bombardier that the city commission meeting be adjourned to a study session.



Cheryl Lanoue
City Clerk

(Seal)

The governing body met in regular session on January 17, 1996 at 4:00 p.m. in the Carlson Room, in the Frank Carlson Library. Mayor Bombardier presided with Commissioner Hattan and Commissioner Robbins present.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors present: Armand Balthazor, Lori Ada, Brad Lowell, Judith McKee, Charles Burch, Brenda Sedlacek, Pam Hudson, Jack Krager, Sr., Jim Menard, Kirk Lowell, Ken Campbell, Bill Goheen, Debi Peters, Kim Wiesner, Lisa Snavelly, Mike Snavelly, Tim Stangel, Mike Newton and Larry Eubanks.

Minutes of the January 3rd regular meeting and January 10th, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #24B

APPROVED

Appropriation Ordinance No. 24B was approved according to law.

APPOINTMENTS TO HOUSING AUTHORITY BOARD

IMA JEAN CHAVEY AND ARMAND BALTHAZOR

City Manager Olsen advised the commission that Ima Jean Chavey expresses interest in serving on the Housing Authority Board. Commissioner Hattan asked Armand Balthazor if he was still interested in serving on the board. Armand said yes he was. Commissioner Hattan moved to appoint Ima Jean Chavey and Armand Balthazor to the Housing Authority Board. Commissioner Robbins seconded. Motion carried.

BID AWARD ON LEASE PURCHASE, 1995 FORD TRACTOR

TRI COUNTY NATIONAL BANK

City Manager Olsen advised the commission that we solicited bids from all the local banks and received one from Tri County National Bank.

Name of Bank

Interest Rate

Tri County National Bank

6.38%

Commissioner Hattan moved to award the bid to Tri County National Bank. Mayor Bombardier seconded. Motion carried.

ORDINANCE NO. (LEASE PURCHASE AGREEMENT 1995 FORD TRACTOR)

PASSED

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE DETERMINING THE ADVISABILITY OF FINANCING THE ACQUISITION OF A FORD TRACTOR FOR USE BY THE CITY AND APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE PURCHASE AGREEMENT, WHEREBY THE CITY SHALL LEASE SAID EQUIPMENT UPON TERMS AND CONDITIONS SET FORTH THEREIN.

Thereupon, Commissioner Hattan moved that said Ordinance be passed. The motion was seconded by Commissioner Robbins. Said Ordinance was duly read and considered and thereupon numbered Ordinance No. 2640, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioner Hattan, Commissioner Robbins and Mayor Bombardier.

Nay: None.

FOURTH QUARTER INVESTMENT REPORT

ORDERED PLACED ON FILE

City Manager Olsen presented the fourth quarter investment report for 1995 per Ordinance No. 1860. The interest received in the fourth quarter 1995 \$58,942.79; \$16,902.49 1994. Total interest received for 1995 was \$133,844.25 and \$62,203.74 for 1994. Commissioner Hattan moved that the fourth quarter investment report be placed on file. Mayor Bombardier seconded. Motion carried.

REVOLVING LOAN APPLICATION APPROVED

JASON STERLING-81 CONOCO

City Manager Olsen advised that Kirk Lowell, through Cloudcorp, had helped a

business prepare an application to the City's Revolving Loan Fund.

He then presented the application as follows:

1). Jason Sterling's dba 81 Conoco.
PROJECT: Funds to purchase existing business, 81 Conoco.
By investing in this business it will allow three and half jobs to be retained. In addition to retaining jobs Jason will be keeping another business in Concordia open, providing Amount requested: \$27,900.

Following discussion, Commissioner Hattan moved to approve the application. Mayor Bombardier seconded. Motion carried.

ORDINANCE NO. 2641 (AIRPORT PARK CAMPGROUND)

PASSED

An ordinance entitled "AN ORDINANCE REGULATING LONG-TERM PARKING TRAILERS AND RECREATIONAL VEHICLES IN AIRPORT PARK, IN THE CITY OF CONCORDIA, KANSAS; AND PROVIDING THE DETAILS OF SUCH REGULATIONS; AND AMENDING THE CONCORDIA CODE BY ADDING A SECTION, TO BE NUMBERED 23-80" was read and considered by the Commission. On roll call vote the following commissioners voted "YEA": Commissioner Hattan, Commissioner Robbins and Mayor Bombardier. "NAY": None. Motion carried. The City Clerk assigned to it No. 2641.

PROPOSALS FOR RIDING MOWERS

ACCEPT

City Managers Olsen advised the commission that quotes were accepted on two mowers.

NAME

PROPOSAL WITH TRADE

Concordia Tractor, Inc.

\$9,500 for the Concordia Park Dept.

Concordia Tractor, Inc.

\$9,500 for the Sports Complex

Following discussion, Commissioner Hattan moved to accept the price quotes of \$9,500 for each of the John Deere mowers for Public Grounds and the Sports Complex. Commissioner Robbins seconded. Motion carried.

MANAGER'S REPORT

City Manager Olsen advised the commission that the first commission meeting in the new City Hall would be February 7th, 1996 and that we received notification today that the Urgent Need Grant was accepted for close out.

PUBLIC COMMENTS

Armand Balthazor asked if there was a communication problem between the commission and the city manager regarding the study of the fire department? Commissioner Robbins answered that he didn't think so. City Manager Olsen advised Armand that the interview that he had done with the radio station said that he didn't know that Commissioner Robbins was going up to Belleville to ask questions regarding their volunteer fire department.

Mike Snavely asked the commission if they go to a volunteer fire department if they were going to lower taxes. Commissioner Robbins said that if we were to go to a volunteer fire department he hopes it would lower the taxes.

Commissioner Robbins read, "In times of crisis, the Concordia Firefighters are on the scene. Imagine, if your home or business caught fire and only a handful of volunteers responded. The response time would be slower and the skills and experience of the volunteers may be less than expert, Would you risk your property and family to an entirely volunteer force?" Commissioner Robbins said that this was a slap in the face just because they were volunteers.

Larry Eubanks asked if the EMS would be volunteer or fulltime? Commissioner Hattan said there are five ways the EMS can operate. 1. Fulltime EMS 2. County EMS 3. Local Hospital operated 4. Private Contractor 5. Volunteer Service.

We would have to look at the ones that would work for Concordia. Larry Eubanks then said that the EMS received \$75,000 in 1994 for revenue back to the general fund, which was over the EMS budget. Commissioner Hattan said that the EMS only has one (1) employee budgeted and the rest are budgeted in Fire, so you can't just look at the EMS budget.

Charlie Burch felt that the response time would be lost if we went to a volunteer fire department.

Ken Campbell wanted to know what it would save the city and how many mills that would save him. Commissioner Hattan said that we don't know that. Ken Campbell said he hopes that if the commission is considering a volunteer department they take it to a vote.

Mike Newton asked if the figures in the report were actual? Commissioner Robbins said that they were close.

Jim Menard said that he was a volunteer and he worked at ABB Raymond, his plant manager would not let him responded to all the calls.

Commissioner Robbins said that this was a study and if the study showed we should go to a volunteer department, then it would have to be phased in and that the 96 budget was fully funded.

Mike Snavely asked when the study would be complete. Commissioner Hattan said around two to four weeks.

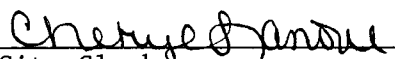
COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for twenty minutes to discuss attorney client privileges and personnel issues. Commissioner Robbins seconded. Motion carried. Time: 5:15p.m.

The commission reconvened at 5:35p.m.

Mayor Bombardier announced that Commission had been discussing attorney client privileges and personnel issues and that no official action had been taken.

There being no further business, Commissioner Robbins moved to adjourn the meeting to January 24th, 1995 at 6:30 p.m. at Frank Carlson Library, in the Carlson Room. Mayor Bombardier seconded. Motion carried.


City Clerk
Cheryl Lanoue

(Seal)

The city commission met in adjourned session on January 24th, 1996, at 6:30 at the Frank Carlson Library. Mayor Bombardier presided with Commissioner Robbins and Hattan. Absent: none.

Other Officers: City Attorney Retter, City Manager Olsen and City Clerk Lanoue.

Visitors present: Tom Fisher, Brenda Sedlacek, Armand Balthazor and Bill Goheen.

APPROPRIATION ORDINANCE #1

APPROVED

Appropriation Ordinance No. 1 was approved according to law.

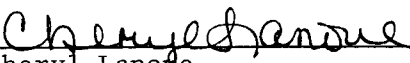
PUBLIC HEARING - URGENT NEED GRANT CLOSE-OUT

HELD

At this time Mayor Bombardier announced a public hearing to the Urgent Need Grant Close-Out.

Commissioner Hattan moved to close the public hearing. Commissioner Robbins seconded. Motion carried.

There being no business, a motion was made by Commissioner Robbins and seconded by Mayor Bombardier that the city commission meeting be adjourned to a study session.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 7, 1996

The governing body met in regular session on February 7, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Robbins present. Commissioner Hattan, arriving at 4:30 p.m.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Laurie Deal, Betty Humes, Pearl Townsend, Lori Ada, Jim Menard, Brenda Sedlacek, Susie Haver, Bill Goheen, Eric Johnson, Donald Kalivoda, Kirk Lowell, Bill Kline, Larry Blochlinger, Ethel Henthorne and Brad Lowell.

Minutes of the January 17th regular meeting and January 24th, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #2

APPROVED

Appropriation Ordinance No. 2 was approved according to law.

APPOINTMENTS TO BOARD OF ZONING APPEALS

CLARK TALLEY AND LUANN MILLER

City Manager Olsen advised the commission that Clark Talley and Luann Miller's terms have expired on the Board of Zoning Appeals and that both have indicated a willingness to be reappointed. Mayor Bombardier moved to reappoint Clark Talley and Luann Miller to the Board of Zoning Appeals for a three year term. Commissioner Robbins seconded. Motion carried.

APPOINTMENTS TO RECREATION COMMISSION LAURIE DEAL, STEVE CHAMPLIN & JIM CONN

City Manager Olsen advised the commission that the terms of Shana Devlin, Mindy Condray and Jerry Jones expired January 31, 1996 and that they didn't seek reappointment. Laurie Deal, Steve Champlin and Jim Conn have expressed interest in being appointed to the Recreation Commission Board. Following discussion, Commissioner Robbins moved to appoint Laurie Deal, Steve Champlin and Jim Conn to the Recreation Commission Board for a four year term. Mayor Bombardier seconded. Motion carried.

PUBLIC HEARING - TRI COUNTY NATIONAL BANK & KIRK & JANET LOWELL

HELD

The Mayor announced that this was a hearing on proposed assessments as set out in the assessment role prepared by the City Clerk, and on file in the Office of the City Clerk for the following improvements:

Curb & Gutter replacement at the following locations: 102 E. 13th and 1220 Broadway, all in the City of Concordia, Cloud County, Kansas.

as authorized by Resolution No. 1170 and 1171 respectively by the Governing Body adopted September 20, 1995 and to hear written or oral objections thereto. The Governing Body determined that the notice of the hearing and a statement of the costs proposed to be assessed had been mailed to the owners of the property made liable to pay such assessments, all as provided by Section 9(b) of Chapter 99, of the Kansas Legislative Session Laws of 1957, otherwise cited as K.S.A. 12-6a09(b).

Kirk Lowell was present and said that everything looks fine.

Commissioner Hattan moved, seconded by Commissioner Robbins and duly carried by the affirmative vote of all the members-elect of the Commission to the hearing and to approve the proposed assessments in the amounts set out against the lands described in the assessment roll as provided by K.S.A. 12-61a0, as amended.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEB. 7, 1996 (CON'T)

ASSESSMENT ORDINANCE NO. 2642 (TRI COUNTY NATIONAL BANK)

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: REMOVE AND RECONSTRUCTION OF CURBING AND GUTTERING AND CONSTRUCTION OF ACCESS RAMPS, AND SURFACING ON THE NORTH EDGE OF THE IMPROVEMENTS IN THE 13TH STREET RIGHT OF WAY EAST OF BROADWAY STREET A DISTANCE OF APPROXIMATELY ONE HUNDRED SEVENTY-ONE LINEAL FEET IN ADDITION TO TRANSITION IMPROVEMENTS, ("IMPROVEMENT", HEREIN), IN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. On roll call upon its passage, the following commissioner voted "Yea": Robbins, Hattan and Bombardier. "Nay": None. With all of the Commission -elect having voted in favor thereof, the ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2642.

ASSESSMENT ORDINANCE NO. 2643(KIRK & JANET LOWELL)

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: REMOVE AND REPLACE APPROXIMATELY 209 LINEAL FEET OF CURB AND GUTTER AND INSTALL ACCESSIBILTY RAMPS AT 1220 BROADWAY, ("IMPROVEMENT", HEREIN), IN THE CITY OF CONCORDIA, KANSAS" was read and considered by the Commission. In roll call upon it passage, the following commissioner voted "Yea": Robbins, Hattan and Bombardier. "Nay": None. With all of the commission-elect having voted in favor thereof, the ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2643.

BROWN GRAND THEATER REPAIRS

APPROVED

City Manager advised the commission that the Brown Grand had taken bids for waterproofing the structure and making repairs related to water damage. They received two bids as follows:

	<u>Mid-Continental Restoration</u>	<u>Restoration & Waterproofing Contractor, Inc</u>
Base Bid	\$12,000	\$20,200
Alternate 1	2,400	no proposal

Following discussion, Mayor Bombardier moved to provide assistance to the Brown Grand Theater of up to 50% of actual costs not to exceed \$8,187.50 for waterproofing, window maintenance and repair, and interior painting. Commissioner Robbins seconded. Motion carried.

AIRPORT HANGAR LEASE AGREEMENTS

**LAWRENCE SCHLEUDER, RAY PALMER, ED
KILPATRICK, TOM BROSIUS AND BILL SUMMERS**

City Manager advised the commission that during the rebuilding of the hangars damaged in the storm of 1992, hangar leases were revised. Commissioner Robbins moved to authorize the mayor and city clerk to sign the hangar leases with Lawrence Schleuder, Ray Palmer, Ed Kilpatrick, Tom Brosius and Bill Summers. Commissioner Hattan seconded. Motion carried.

DEVELOPMENT AGREEMENT - INDUSTRIAL PARK FLOOD RELIEF GRANT **TED JOHNSTON**

City Manager Olsen advised the commission that the development agreement with Ted Johnston would allow the city to continue on the Flood Relief Project. Commissioner Robbins wanted to know if the \$8,000.00 was paid out of the grant money or if the city was paying for this. Brenda Sedlacek, Director of Community Development, explained to the commission that it was not currently budgeted because the state would not allow at this time a budget amendment. Brenda said that she is hopefull that when the project is complete the city could do a budget amendment, to add in the cost of the development ageeement of \$8,000.00. Following discussion, Mayor Bombardier moved to authorize the mayor and city clerk to sign all necessary documentation. Commissioner Robbins seconded. Commissioner Hattan abstained. With two-thirds vote motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEB. 7, 1996 (CONT)

KANSAS STREET VACATION REQUEST

TABLED

City Manager Olsen advised the commission that the adjoining property owner has requested that the city vacate a portion of Kansas Street. Commissioner Robbins asked if the property owner were to plant corn or something there and the city had to go and fix a sewer main, if the city would have to pay damages. City Attorney Retter advised that the property owner should come into city hall and get a permit to do this, but currently the city wouldn't be liable. Commissioner Hattan tabled the request till the property gives the city more information. Commissioner Robbins seconded. Motion carried.

RURAL WATER DISTRICT NO. 1 EASEMENT REQUEST

APPROVED

City Manager Olsen advised the commission that the Rural Water District No. 1 has requested an easement to place, maintain and operate a booster pump and building on city property. Commissioner Hattan moved to authorize the mayor and city clerk to execute a permanent easement for the Cloud County Rural Water District No. 1, this easement is dependent upon the building site not causing conflict with the airport master plan, city park management and other public utility or interest group. Commissioner Robbins seconded. Motion carried.

MANAGER'S REPORT

City Manager Olsen advised the commission that the Fire Department would be in the new facilities this week and wanted to thank the Armory for the use of their building. City Manager Olsen also advised that the first meeting on the Housing Authority was February 8, 1996.

PUBLIC COMMENTS

Kirk Lowell, Cloud Corp advised the commission that Henry Enterprises, Inc. was looking at purchasing a CNC milling machine and related software and needed the approval of the commission. Following discussion Commissioner Hattan moved to approve the purchase of hardware and software upgrades pending the approval of Cloud Corp. Commissioner Robbins seconded. Motion carried.

Larry Blochlinger, Chamber of Commerce, wanted to update the commission on the welcome to Concordia sign committee, that to date the committee has raised \$1,100.00.

Betty Humes wanted the commission to know that the room was great and she didn't want to go to a volunteer fire department.

Jim Menard, volunteer firefighter, asked were the commission was on the study? Commissioner Hattan answered that they were still gathering facts and that there would be a meeting Monday night at the V.F.W. at 7:00p.m. Jim Menard said that he just got his training schedule and would spend 5 to 6 nights per month training and wanted to know how it compared to other towns. Commissioner Hattan said that the bigger the town the more training, some had 3 hours a week and were paid and some meet 3 times a month. Jim wanted to know if anyone had talked to the Concordia Fire Department? Commissioner Hattan said that they were not just looking at the money issue, but the service that we provide. Jim wanted to know when they would be done with the study. Commissioner Hattan said within 2 to 4 weeks.

Ethel Henthorne, wanted to know if they would survey the people in the town to see if they want a full time or volunteer fire department? Commissioner Hattan said when the facts are available they would let everyone know, but right now we need more information.

Donald Kalivoda said that he had low water pressure, Mayor Bombardier advised him to talk to Bill Goheen after the meeting.

Bill Kline said that the building was a nice improvement.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for twenty minutes to discuss personnel issues. Commissioner Robbins seconded. Motion carried. Time: 6:00 p.m.

The commission reconvened at 6:20p.m.

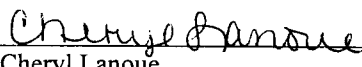
Commissioner Hattan moved to recess for an additional 10 minutes to continue the discussion of personnel issues. Commissioner Robbins seconded. Motion carried. Time: 6:20p.m.

The commission reconvened at 6:30p.m.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEB. 7, 1996 (CON'T)

Mayor Bombardier announced that the Commission had been discussing personnel issues and no action had been taken.

There being no further business, Mayor Bombardier moved to adjourn the meeting to February 14, 1996 at 6:30p.m. at City Commission room, in City Hall. Commissioner Hattan seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD FEBRUARY 14, 1996

The governing body met in regular session on February 14, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Edith Chaput, Janice M. May, George Lieszler, Tom Fisher, Burl Maley, Brenda Sedlacek, Bob Burns, Kirk G. Lowell and Armand Balthazor.

REVOLVING LOAN FUND GRANT NO. 85-BF-243 PROGRAM AGREEMENT AUTHORIZED

City Manager Olsen advised the commission that the State is requesting that the revolving loan funds were zeroed out at the end of 1995. The State is allowing us to make the loan to Jason Sterling and keep money for the demonstration grant. However, if there are no commitments for these funds in 12 months, the full balance must be remitted to the State. Following discussing, Commissioner Robbins moved to authorize the mayor to sign the Revolving Loan Fund Grant No. 85-BF-243 Program Agreement. Mayor Bombardier seconded.

CHRONIC DISEASE RISK REDUCTION- DISCUSSION

Janice May, Cloud County Health Department, addressed the commission with two (2) proposals as follows:

1. To have the City Hall smoke free.
2. To have the Sports Complex smoke and tobacco free.

Commissioner Hattan said that he was okay with City Hall being smoke free, but smoke and tobacco free at the Sports Complex was too restrictive. He felt that it would be okay to be smoke and tobacco free on the bleachers. Janice then asked that the playing fields be smoke and tobacco free. All three commissioners said that they would think about the playing fields to be tobacco and smoke free, but they were okay with the City Hall being smoke free. Commissioner Hattan then asked if the Cloud County Courthouse was smoke free. Janice May said that it was along with the Hospital and any place that receives federal funds.

KICIN ECONOMIC DEVELOPMENT NETWORK - DISCUSSION

Kirk Lowell, Cloud Corp, advised the commission that there were twelve (12) counties selected to host the computers for Kansas Integrated Commercialization Information Network. Kirk thought that the City Hall would be a good place to place the computer, with the public access. Kirk also said that the public would use it along with city staff for 18 months and would provide feedback to the KICIN and also that the long distance charges could be recouped at cost, but not to make a profit. Commissioner Hattan suggested that the College would be a better place, since they have access to the internet currently and would have people with knowledge to access the internet. Kirk said that he would visit with the College about it.

ALLEY VACATION REQUEST: SHORT STOP - DISCUSSION

George Lieszler, Short Stop, advised the commission that Tom Fisher and he went out and looked at the alley and Tom suggested the idea and he thinks that it will work so he doesn't need a vacation request. He would like to thank Tom Fisher and staff for their efforts.

PROCUREMENT PROCEDURES

PASSED

Brenda Sedlacek, Director of Community Development, advised the commission that the state wants the City to formally adopt procurement procedures. Commissioner Hattan suggested that we keep our current purchasing policy, but add to it the competitive negotiations and adopt the procurement standards set forth in the Grantee Handbook.:

PROCUREMENT PROCEDURES

Below are the written procurement procedures adopted by the Grantee for the duration of the Community Development Block Grant project. These procedures are in accord with state requirements. The purpose of the procedures is to describe how the Grantee obtains services and supplies for project activities.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD FEBRUARY 14, 1996

1. **Small Purchases.** Small purchases is a simple and informal method used where goods or services do not cost aggregate more than \$10,000.
 - a. Price or rate quotations should be obtained (either by phone or in writing) from an ample number of qualified sources (usually 3 or more).
 - b. Documentation regarding businesses contacted and the prices quoted should be maintained in the procurement file.
 - c. Written documentation regarding basis for selection and cost should be maintained in the procurement file. Action taken by the Grantee should be recorded in meeting minutes.
 - d. Preparation and signing of a contract formalizing a scope of work and the terms of compensation is required.
2. **Competitive Sealed Bids.** Competitive sealed bids are initiated by publishing an Invitation for Bids (IFB).
 - a. The IRB process is used when detailed specifications for the goods or services to be procured can be prepared and the primary basis for award is cost.
 - b. All bids received must be tabulated and reviewed according to defined selection criteria; the review must be in writing.
 - c. The contract awarded must be a firm-fixed-price contract (based on lump sum or unit price).
 - d. Preparation and signing of a contract formalizing a scope of work and the terms of compensation is required.
3. **Competitive Negotiations.** Competitive negotiations are initiated by publishing a Request For Proposals (RFP) or a Request For Qualifications (RFQ). The RFP is used when price is a factor in selection; the RFQ is used when price is primarily considered after selection (generally for engineering and architectural services).
 - a. In both RFP and RFQ, the services to be procured are clearly defined, as are the factors to be used in evaluation and selection.
 - b. All proposals received are to be reviewed according to the defined selection criteria; the review should be in writing such as a ranking system.
 - c. For RFQ's, an invitation is made to one or more respondents to negotiate a price or fee.
 - d. For both RFQ's and RFP's, selection is made on the basis of the most responsible offer or price and other factors considered.
 - e. Preparation and signing of a contract formalizing a scope of work and the terms of compensation is required.
4. **Non-Competitive Negotiations.** Non-competitive negotiations can be used only when (1) the use of competitive negotiations is not feasible, (2) there is some public emergency, or (3) the results of the competitive negotiations are inadequate.

The Procurement Procedures were discussed, Commissioner Hattan moved to accept the Procurement Procedures set forth in the Grantee Handbook, for the Small Cities Community Development Block Grant Program. Commissioner Robbins seconded. Motion carried.

PURCHASING POLICY CITY OF CONCORDIA

POLICY STATEMENT

The purpose of this policy is to set guidelines which govern the majority purchases of goods and services by the City of Concordia. It shall also serve as an informational tool.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD FEBRUARY 14, 1996

GENERAL GUIDELINES

Whenever possible, a commodity or service is to be obtained at both the lowest cost possible and highest quality required in order to maintain efficient City departmental operations. Department Heads shall determine the quantity needed of each item based upon such factors as usage, price discounts, shipping time, shelf life, price and any other factor as determined relevant by City staff.

All purchases made on behalf of the City of Concordia are to be made in accordance with the following objectives:

1. Provides for effective expenditure of City funds;
2. Provides for best protection of City residents;
3. Provides for accurate accounting documentation;
4. Provides for equal opportunity, fairness and competitiveness with all vendors;
5. Provides for compliance with all applicable federal, state and local laws and regulations.

The level of expenditures for each department are determined by annual adoption of the Budget by the Governing Body. The City Manager is responsible for ensuring that the purchasing practices are in accordance with this policy. The Governing Body reviews all disbursements by an appropriations ordinance and approves certain competitive bids.

All purchases are to be based upon need.

METHODS OF PURCHASING

There are five (5) basic purchasing methods utilized by City personnel. These methods are as follows:

DAILY PURCHASING - There are any number of items which are needed on a daily basis and are purchased on a routine basis from local vendors. Because of their commonality, it is not normal to formally bid such products, however, attention is made to price and quality. Under emergency conditions, purchasing of major items may be made in this matter.

EXAMPLES: Bolts, screws, nails, small amounts of lumber, automotive parts, office supplies, repair of office equipment, professional repair services, etc.

COMPETITIVE PRICING (VERBAL) - This involves contacting local vendors and receiving competitive prices on goods and services which are routine but are of a high enough cost to justify shopping around in order to receive the best price.

EXAMPLES: Automotive parts, tires, ball field chalk, paint, building materials for a moderate size project, certain office equipment, clothing, office supplies, etc.

COMPETITIVE PRICING (WRITTEN) - This method is utilized when the quantity is of sufficient size to warrant informal review by the City Staff and/or Governing Body. This method is generally used when there exists several vendors who market the same product.

EXAMPLES: Gasoline, major repair services, major professional services, major building projects, etc.

COMPETITIVE SEALED BIDS: This method is utilized when major equipment or professional services are being secured which may be out of the ordinary and the City wants to obtain the best price and service available. This method is also used when such factors as scheduling requirements, beginning time, delivery time, total cost, warranty and other factors need to be evaluated. This method is also used when required by State or Federal grant programs.

EXAMPLES: Infrastructure projects such as sanitary sewer or water distribution systems; major capital equipment such as vehicles or computers; professional services such as legal or planning; grant projects, etc. These bids are generally submitted to and approved by the Governing Body.

COMPETITIVE NEGOTIATIONS. Competitive negotiations are initiated by publishing a Request For Proposals (RFP) or a Request For Qualifications (RFQ). The RFP is used when price is a factor in selection; the RFQ is used when price is primarily considered after selection (generally for engineering and architectural services).

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD FEBRUARY 14, 1996

- a. In both RFP and RFQ, the services to be procured are clearly defined, as are the factors to be used in evaluation and selection.
- b. All proposals received are to be reviewed according to the defined selection criteria; the review should be in writing such as a ranking system.
- c. For RFQ's, an invitation is made to one or more respondents to negotiate a price or fee.
- d. For both RFQ's and RFP's, selection is made on the basis of the most responsible offer or price and other factors considered.
- e. Preparation and signing of a contract formalizing a scope of work and the terms of compensation is required.

It should be noted that while the above methods are considered normal purchasing procedures, situations may dictate a deviation from utilizing one method as opposed to another.

SUMMARY

This purchasing policy is a guideline for all City purchases and is to be used as an explanation to all vendors when questions arise concerning our purchasing methods. Whenever possible, the City of Concordia will attempt to do the majority of business with local vendors provided that the service or commodity being considered is of a competitive price and equal quality.

The above City of Concordia Purchasing Policy was discussed, Commissioner Hattan moved to adopt the current purchasing policy with the addition of competitive negotiations. Mayor Bombardier seconded. Motion carried.

HOUSING AUTHORITY STATUS REPORT - DISCUSSION

Chad Olsen, City Manager, advised the commission that the Housing Authority met 2/8/96 for an organizational meeting. A general overview of the Housing Authority's by-laws, Executive Director responsibilities and the housing needs assessment performed by Terry Carlson were reviewed. The Housing Authority's next meeting will be March 21, 1996, with Terry Carlson.

CITY HALL FURNITURE INVENTORY - DISCUSSION

Commissioner Hattan felt that we should pull the City Attorney's office furniture and the extra office furniture and use what we have currently, but everything else looked okay.

PUBLIC COMMENTS

Armand Balthazor said that the microphone system was great and wanted to know where we were on the volunteer fire department and EMS study. Commissioner Hattan said that they were still studying the matter.

COMMISSION INTO EXECUTIVE SESSION

At this time Commission Hattan moved that the commission recess into executive session for twenty minutes to discuss non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 7:30 p.m.

The commission reconvened at 7:50p.m.

Mayor Bombardier announced that the Commission had been discussing non-elective personnel issues and no action had been taken.

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

Cheryl Lanoue

Cheryl Lanoue
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 21, 1996

The governing body met in regular session on February 21, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present. Absent: None.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Ruth Alkire, Eden Detrixhe, Judy Kircher, Ray Kircher, Heavy Layton, Jennifer Blochlinger, James Grider, Janice May, Margaret Balch, Laura Lee Stenberg, Edith Chaput, Pam Miller, Donna Collins, Brenda Sedlacek, Bill Goheen, Armand Balthazor, Jenny Mauch and Bill Summers.

Commissioner Robbins read an amendment to the minutes of February 7, 1996, that Commissioner Hattan, arriving at 4:30 p.m. be removed from the minutes. Minutes of the amended February 7, 1996 regular meeting and February 14, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #3

APPROVED

Appropriation Ordinance No. 3 was approved according to law.

PROCLAMATION

AMERICAN CANCER SOCIETY DAFFODIL DAYS

Mayor Bombardier read the proclamation for American Cancer Society Daffodil Days and declared the week of February 25, 1996 to be the official American Cancer Society Daffodil Days. The Mayor signed the proclamation.

WELCOME

CONCORDIA HIGH SCHOOL GOVERNMENT CLASS

Mayor Bombardier welcomed Eden Detrixhe, Jennifer Blochlinger, James Grider, Andrea Blochlinger and Jenny Mauch, from the Concordia High School Government Class and thanked them for coming.

CHRONIC DISEASE RISK REDUCTION - NEW CITY HALL(701 WASHINGTON) APPROVED

Janice May, Cloud County Health Department, asked the commission to officially declare new city hall and the bleacher and playing fields at the sports complex as tobacco free. None of the commissioners had a problem with the city hall being tobacco free, but the sports complex was a different issue. How do we enforce this policy? Commissioner Hattan suggested that the commission talk to the director of the sports complex. Mayor Bombardier moved to approve that the new city hall - 701 Washington would be a tobacco free building. Commissioner Robbins seconded. Motion carried.

ORDINANCE NO. 2644 (AMENDMENTS TO THE PERSONNEL
POLICIES AND PROCEDURES MANUAL)

PASSED

An ordinance entitled, "AN ORDINANCE AMENDING THE OFFICIAL PERSONNEL MANUAL OF THE CITY OF CONCORDIA, KANSAS, AS ADOPTED BY ORDINANCE NO. 2625 OF SAID CITY, AS AMENDED FROM TIME TO TIME ("PERSONNEL MANUAL" HEREIN); ORDERING THE PERSONNEL MANUAL TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AMENDING THE VARIOUS SECTIONS AND SUBSECTIONS OF THE PERSONNEL MANUAL AS PROVIDED IN THE BODY OF THIS ORDINANCE; AND READOPTING THE PERSONNEL MANUAL AS AMENDED.

Thereupon, Commissioner Robbins moved that said Ordinance be passed. The motion was seconded by Mayor Bombardier. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the City Commission, the vote being as follows:

Yes: Commissioner Hattan, Commissioner Robbins and Mayor Bombardier.

No: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2644 and was signed and approved by the Mayor and attested by the Clerk.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEB. 21, 1996 CON'T

UTILITY VEHICLE BID AWARDS

REJECTED

City Manager Olsen advised the commission that the utility department took bids on three vehicles, one for each of the following administration, water distribution and wastewater treatment plant. Option A was for a extended cab truck and option B was for a regular cab truck.

BID TABULATION					
UTILITY DEPARTMENT					
	VEHICLE 1	VEHICLE 2		VEHICLE 3	
		Option A	Option B	Option A	Option B
Babe Houser Motor					
Without Trade	12880	15525	13785	15525	13785
With Trade	12180	14000	12250	14000	12250
Bill Summers Ford					
Without Trade	(1) 11,922	15529	14285	15529	14285
With Trade	(1) 11,223	13830	12586	13830	12586
Bid 2					
Without Trade		(2) 14,259	(2) 12,583	(2) 14,259	(2) 12,583
With Trade		(2) 12,560	(2) 10,884	(2) 12,560	(2) 10,884

(1) Doesn't meet minimum specifications. The Ford XL package offers 3.0 liter engine instead of 4.0 liter engine which was specified in Bid Specification.

(2) Dosen't meet minimum specifications. The bid offers 3.0 liter engine and no tilt or cruise.

Bill Goheen, Director of Utilities, recommended that one vehicle one (1) be purchased from abe Houser Chevrolet, since Bill Summers Ford could not meet specification and vehicle two (2) and three (3) he recommended purchasing from Bill Summers Ford with a trade-in. Mayor Bombardier said that he didn't feel we needed a truck with an extended cab, air condition and tilt/cruise. That the regular cab with a tool box would do fine. Bill Summers addressed the commission and said that the supercab would bring more trade-in value. Mayor Bombardier felt that we should take out the air conditioning, tilt/cruise and extended cab. Mayor Bombardier moved to reject all bids. Commissioner Robbins seconded. Motion carried.

AIRCOMPRESSOR BID AWARD

VICTOR L. PHILLIPS

City Manager Olsen advised the commission that the city took bids on a air compressor and it was budgeted for in the 1996 budget.

AIR COMPRESSOR BID TABULATION

<u>NAME</u>	<u>AMOUNT</u>	<u>ETHER START</u>	<u>LESS TRADE-IN</u>	<u>TOTAL</u>
Air Capital Equipment	\$12,682.00	\$158.00	\$ 800.00	\$12,040.00
Victor L. Phillips	20,800.00	0.00	11,641.00	9,659.00

Staff is recommending the low bid of Victor L. Phillips of \$9,659.00 and also would like to purchase some equipment and tools of \$2,640.00 which would bring the total purchase to \$12,299.00. Following discussion, Commissioner Robbins moved to accept the low bid of \$9,659.00 and \$2,640.00 for tools from Victor L. Phillips. Mayor Bombardier seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEB. 21, 1996 CON'T

INTERLOCAL AGREEMENT SPORTS COMPLEX

USD#333 AND CCCC

City Manger Olsen advised the commission that the two parties have signed the agreement and that staff recommends the commission authorize the City Manger to sign the agreement on behalf of the City of Concordia. Commissioner Hattan moved to authorize the City Manger to sign the Sports Complex Interlocal Agreement with the USD #333 and Cloud County Community College. Mayor Bombardier seconded. Motion carried.

KANSAS RURAL WATER VOTING DELEGATE

BILL GOHEEN

City Manager Olsen advised the commission that as a member of the Kansas Rural Water Association the city has the right to express concerns and vote on issues presented at Kansas Rural Water Association's annual business meeting and that the Director of Utilities is willing to accept this position. Commissioner Robbins moved to appoint Bill Goheen as the voting delegate at the Kansas Rural Water Association. Mayor Bombardier seconded. Motion carried.

MANAGER'S REPORT

City Manger Olsen advised the commission that he was open for questions. Commissioner Robbins asked about the computer system. City Manager Olsen said that the backup system would not be here until sometime in March, but the system should be up and running by the end of the month.

PUBLIC COMMENT

Mayor Bombardier wanted to thank Commissioner Robbins for taking down the Concordia letters for old City Hall.

Heavy Layton said that he wasn't in favor of an all volunteer fire department he thought that it was a step backwards.

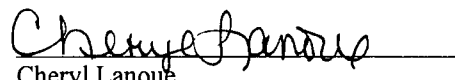
COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for thirty (30) minutes to discuss non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 4:50p.m.

The commission reconvened at 5:20 p.m.

Mayor Bombardier announced that the Commission had been discussing non-elective personnel issues and no action had been taken.

There being no further business, Mayor Bombardier moved to adjourn the meeting to February 28, 1996 at 6:30 p.m. at City Commission room, in City Hall. Commissioner Robbins seconded. Motion carried.


Cheryl Lanoue
City Clerk

(SEAL)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD FEBRUARY 28, 1996

The governing body met in adjourned session on February 28, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Burl Maley and Armand Balthazor.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for fifteen (15) minutes to discuss non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 6:30 p.m.

The commission reconvened at 6:45 p.m.

Commissioner Hattan moved to recess for an additional fifteen (15) minutes to continue the discussion of non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 6:45 p.m.

The commission reconvened at 7:00 p.m.

Commissioner Hattan moved to recess for an additional ten (10) minutes to continue the discussion of non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 7:00 p.m.

The commission reconvened at 7:10 p.m.

Commissioner Hattan moved to recess for an additional ten (10) minutes to continue the discussion of non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 7:10 p.m.

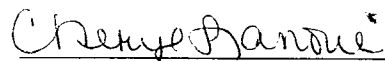
The commission reconvened at 7:20 p.m.

Mayor Bombardier moved to recess for an additional ten (10) minutes to continue the discussion of non-elective personnel issues. Commissioner Robbins seconded. Motion carried. Time: 7:20 p.m.

The commission reconvened at 7:30 p.m.

Mayor Bombardier announced that the Commission had been discussing non-elective personnel issues and no action had been taken.

There being no further business, a motion was made by Commissioner Hattan and seconded by Mayor Bombardier that the city commission meeting be adjourned to a study session.



Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 6, 1996

The governing body met in regular session on March 6, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present. Absent: None.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Anna Labarge, Lori Ade, Burl Maley and Armand Balthazor.

Mayor Bombardier welcomed Anna Labarge from the Concordia High School government class.

APPROPRIATION ORDINANCE #4

APPROVED

Appropriation Ordinance No. 4 was approved according to law.

COUNTRY CLUB WATER CREDIT REQUEST

APPROVED

Commissioner Hattan moved to approve the 15% discount for one day use of the Concordia Country Club. Commissioner Robbins seconded. Motion carried.

ORDINANCE NO. 2645(SPEED LIMITS)

PASSED

An Ordinance entitled "AN ORDINANCE AMENDING CONCORDIA CODE SECTION 23-2(4), WHICH PROVIDES SUBSTITUTE AND ALTERNATIVE PROVISIONS FOR SECTION 33 OF THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, EDITION OF 1994, AS ADOPTED BY ORDINANCE NO. 2613 OF SAID CITY; AND SPECIFYING MAXIMUM VEHICLE SPEED LIMITS FOR CERTAIN STREET OR PORTIONS OF STREET IN THE CITY OF CONCORDIA, KANSAS; AND REPEALING EXISTING CONCORDIA CODE SECTION 23-2(4)" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Hattan, Robbins and Bombardier. "Nay": None. With all the members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2645.

ORDINANCE NO. 2646(FINES FOR OVERTIME VEHICLE PARKING)

PASSED

An Ordinance entitled "AN ORDINANCE ESTABLISHING THE AMOUNTS OF FINES FOR OVERTIME VEHICLE PARKING IN VIOLATION OF CONCORDIA CODE SECTION 23-48(D)(1) AND SECTION 23-48(D)(2); AMENDING CONCORDIA CODE SECTION 23-48(I)(1) AND SECTION 23-48(I)(2) AND REPEALING EXISTING CONCORDIA CODES SECTION 23-48(I)(1) AND SECTION 23-48(I)(2)" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Hattan, Robbins and Bombardier. "Nay": None. With all the members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2646.

ORDINANCE NO. 2647(ANIMAL IMPOUNDMENT FEES)

PASSED

An Ordinance entitled "AN ORDINANCE ESTABLISHING ANIMAL IMPOUNDMENT FEES FOR THE CITY OF CONCORDIA, KANSAS; AMENDING CONCORDIA CODE SECTION 5-33; AND REPEALING EXISTING CONCORDIA CODE SECTION 5-33" was read and considered by the Commission. On roll call upon its passage, the following Commissioners voted "Yea": Hattan, Robbins and Bombardier. "Nay": None. With all the members-elect of the Commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the City Clerk assigned to it No. 2647.

MANAGER'S REPORT

City Manager Olsen wanted to remind the commission that open house for new City Hall was scheduled for March 24, 1996 from 1:00 p.m. to 5:00 p.m.

Commissioner Hattan asked on the computers that we rented, if we received a credit for the lease period which we paid? City Manager Olsen said no the city didn't. Commissioner Hattan wanted to know what the purchase price would be of the computers and what we paid on the lease for the computers. City Manager Olsen advised that the purchase price would be \$1,300.00 for the CPU and that we leased them for about ten (10) to twelve (12) months at approximately \$125.00 each.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 6, 1996 CONT.

PUBLIC COMMENTS

Armand Balthazor asked if the sexual harassment complaint has turned into a lawsuit? City Attorney Retter said that it has not.

Armand Balthazor wondered if the commission had found out anything on the ambulance service? Commissioner Robbins said that we are still looking into it.

There being no further business, Commissioner Robbins moved to adjourn the meeting to March 13th, 1996 at 6:30 p.m. at the City Commission Room, in City Hall, Commissioner Hattan seconded. Motion carried.

Cheryl Lanoue

Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 13, 1996

The governing body met in adjourned session on March 13, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Burl Maley, Tom Fisher, Bob Burns, Eric Johnson and Armand Balthazor.

ACQUISITION OF RIGHT-OF-WAY(RON SOLT)

DISCUSSION

City Manager Olsen advised the commission that Ron Solt is wanting to purchase the right-of-way adjacent to his property on Highway 9 and that the City and State had purchased the right-of-way some years past. Tom Fisher, Director of Public Works, advised the commission that Ron is requesting a triangular piece of ground. Kansas Department of Transportation has no problem and he does not see a problem either. Tom advised that he had talked to Leland Tice and Kansas Department of Transportation would do all of the paperwork and the City would get 25% of the purchase price. Tom also advised that there would be 15.2' behind the curb for right-of-way.

KUEKER LICENSE AGREEMENT

DISCUSSION

City Attorney Retter advised the commission that the city renews the agreement every five(5) years. Dr. Kueker had put a drainage pipe in under Republican Street and he maintains it. His recommendation would be to extend the agreement for another five(5)years.

UST SITE TESTING AGREEMENT

DISCUSSION

City Manager Olsen advised the commission that the agreement for the consultant would be between the City and the Consultant. If the City elects to go with the Associated Environmental Inc. the City would pay \$17,697.46 or the City can elect to bid out the consultant. The City would only pay \$3,000.00 from Special Projects and the rest of the statements would be sent to Kansas Department of Health and Environment, up to one(1) million dollars.

COMMISSIONER HATTAN COMMENTS

Commissioner Hattan asked that an asterisk be placed on the appropriation ordinance by the subscriptions that were not on the list of subscriptions that were received from the department heads. City Manager Olsen advised Commissioner Hattan that there were some that were not on the list, because the city was the member. City Manager Olsen asked if he wanted a complete list of all subscriptions. Commissioner Hattan answered yes he did.

CITY MANAGER'S COMMENTS

City Manager Olsen advised that the second half of the furniture would not be shipped until March 23rd, 1996.

PUBLIC COMMENTS

Armand Balthazor wanted to know why the city was dragging out the sexual harassment charge and costing the taxpayer lots of money. City Attorney Retter advised Armand that the terms of the lawsuit were confidential and he could not discuss it.

Armand asked why the police department could not put out fires on cars, if they were there first? Burl Maley, Police Chief, said he couldn't answer, but after two incidents he had to recharge the fire extinguishers. Bob Burns, Acting Fire Chief, said that car fires are the most dangerous and if it was under the hood of a car a police officer would not be prepared for the fire. Bob also commented that there was a house fire and the Police Department put out the fire before the Fire Department arrived.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 13, 96 (CONT)

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for thirty(30) minutes to discuss attorney client privileges. Commissioner Robbins seconded. Motion carried. Time: 7:00 p.m.

The commission reconvened at 7:13 p.m.

Mayor Bombardier announced that the Commission had been discussing attorney client privileges and no action had been taken.

There being no further business, a motion was made by Commissioner Robbins and seconded by Commissioner Hattan that the city commission meeting.

Cheryl Lanoue
Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 20, 1996

The governing body met in regular session on March 20, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Mayor Bombardier presided with Commissioner Robbins present. Absent: Commissioner Hattan.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Lori Ade, Armand Balthazor, Brad Lowell, Brooke Johnson, Marilyn Howard, Alex Howard, Leni Howard, Brenda Sedlacek, Judith McKee, Shawn McKee, Bill Goheen, Jerry D. Ruud, Eric Deneault, Nadine Laman, Rod Howard, Maitiu Laman, Tomas Laman and Sean Laman.

APPROPRIATION ORDINANCE #5

APPROVED

Appropriation Ordinance No. 5 was approved according to law.

PROCLAMATION

ARBOR DAY

Judith McKee was present to encourage the commission to proclaim March 29th, 1996, as Arbor Day, and that at 2:00 p.m. on that day the city would plant two trees in the City Park. The Home-School Kids presented to the commission with Arbor Day buttons. The Mayor read and signed the Proclamation declaring March 29th, 1996, as Arbor Day.

UTILITY VEHICLE BID AWARD

BABE HOUSER MOTOR

City Manager Olsen advised the commission that the City rebid the utility vehicles and that we received two (2) bids. Staff recommends the low bid from Babe Houser Motor. The following bids were received:

	Bid Tabulation Utility Department		
	Vehicle 1	Vehicle 2	Vehicle 3
Babe Houser Motor			
Without Trade	\$12,680	\$12,680	\$12,680
With Trade	11,980	10,950	10,950
Bill Summers Ford			
Without Trade	(1) 13,214	(1) 13,214	(1) 13,214
With Trade	(1) 12,514	(1) 11,245	(1) 11,245

(1) This truck exceeds bid requirements by the following:

- Chrome Bumper vs. Black
- Larger tires 225 vs. 205
- Floor consolette vs. none
- Handling package - includes rear stabilizer bar and heavy duty front & rear shocks.

Following discussion, Commissioner Robbins moved to accepted the low bid with trade-in, from Babe Houser Motor, for Vehicle 1, 2, and 3 of \$11,980, \$10,950 and 10,950 respectively. Mayor Bombardier seconded. Motion carried.

UNDERGROUND STORAGE TANK CONSULTING AND TESTING AGREEMENT

ASSOCIATED ENVIRONMENTAL, INC.

City Manager Olsen advised the commission that the this agreement would be for the consulting and testing of the rear parking at the old city hall facility. The cost of the consulting and testing would be \$17,697.46. The City would pay \$3,000.00 from special projects and submit the rest to the Kansas Department of Health and Environment. Following discussion, Commissioner Robbins moved to authorize the City Manager to execute the agreement with Associated Environmental, Inc.. Mayor Bombardier seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 20, 1996 CONT.

HIGHWAY 9 RIGHT-OF-WAY PURCHASE AGREEMENT

RON SOLT

City Manager Olsen advised the commission that Ron Solt has made a request to purchase a portion of right-of-way along west K-9 highway from K.D.O.T. and the City of Concordia. The request is so Solt can expand his business to include equipment and storage rental. The City would receive twenty-five (25) percent of the sale price, from Kansas Department of Transportation. Following discussion, Mayor Bombardier moved to authorize the Mayor and City Clerk to sign any necessary documents. Commissioner Robbins seconded. Motion carried.

LICENSE AGREEMENT FOR STORM DRAINAGE

RICHARD AND SUSAN KUEKER

City Attorney Retter advised the commission that the license agreement for storm drainage with Richard and Susan Kueker will terminate March 20, 1996. The license agreement would be extended for five (5) years, at that time staff will look at again. Following discussion, Commissioner Robbins moved to authorize the Mayor and City Clerk to execute the agreement. Mayor Bombardier seconded. Motion carried.

RESOLUTION NO. 1178

(NUISANCE ABATEMENT JOYCE MOORE-111 W 10TH)

PASSED

City Manager Olsen advised the commission that we had a nuisance at 111 W. 10th. There was no one from that address present. Brenda Sedlacek, Director of Community Development, advised the commission that most of the nuisance was cleaned up, but there was a refrigerator that need the door off or lock up or hauled off. Following discussion, Mayor Bombardier moved, seconded by Commissioner Robbins and duly carried to approve this Resolution No. 1178, determining the existence of certain nuisances as defined by section 15-6 of the code of ordinances, City of Concordia, Kansas and requiring removal or abatement of said nuisance.

MAYOR BOMBARDIER COMMENTS

Mayor Bombardier asked if the heating and cooling system filters had been checked or changed since we moved in? City Manager Olsen said no. Mayor Bombardier asked that that be done every 30 days.

MANAGER'S REPORT

City Manager Olsen reminded the commission of the open house this Sunday from 1:00 p.m. to 5:00 p.m.

COMMISSIONER ROBBINS COMMENTS

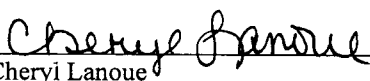
Commissioner Robbins asked about the status of the lights at old City Hall. Judith McKee, Director of Public Grounds, advised the commission that she is taking proposals on removing the lights and rewiring them at new city hall.

Commissioner Robbins asked about the status of the Flood Control Project. Brenda Sedlacek, Director of Community Development, advised the commission that the city was waiting for a permit from Water Resources, to do the channel portion of the project.

PUBLIC COMMENTS

Armand Balthazor asked if the City was going to have to pay for the \$17,000 for testing at the old city hall? Commissioner Robbins explained that the City would only have to pay \$3,000 and the rest would be paid by Kansas Department of Health and Environment.

There being no further business, Mayor Bombardier moved to adjourn the meeting to March 27th, 1996 at 6:30 p.m. at the City Commission Room, in City Hall, Commissioner Robbins seconded. Motion carried.


Cheryl Lanoue
City Clerk

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 27, 1996

The governing body met in adjourned session on March 27, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present.

Other Officers: City Attorney Retter and City Clerk Lanoue.

Visitors: Burl Maley, Armand Balthazor, Connie Powell, Brenda Sedlacek and Kirk Lowell.

PROCLAMATION

I BELIEVE

Mayor Bombardier read and signed a proclamation proclaiming April 1st-7th, 1996 as I Believe week.

CONI'S SLIM & TRIM GYM: DRIVEWAY REQUEST

DISCUSSION

City Attorney Retter advised the commission that Connie Powell was requesting that two (2) parking places be marked as no parking so that an entry way could be established, from the city parking lot. City Attorney Retter advised that staff has denied the request.

Commissioner Hattan asked why this wasn't address in the building permit stage?

Brenda Sedlacek, Director of Community Development, advised the commission that the permit was for remodeling the basement and addition of a garage. The requirements were met for the permit application and that Connie Powell knew at that time that the permit didn't guarantee garage access.

Mayor Bombardier advised Connie Powell that the commission would discussion this with Tom Fisher, Director of Streets, and let her know.

REVOLVING LOAN FUND APPLICATION

DISCUSSION

Kirk Lowell, with Cloud Corp, advised the commission that at this time the revolving loan fund application was ready and that he would be back sometime with the information.

Kirk advised the commission that Bill Fellows, with ABB, had contacted him about a tax abatement on equipment from the ABB plant that was closing in Enterprise. Kirk asked the commission if the City would help develop an application for tax abatements? Commissioner Hattan advised Kirk that it was fine for Cloud Corp and David to develop an application.

CHEMICAL DEPENDENCY FUNDING AGREEMENT

DISCUSSION

Burl Maley, Chief of Police advised the commission that the funding request was the same except that the indigent services and Manna House were increased. Commissioner Robbins wanted to know what the money was spent on in the Police Department? Burl said that he could buy equipment, drug screen test kits, it could go to DARE or for maintenance of equipment.

KPL GAS LINE EASEMENT

APPROVED

City Attorney Retter advised the commission that KPL has relocated the gas line in hopes that the commission will grant permanent easement. Following discussion, Commissioner Hattan moved to authorize the Mayor and City Clerk to sign the easement. Commissioner Robbins seconded. Motion carried.

ORDINANCE NO. 2648 (COURT COST)

PASSED

City Attorney Retter advised the commission that the city has not looked at increasing court cost for ten (10) years and is requesting to increase court cost to \$25.50 and the city would retain \$20.00. Also in the request it would require the Municipal Court Clerk to have a better recordkeeping system.

An Ordinance entitled "AN ORDINANCE REGULATING AND ESTABLISHING THE AMOUNT OF COURT COSTS TO BE PAID FOR THE ADMINISTRATION OF JUSTICE IN THE MUNICIPAL COURT OF THE CITY OF CONCORDIA, KANSAS. PROVIDING DETAILS OF CERTAIN MUNICIPAL COURT CLERK DUTIES WITH RESPECT TO THE SAME; REPEALING EXISTING SECTION 16-10 OF THE CONCORDIA CODE, AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION, TO BE NUMBERED 16-10" was read and considered by the commission. On roll call vote the following commissioners voted "YEA": Robbins, Bombardier and Hattan. "NAY": None. With all the commission-elect having voted in favor thereof, the Ordinance was passed and the City Clerk assigned to it No. 2648.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MARCH 27,96 CONT

PUBLIC COMMENTS

Armand Balthazor ask the commission if now isn't the time to look at a five(5) member commission and a business manager instead of a city manager? Commissioner Robbins said that a five (5) man commission would have to be put up to a draft. Armand felt that it should be put to a vote. Commissioner Hattan said that now is a good time to look at it.

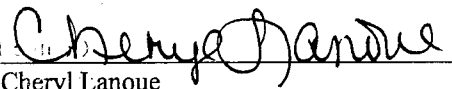
COMMISSION INTO EXECUTIVE SESSION

At this time Mayor Bombardier moved that the commission recess into executive session for thirty (30) minutes to discuss attorney client privileges. Commissioner Robbins seconded. Motion carried. Time: 7:00 p.m.

The commission reconvened at 7:30 p.m.

Mayor Bombardier announced that the Commission had been discussing attorney client privileges and no action had been taken.

There being no further business, a motion was made by Mayor Bombardier and seconded by Commissioner Robbins that the city commission meeting be adjourned.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 3, 1996

The governing body met in regular session on April 3, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Hattan present. Absent: None.

Other Officers: City Manager Olsen, City Attorney Retter and City Clerk Lanoue.

Visitors: Lori Ade, Armand Balthazor, Jim Lowell, Brenda Sedlacek, Bill Goheen, Matt Collins, Cade Everett and Craig Richard.

Mayor Bombardier welcomed Matt Collins, Cade Everett and Craig Richard from the Concordia High School Government class.

Minutes of the March 20th regular meeting and March 27th adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #6

APPROVED

Appropriation Ordinance No. 6 was approved according to law.

1996 CHEMICAL DEPENDENCY FUNDING AGREEMENT

APPROVED

The City of Concordia has available certain funds derived from taxation authorized under K.S.A. 79-41a01, in the budgeted amount of \$8,538.00. In consideration of the receipt of this amount the Community Resource Council agrees to provide programs and services in the nature of the following:

Public Education and Prevention Programs and Agency Professional Workshops, Literature, Films, etc. Community Events.....	\$ 693.00
Public School Districts.....	1,000.00
Concordia Police Department.....	2,050.00
Manna House.....	500.00
City of Concordia (EAP) and other alcohol and drug related education and intervention projects.....	765.00
Agency Counseling & Treatment for the indigent by: Pawnee Mental Health Services, Inc.....	1,765.00
Kerr's Counseling.....	1,765.00
Total.....	\$ 8,538.00

Following discussion, Commissioner Hattan moved to approve the funding agreement for the Cloud County Community Resource Council. Mayor Bombardier seconded. Motion carried.

HOUSING AUTHORITY APPOINTMENTS ARMAND BALTHAZOR, IMA JEAN CHAVEY, CONNIE ANDERSON, CHRIS BLACK, KIM WIESNER

City Manager Olsen advised the Commission that the Housing Authority met March 27, 1996 and proposed an amendment to the by-laws and also discussed the terms. Armand Balthazor, Ima Jean Chavey would serve two (2) year terms and Connie Anderson, Chris Black and Kim Wiesner would serve four (4) year terms. Following discuss, Commissioner Robbins moved to approve the appointments of Armand Balthazor and Ima Jean Chavey with their terms to expire in April 3, 1998 and to appoint Connie Anderson, Chris Black and Kim Wiesner with their terms to expire in April 3, 2000. Mayor Bombardier seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 3, 1996 CONT.

HOUSING AUTHORITY BY-LAWS

APPROVED

City Manager Olsen advised the commission that they need to approve the ratification to the by-laws of the Housing Authority. Mayor Bombardier moved to approve the ratification of the by-laws. Commissioner Robbins seconded. Motion carried.

MANAGER'S REPORT

City Manager Olsen congratulated Commissioner Hattan on his re-election to City Commission.

PUBLIC COMMENTS

Armand Balthazor wanted to know the status of moving the Police Department to City Hall. Commissioner Hattan said that this was part of the restructuring of city departments. Armand said that this is going to cost the city money for dispatchers. Commissioner Hattan advised Armand that the city would have the same number of dispatchers. Armand then asked if the City had considered turning it over to the County? Commissioner Hattan said no.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Robbins moved that the commission recess into executive session for forty-five(45) minutes to discuss attorney client privileges. Mayor Bombardier seconded. Motion carried. Time: 4:15 p.m.

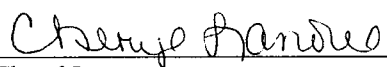
The commission reconvened at 5:00 p.m.

Commissioner Hattan moved to recess for an additional thirty (30) minutes to continue the discussion of attorney client privileges. Mayor Bombardier seconded. Motion carried. Time: 5:00 p.m.

The commission reconvened at 5:25 p.m.

Commissioner Hattan moved to appoint Brenda Sedlacek as Acting City Manager from April 6 through 10, 1996. Commissioner Robbins seconded. Motion carried.

There being no further business, Commissioner Hattan moved to adjourn the meeting to April 10th, 1996 at 6:30 p.m. at the City Commission Room, in City Hall, Commissioner Robbins seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD APRIL 10, 1996

The governing body met in adjourned session on April 10, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Hattan present. Absent: Commissioner Robbins.

Other Officers: City Attorney Retter, Acting City Manager Sedlacek and City Clerk Lanoue.

Visitors: Armand Balthazor, Joe Jindra, Scott Condray, Tom Fisher, Kirk Lowell, Jim Pearson, Larry Brown, Marly Brown, Tom Duis, Ed Hamel and Connie Powell.

CONT'S SLIM & TRIM GYM: DRIVEWAY REQUEST

DISCUSSION

Acting City Manager Sedlacek advised the commission that Connie Powell was here regarding the city giving up one parking space for access to their garage. Commissioner Hattan advised Connie that the Commission had no problem with giving them one stall, but in the future this needs to be addressed in the building permit process. Mayor Bombardier advised Connie that she would have to do the curb cut and the city would paint it, at our convenience.

PHEASANT RIDGE CLAIM

DISCUSSION

Scott Condray, Attorney for Pheasant Ridge, advised the commission that he was going to give them some background on the event that happen February 18, 1996. On the evening of 2-18-96 a water main broke and damaged the Pheasant Ridge building and outside the building. The Brown's insurance company would pay for claims to the building, but the policy excluded sidewalks and retaining walls and the city's insurance has denied the coverage on the sidewalk and retaining wall. The estimates to repair the retaining wall and the sidewalk were \$12,400 - 16,200. Scott Condray said that he felt that the city had a moral obligation to the Brown's and that the Brown's are asking for the city to repair the sidewalk and retaining wall.

City Attorney Retter, advised that commission that the city could have a moral obligation, but if we pay the claim we could be setting precedent. The City could do this as a city project, and assess it to the property owners tax for 15 years, with a low interest rate.

Commissioner Hattan wanted to know what the city's options were? City Attorney Retter advised the commission they could deny the claim, allow the claim or allow the claim in part. Commissioner Hattan advised Scott Condray that City Attorney Retter would be in contact with him.

KIRK LOWELL - REVOLVING LOAN FUND APPLICATION

DISCUSSION

Kirk Lowell, Cloudcorp, advised the commission that the Cloudcorp Finance Committee approved a City of Concordia Revolving Loan Fund of \$23,575 to Paul Rimovsky, President of Tom's Music House, Inc. of Concordia. The funds are to be used to pay suppliers for prior inventory purchases. It is recommended that the Concordia Revolving Loan Fund have a five (5) year term, 3% fixed interest rate, with monthly principal and interest payments beginning May 15, 1996. The project retains 5.5 full-time equivalent jobs. The project cost per job retained is \$6,735. There are not sufficient funds available in the pool to close on this loan until December 31, 1996. However, The Citizens National Bank has agreed to provide an interim loan of \$23,575, contingent on receiving a written Concordia Revolving Loan Fund take-out letter from the City of Concordia in the amount of \$23,575.

PUBLIC COMMENTS

Armand Balthazor wanted to know why the city was separating the law enforcement, from the County. Commissioner Hattan advised that moving the law enforcement to city hall would serve the city operations better. Armand said that the taxpayers would end up paying for it at the end, if the county doesn't go along with the city. Armand said we need to start cutting taxes or we are going to bury ourselves.

Ed Hamel asked if the expenditures for the law enforcement operations were \$480,000? Commissioner Hattan said roughly. Tom Hamel said that was alot of money and we need to cut down.

Hamel also asked if the city is going to have to move the water and sewer lines for the Highway 81 project? Commissioner Hattan advised yes to the east and the engineer's estimate was around \$600,000.00. Hamel asked if that is going to have to be a bond. Commissioner Hattan advised it depends on the timing of the State.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD APRIL 10, 1996 CONT
COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for forty-five (45) minutes to discuss attorney client privileges. Mayor Bombardier seconded. Motion carried. Time: 7:30 p.m.

The commission reconvened at 8:10 p.m.

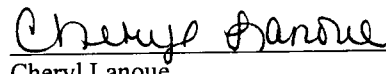
Commissioner Hattan moved to recess for an additional twenty (20) minutes to continue attorney client privileges discussion. Mayor Bombardier seconded. Motion carried.

The commission reconvened at 8:30 p.m.

Commissioner Hattan moved to appoint Brenda Sedlacek as Acting City Manager until April 17, 1996. Mayor Bombardier seconded. Motion carried.

Commissioner Hattan moved to instruct the City Manager to draw up a contract for Jim Pearson to be Assistant City Manager for thirty (30) days, to handle personnel matters and other duties assigned by the Commission and City Manager, with the compensation being \$50.00 per hour plus out of pocket expenses. Mayor Bombardier seconded. Motion carried.

There being no further business, a motion was made by Mayor Bombardier and seconded by Commissioner Hattan that the city commission meeting be adjourned.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 17, 1996

The governing body met in regular session on April 17, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Mayor Bombardier presided with Commissioner Hattan present.
Absent: Commissioner Robbins.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

Visitors: Lori Ade, Brad Lowell, Bill Goheen, Sharon Jensen, Debi Peters and Kirk Lowell.

Minutes of the April 3rd regular meeting and April 10th adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #7

APPROVED

Appropriation Ordinance No. 7 was approved according to law.

ELECTION RESULTS

PLACED ON FILE

Mayor Bombardier presented the report from the Cloud County Clerk and Election Officer, Betty Musick certifying the results of the City Election for the City of Concordia held on April 2, 1996, to be as follows:

FOR CITY COMMISSIONER

Gregory L. Hattan	279
Verna Ferguson	3
Armand Balthazor	3
Armond Naillieux	1
Doyle Turner	1
Paul Valcoure	1
Rodney Howard	1

Following the reading of the election results from the County Clerk, Mayor Bombardier declared Gregory L. Hattan to the Office of City Commissioner for a Three (3) year term.

OATH OF OFFICE

City Ordinance prescribes that elected officials take the Oath of Office before entering into the duties of their office. City Clerk Lanoue administered the Oath of Office to Commissioner Gregory L. Hattan for a three year term.

APPOINTMENT TO LIBRARY BOARD

NANCY DEARMOND

The Library submitted the name of Nancy DeArmond to a four (4) year appointment to the Library Board. Commissioner Hattan moved to approve the appointment. Mayor Bombardier seconded. Motion carried.

FIRST QUARTER INVESTMENT REPORT

ORDERED PLACED ON FILE

Acting City Manager Sedlacek presented the first quarter investment report for 1996 per Ordinance No. 1860. Total interest received for the first quarter of 1996 was \$11,171.11 compared to \$30,358.05 for 1995. Following discussion, Commissioner Hattan moved to place on file the first quarter investment report. Mayor Bombardier seconded. Motion carried.

RESOLUTION NO. 1179

PASSED

Acting City Manager Sedlacek presented Resolution No. 1179 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.

Commissioner Hattan moved to pass the resolution waiving GAAP(Generally Accepted Accounting Principles). Mayor Bombardier seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 17, 1996 CONT.

CLOUD COUNTY RURAL WATER DISTRICT EASEMENT

APPROVED

Acting City Manager Sedlacek advised the commission that the easement request was from the Cloud County Rural Water District requesting easement at the airport. Following discussion, Commissioner Hattan moved to approve the easement to Cloud County Rural Water District. Mayor Bombardier seconded. Motion carried.

REVOLVING LOAN FUND APPLICATION

TOM'S MUSIC HOUSE

Acting City Manager Sedlacek advised the commission that Kirk Lowell, with Cloudcorp, was at the last study session to advise the commission on the revolving loan fund for Tom's Music House of \$23575.00. Following discussion, Commissioner Hattan moved to authorize the Mayor and City Clerk to sign and documents necessary on the revolving loan fund, for Tom's Music House. Mayor Bombardier seconded. Motion carried.

PUBLIC COMMENTS

Sharon Jensen wanted to thank the City for the new sewer line on 2nd street. She wanted to advise the commission that the clean up job was poor. Bill Goheen, Director of Utilities, advised Ms. Jensen that Nowak Construction is responsible for the clean up for one (1) year and their contract person for clean up was Vernon Hughes and that he would notify Mr. Hughes of this matter.

Kirk Lowell, Cloudcorp, wanted to thank the commission for their support on the revolving loan fund for Tom's Music House.

COMMISSION INTO EXECUTIVE SESSION

At this time Mayor Bombardier moved that the commission recess into executive session for thirty (30) minutes to discuss attorney client privileges. Commissioner Hattan seconded. Motion carried.
Time: 4:15 p.m.

The commission reconvened at 4:45 p.m.

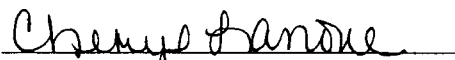
Mayor Bombardier moved to recess for an additional fifteen (15) minutes to continue the discussion of attorney client privileges. Commissioner Hattan seconded. Motion carried.
Time: 4:45p.m.

Commissioner Hattan moved to recess for an additional fifteen (15) minutes to discuss non-elective personnel. Mayor Bombardier seconded. Motion carried.
Time: 5:00p.m.

The commission reconvened at 5:00 p.m.

Commissioner Hattan moved to appoint Brenda Sedlacek as Acting City Manager until the position is filled and to authorize Mayor Bombardier to sign an employment agreement, when one has been drafted. Mayor Bombardier seconded. Motion carried.

There being no further business, Commissioner Hattan moved to adjourn the meeting to April 24, 1996 at 6:30 p.m. at the City Commission Room, in City Hall, Mayor Bombardier seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD APRIL 24, 1996

The governing body met in adjourned session on April 24, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Bombardier presided with Commissioner Hattan present. Absent: Commissioner Robbins.

Other Officers: City Attorney Retter, Acting City Manager Sedlacek and City Clerk Lanoue.

Visitors: Armand Balthazor, Jared Wisdom, Jessica Wisdom, Dustin Breault, Tony Vignery, Dale Swenson and Kirk Lowell.

PROCLAMATION

NATIONAL VOLUNTEERS WEEK

Mayor Bombardier read and signed a proclamation proclaiming April 21st-27th, 1996 as National Volunteers Week.

GRACE FINLEY MILLIRONS REVOCABLE TRUST

DISCUSSION

Acting City Manager Sedlacek advised the commission that Grace Finley has left \$5,000 for improvements on the Veteran's Plot and \$5,000 for a fence on the south end of Pleasant Hill Cemetery and if the commission didn't have any questions that it would be on next week's meeting agenda for acceptance.

CLOUDCORP ANNUAL PRESENTATION

DISCUSSION

Kirk Lowell, with Cloudcorp, gave an update on projects which they were working on.

- KICIN was installed at the Chamber today.
- Constructive Playthings - two(2) businesses show interest.
- EDA - your staff has done a wonderful job in this area.
- NCK Demonstration Grant - hope to close this week.
- CCCC - Trying to get an unemployment center going in the College.
- Corn Processing - still working on.
- Concordia Revolving Loan Fund - Working on getting all the monies loaned out.
- 81 Highway - Businesses have been calling about property along 81 highway.
- 13th street - looking at utilities and widening the street.
- 11th street - look at widening, if we can get some grant money to help us.
- Community Profile - Southwestern Bell Foundation for a private grant of \$10,000.00 to get information put on a disc.
- Enterprise Zone for county - Local, State and Federal Network.

Kirk wanted to thank the commission on their support on the above projects.

PUBLIC COMMENTS

Armand Balthazor asked why the doors at old City Hall were being bricked up? Mayor Bombardier advised that KDOT wanted the doors closed so that there wasn't access to the highway and that KDOT was paying for it.

Armand wanted to know if the commission had approached the hospital on the ambulance service? Commissioner Hattan said that that was still an option.

Armand asked why the city gave Budreau Muffler a salvage license? Acting City Manager Sedlacek advised Armand that Budreau Muffler was given a permit to continue the use of the property as he currently was and if at any time the City felt like he was operating a salvage yard, all the city would have to do is call the State and his license would be revoked.

Armand asked about Jim Pearson and Commissioner Hattan advised that his contract was for 30 days, but he would not be here for the whole period of time and that he was taking care of some personnel matters that the last City Manager didn't take care.

Armand questioned as to why we were paying \$87 for a bob cat manual. Mayor Bombardier explained to Armand that the equipment comes with a owners manual, but not a manual to work on the equipment. Commissioner Hattan advised Armand that we would check into it and let him know next week.

Armand wanted the commission to know that Kirk Lowell gave a good presentation, but is the city going to give him \$15,000 again this year? Commissioner Hattan advised Armand that Acting City Manager Sedlacek would get him a packet of what Kirk did over the last year for him.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD APRIL 24, 1996 CON'T

Dale Swenson, Secretary of Clouddcorp and a private donator advised the commission that he thought Kirk was doing a fine job and that we need to pay a person, to be our leader.

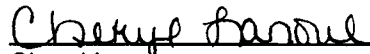
COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for twenty (20) minutes to discuss attorney client privileges. Mayor Bombardier seconded. Motion carried. Time: 7:10 p.m.

The commission reconvened at 7:30 p.m.

Mayor Bombardier announced that the Commission had been discussing attorney client privileges and no action had been taken.

There being no further business a motion was made by Commissioner Hattan and seconded by Mayor Bombardier that the city commission meeting be adjourned.



Cheryl Lanoue
City Clerk

(Seal)

FILED
APR 25 1996
CITY CLERK

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 1, 1996

The governing body met in regular session on May 1, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Mayor Bombardier presided with Commissioner Robbins and Commissioner Hattan present.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and Deputy City Clerk Deneault.

Visitors: Lori Ade, Burl Maley, Matt Moore, Armand Balthazor, Christopher Newcomb, Robert Mills, Nancy Champlin, James White, Wanda Davenport, Annamary Naylor, Kirk Lowell, Janice Hattan, Kathryn Carter, Jack Graves, Jr., Lacy Jensen, Melissa Timmons, Heather Hodgins, Beth Parker, Jan Draiger, Andy Roemer, Gabe Hughes, Tasha Hansen, Shawna Newton and Mrs. Kimberly Ayres.

Minutes of the April 17th regular meeting and April 24, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #8

APPROVED

Appropriation Ordinance No. 8 was approved according to law.

ANNUAL COMMISSION REORGANIZATION

City ordinance requires the commission to annually appoint one of its members as its chairman to serve as Mayor and preside at Commission meetings and perform as official head of the city on formal occasions. Mayor Bombardier moved that Commissioner Robbins be appointed to serve as mayor for the ensuing year. Commissioner Hattan seconded. Motion carried.

PROCLAMATION

MENTAL HEALTH MONTH

Nancy Champlin was present to request that the month of May be designated as Mental Health Month. Mayor Robbins read the proclamation which calls upon all citizens, government agencies, organizations and businesses to recognize that mental health is everybody's business and to recommit the original vision for the community mental health care through education prevention, affordable treatment, acceptance, and understanding. The commission proclaimed the Month of May Mental Health Month.

PROCLAMATION

NATIONAL MUSIC WEEK

Wanda Davenport and Annamary Naylor were present to request that the week of May 5-12, 1996 be designated National Music Week. This proclamation asks that all citizens of this community observe and take part in activities, recognizing the importance of music, musicians, and musical organizations to the cultural life of our City, State, Nation and World. Mayor Robbins signed the proclamation designating May 5 thru 12, National Music Week.

PROCLAMATION

LOYALTY DAY

The VFW and its Ladies Auxiliary submitted to the commission a proclamation designating May 1st, 1996 as Loyalty Day. This proclamation calls upon the citizens of the United States to observe this day by showing acts of patriotism and loyalty. Mayor Robbins, speaking for the commission, signed this proclamation designating May 1st as Loyalty Day.

PROCLAMATION

CLOUD COUNTY KIDS AGAINST TOBACCO

Mayor Robbins, representing the commission, proclaimed that the Week of May 6-17, 1996 be designated as Cloud County Kids Against Tobacco Week. Kathryn Carter and Kimberly Ayers along with students from the 7th grade were present to support this proclamation which informs the citizens of the ongoing problems with tobacco products and that kids have the right to live in a tobacco free environment.

CLOUDCORP ANNUAL FUNDING AGREEMENT

APPROVED

In 1995 the City of Concordia entered into an agreement with CloudCorp to provide funding in the amount of \$15,000.00. Kirk Lowell, Executive Director of CloudCorp, was present to discuss the 1996 CloudCorp funding agreement. The 1996 agreement included two changes made to the 1995 agreement. One of the changes states that CloudCorp will provide an annual report to the City to be reviewed by the governing body. The second change requests that the City approve funding for the next calendar year at the annual budget hearing. Funds would be tendered at the beginning of CloudCorp's calendar year. Commissioner Hattan requested that the commission receive a quarterly report to monitor their progress. Kirk stated that CloudCorp would provide those reports and that he would be available on a quarterly basis to answer any questions the commission might have. Commissioner Bombardier motioned to approve the agreement with CloudCorp. Commissioner Hattan seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 1, 1996 CON'T

LEC AGREEMENT

David Retter presented to the commission the new Interlocal LEC Agreement with Cloud County. David explained to the commissioners the new provisions that were written into the agreement. No action was taken on this agreement.

GRACE FINLEY MILLIRONS REVOCABLE TRUST

APPROVED

The Grace Finley Millirons Revocable Trust has submitted for approval the distribution of \$10,000.00 to the City. \$5,000.00 is to be used to improve the Veterans plot at the cemetery and the other \$5,000 to be used to construct a fence on the south side of the cemetery. Mayor Robbins moved to approve the receipt for distribution of the trust funds. Commissioner Hattan seconded. Motion carried.

PUBLIC COMMENTS

Armand Balthazor ask why it took so long for the fire department sexual harassment suit to be handled. David Retter attorney for the city stated that the city should not be discussing any of the details of the lawsuit because it could interfere with attorney-client privileges. Armand said, "Just for the record I want to say it was very poorly handled".

There being no further business, Mayor Robbins moved to adjourn the meeting to May 8, 1996 at 7:30 p.m. at the City Commission room in City Hall. Commissioner Hattan seconded. Motion carried.



Phil Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MAY 8, 1996

The governing body met in adjourned session on May 8, 1996 at 7:30 p.m. in the City Commission room in the City Hall. Mayor Robbins presided with Commissioner Hattan and Bombardier present. Absent: None.

Other Officers: City Attorney Retter and City Clerk Lanoue.

Visitors: Armand Balthazor, Joe Jindra, Jed Morgan, Burl Maley, Walt Huber, Tom Fisher, Barbara M. Brown, Kimberly Ayres, Bill Summers and Michael Steele.

BID AWARD - TWO TON TRUCK FOR PUBLIC WORKS

BABE HOUSER MOTOR CO., INC.

City Attorney Retter advised the commission that Tom Fisher, Director of Public Works, and Bill Summers were here to address the commission.

Tom Fisher advised the commission that the city had received two (2) bids for a two(2) ton truck cab and chassis to replace a 1985 ford truck. Bids were received from the two local companies as follows:

	<u>ALTERNATE 1</u>	<u>ALTERNATE 2</u>
Babe Houser Motor Co., Inc.	\$21,293.00	\$25,293.00
Bill Summers Ford	\$23,490.00	\$24,490.00

Tom Fisher recommended alternate 1 of \$21,293.00, with trade-in, from Babe Houser Motor Co., Inc.

Bill Summers advised the commission that he had one (1) issue with this, that Babe Houser was purchasing the truck from Belleville and the warranty work would be done at Belleville.

Commissioner Hattan asked Tom Fisher what the city did on service work.

Tom advised the commission that the service work is done within the city and that the warranty work would be done in Concordia.

Following discussion, Commissioner Bombardier moved to accept the alternate 1 bid from Babe Houser Motor Co., Inc. in the amount of \$21,293.00. Commissioner Hattan seconded. Motion carried.

LEC AGREEMENT UPDATE

DISCUSSION

City Attorney advised the commission that he has given the County Attorney a copy of the LEC Agreement. The County Attorney requested a public meeting with the city commissioners and the county commissioners to discuss the LEC Agreement. City Attorney Retter advised the County Attorney, that he would advise the commission of this. City Attorney wanted to know if the commission wanted to schedule a public meeting or if they wanted the attorneys to negotiate.

The commission agreed that the attorneys should negotiate the LEC agreement.

CLOUD COUNTY KIDS AGAINST TOBACCO

DISCUSSION

City Attorney advised the commission that Barbara Brown was here to discuss the Cloud County Kids Against Tobacco.

Barbara Brown thanked the commission for approving and signing the proclamation.

Kimberly Ayres advised the commission that they had gone to several businesses to have them display the proclamation. Jed Morgan read the various businesses that they went to.

PUBLIC COMMENTS

Armand Balthazor asked about the Law Enforcement Center moving over to City Hall and why move the Law Enforcement Center if it is going to cost the taxpayers more money?

Commissioner Hattan advised Armand that the city was restructuring some departments and the Law Enforcement Center would serve the city better at city hall.

Armand then asked if he was to get a petition signed for a five (5) man commission would the commission accept it?

Mayor Robbins felt that in order to get five (5) men, they would have to be drafted.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD MAY 8, 1996 CONT.

Commissioner Hattan said that he doesn't support it.

Mayor Robbins advised Armand to get the petition and it would be considered.

Mayor Robbins welcomed Dawn Havel, from the Concordia High School Government Class to the City Commission meeting.

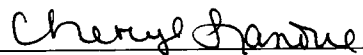
COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for thirty (30) minutes to discuss attorney client privileges. Commissioner Bombardier seconded. Motion carried. Time: 8:15 p.m.

The commission reconvened at 8:45 p.m.

Mayor Robbins announced the Commission had been discussing attorney client privileges and no action had been taken.

There being no further business a motion was made by Commissioner Bombardier and seconded by Commissioner Hattan that the City commission meeting be adjourned.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 15, 1996

The governing body met in regular session on May 15, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Mayor Robbins presided with Commissioner Hattan and Bombardier present. Absent: None.

Other Officers: City Attorney Retter and Deputy City Clerk Deneault.

Visitors: Armand Balthazor, Lori Ada, Tom Fisher, Burl Maley, Fedora M. Nobert, Eric Deneault, Bill Goheen, Damian Nobert, Brad Lowell and Kirk Lowell.

Minutes of the May 1st regular meeting and May 8th, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #9

APPROVED

Appropriation Ordinance No. 9 was approved according to law.

PROCLAMATION

NATIONAL EMS WEEK

Mayor Robbins read the proclamation for National Emergency Medical Services Week and declared the week of May 20th - 24th, 1996 to be the official National EMS Week. The Mayor signed the proclamation.

PROCLAMATION

BUDDY POPPY WEEK

Damian and Fedora Nobert were present to request the week of May 15th - 22nd be designated as Buddy Poppy Week. Mayor Robbins read the proclamation which urge all patriotic citizens to wear a Buddy Poppy as mute evidence of their gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens.

CHANGING SEASONS AGREEMENT

APPROVED

City Attorney Retter advised the commission that Changing Seasons is requesting permission to add one building structure to the existing sewer line and that the original contract with D.L. Matthew dated July 17, 1957 allow the extension of service, by approval of the commission. Commissioner Hattan wanted to know what our current policy was. Bill Goheen, Director of Utilities, advised that current policy is if someone wants water and sewer, they must be annexed. Following discussion, Commissioner Bombardier moved to approved the agreement with Changing Seasons. Mayor Robbins seconded. Motion carried.

PUBLIC COMMENTS

Armand Balthazor has talked to several people and he hasn't found one person that understands why the city is pulling out of the LEC Contract and if the city does pull out, the city needs to explain it to the public.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for twenty (20) minutes to discuss attorney client privileges. Mayor Robbins seconded. Motion carried. Time: 4:40 p.m.

The commission reconvened at 4:55 p.m.

Mayor Robbins announced that the Commission had been discussing attorney client privileges and no action had been taken.

Commissioner Hattan moved to recess for an additional ten (10) minutes to discuss non-elected personnel. Commissioner Bombardier seconded. Motion carried. Time: 4:55 p.m.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 15, 1996 CON'T

The commission reconvened at 5:05 p.m.

Mayor Robbins announced that the Commission had been discussing non-elected personnel and no action had been taken.

COMMISSION TOUR OF LAW ENFORCEMENT CENTER

At this time the Commissioner Bombardier moved to adjourn to the Law Enforcement Center. Mayor Robbins seconded. Motion carried.



Phil Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 5, 1996

The governing body met in regular session on June 5, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Bombardier presided with Commissioner Hattan present. Absent: Commissioner Robbins.

Other Officers: City Attorney Retter, Acting City Manager Brenda Sedlacek and City Clerk Lanoue.

Visitors: Armand Balthazor, Lori Ade, Mary Kuhn and Larry Blochlinger.

Minutes of the May 15th regular meeting were approved as written.

APPROPRIATION ORDINANCE #10

APPROVED

Appropriation Ordinance No. 10 was approved according to law.

AIRPORT HANGAR LEASE AGREEMENT

CLOUD FLYERS

Acting City Manager Sedlacek advised the commission that staff recommends that the hangar lease be approved for lease of T-Hangar #5 to Cloud Flyers. Following discussion, Commissioner Hattan moved to authorize the mayor and city clerk to sign the hangar lease with Cloud Flyers. Commissioner Bombardier seconded. Motion carried.

RESOLUTION NO. 1180 (KPERS DESIGNATED AGENT)

CHERYL LANOUE

Acting City Manager Sedlacek presented a resolution to the Commission requesting that a new Designated Agent be appointed. Following discussion, Commissioner Hattan moved to appoint City Clerk Cheryl Lanoue as the Designated Agent for the KPERS retirement system. Commissioner Bombardier seconded. Motion carried. The City Clerk assigned to it No. 1180.

RESOLUTION NO. 1181 (KP&F DESIGNATED AGENT)

CHERYL LANOUE

Acting City Manager Sedlacek presented a resolution to the Commission requesting that a new Designated Agent be appointed. Following discussion, Commissioner Bombardier moved to appoint City Clerk Cheryl Lanoue as the Designated Agent for the KP&F retirement system. Commissioner Hattan seconded. Motion carried. The City Clerk assigned to it No. 1181.

PUBLIC COMMENTS

Armand Balthazor advised the Commission that the City started with two (2) cellular phones and now we have five (5) and also he feels that the city should invest in a computer with the internet and not have all the subscription and membership dues.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved that the commission recess into executive session for five (5) minutes to discuss attorney client privileges. Commissioner Bombardier seconded. Motion carried. Time: 4:15 p.m.

The commission reconvened at 4:20 p.m.

Commissioner Bombardier announced that the Commission had been discussing attorney client privileges and no action had been taken.

Commissioner Hattan announced that the Commission had instructed the City Attorney to negotiate with the County and that the Law Enforcement Center would be relocated by the end of the year.

Commissioner Hattan moved to recess into executive session for twenty (20) minutes to discuss non-elected personnel. Commissioner Bombardier seconded. Motion carried. Time: 4:25 p.m.

The commission reconvened at 4:45 p.m.

Commissioner Bombardier announced that the commission had been discussing non-elected personnel and no action had been taken.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 5, 1996 CONT'D

There being no further business, Commissioner Hattan moved to adjourn the meeting to June 12th, 1996 at 6:30 p.m. at the City Commission Room in the City Hall. Commissioner Bombardier seconded. Motion carried.

Cheryl Laroue
Cheryl Laroue
City Clerk

(Seal)

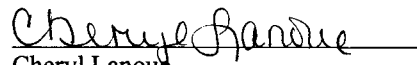
MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JUNE 12, 1996

The governing body met in adjourned session on June 12, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Mayor Robbins presided with Commissioner Bombardier present. Absent: Commissioner Hattan.

Other Officers: City Attorney Retter, Acting City Manager Brenda Sedlacek and City Clerk Lanoue.

Visitors: Armand Balthazor, Robert Burns, Burl Maley and Kirk S. Lowell.

There being no business, a motion was made by Commissioner Bombardier and seconded by Mayor Robbins that the city commission meeting be adjourned to a study session.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 19, 1996

The governing body met in regular session on June 19, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Hattan and Bombardier present. Absent: None.

Other Officers: City Attorney Retter, Acting City Manager Brenda Sedlacek and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Toby Duis, Elmer Duis, Bob Burns, Lori Ade, Mary Kuhn, Ken Campbell, Armand Baithazor, Bill Goheen, Joe Goedert, Larry Blochlinger, Ivadell Christian, Marie Dale, Kirk Lowell, Art Slaughter, Beth Carlgren, John Rook, Wayne Switzer, Scott Condray, Marlys Brown, Larry Brown and Connie Anderson.

Minutes of the June 5th regular and June 12th adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #11

APPROVED

Appropriation Ordinance No. 11 was approved according to law.

APPOINTMENTS TO AIRPORT ADVISORY BOARD TERRY LAMBERT AND VAN MORISSETTE

Commissioner Hattan moved to appoint Terry Lambert and Van Morrisette for four year terms, expiring July, 2000. Commissioner Bombardier seconded. Motion carried.

PUBLIC HEARING - CDBG SANITARY SEWER REPLACEMENT

HELD

At this time Mayor Robbins announced a public hearing to invite persons from the community to comment on the project.

No one was present for the hearing.

Commissioner Hattan moved to close the public hearing. Commissioner Bombardier seconded. Motion carried.

STATEMENT OF FINAL COST, GRANT ASSESSMENT ROLL CERTIFICATION & WAIVER OF ASSESSMENT PROCEEDING ON NINTH STREET

APPROVED

Thereupon, and among other business, there were presented certain documents relating to the following described improvements heretofore authorize by the City Commission:

Phase I: Grading, surfacing and drainage of Ninth Street between Niagara Street and Cloud Street, extending east and including a portion of Lyle Walker Drive, off-street parking adjoining, and sidewalk and storm water drainage improvements associated with said street improvements, all in the City of Concordia, Cloud County, Kansas (the "Phase I Improvements") (Resolution No. 1164).

The documents presented are as follows:

- Exhibit A* - Statement of Final Cost
- Exhibit B* - Assessment Roll Certification
- Exhibit C* - Waiver of Assessment Proceedings

After full consideration thereof, Commissioner Hattan moved to take the following action:

1. Approve each of said documents;
2. File each of said documents of record in the office of the City Clerk and make the same available for public inspection.

The motion was seconded by Commissioner Bombardier, and approved by the following roll call vote:

Yes: Mayor Robbins, Commissioner Hattan and Commissioner Bombardier.

No: None.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 19, 1996 CON'T

ORDINANCE NO. 2649 (COST OF ASSESSMENT TO USD FOR 9TH ST.)

APPROVED

Thereupon, an Ordinance was presented entitled:

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF CONCORDIA, KANSAS AS HERE TO FIRE AUTHORIZED BY RESOLUTION NO. 1164 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

The Ordinance was considered and discussed; and on motion of Commissioner Bombardier seconded by Commissioner Hattan the Ordinance as a whole was passed by the following roll call vote:

Yes: Mayor Robbins, Commissioner Hattan and Commissioner Bombardier.

No: None.

Thereupon, a majority of the members of the City Commission having voted in favor of the adoption of the Ordinance, it was given No. 2649, was approved and signed by the Mayor and attested by the City Clerk; and the City Clerk was ordered to cause the Ordinance to be published one time in the official City newspaper as required by law, and to cause to be mailed a Notice of Assessment to each and all of the known property owners affected thereby on the same date that the Ordinance is published.

RESOLUTION NO. 1182

NUISANCE ABATEMENT

Mayor Robbins stated that at this time a hearing before the Governing Body was convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisance exist at the following location:

1. 316 W 17th - Resolution No. 1182 (Frank Standley)

Acting City Manager Sedlacek advised the Commission that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

Resolution No. 1182 Commissioner Bombardier moved and seconded by Mayor Robbins to approve Resolution No. 1182 with no additional time.

PHEASANT RIDGE CLAIM

DISCUSSION

Acting City Manager Sedlacek updated the Commission of the 6th & Broadway incident and that she had contacted Belleville, Salina, Manhattan, Pratt and Iola regarding what their City would do. Each of the Cities contacted said that if their insurance company denied the claim, they denied payment.

Bill Goheen, Director of Utilities, updated the commission on the time that the crew responded and how long it took to fix the water leak.

David Retter, City Attorney, advised the commission on the insurance coverage that the City has and the process that a claim goes through. City Attorney Retter also advised that on April 17, 1996 the commission offered to pay \$4,000 of approximately a \$12,000 project at that time and to assess the property for approximately \$8,000 at around 6% interest rate for fifteen (15) years.

Larry Blochlinger from the Chamber of Commerce, addressed the commission and said that the Chamber Board felt that the City should pay for the damages and we should take care of our businesses. They also felt it was a problem for the business community, but also the community as a whole.

Larry Brown advised the commission that he had a petition and it was signed by nearly four (400) hundred people.

The Chamber Board members all felt that there should be long range planning for the future and funds set aside for these kinds of accidents.

MINUTES OF THE REGULAR CITY COMMISSION HELD JUNE 19, 1996 CON'T

PUBLIC COMMENTS

Armand Balthazor advised the commission that the Cop Grant stipulated that an officer should be visible and on foot in the business and residential areas. Larry Blochlinger advised that within the last year the downtown area has seen more officers.

Acting City Manager Sedlacek advised the commission that there would not be a study session next week, June 26, 1996. The commission would be interviewing applicants for the City Manager position on Thursday, June 20, 1996, at 6:30 p.m. at the Country Club, Monday June 24, 1996, at 6:30 p.m. at the Moose Lodge and Wednesday June 26, 1996, at 6:30 p.m. at the Country Club.

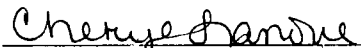
COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Bombardier moved that the commission recess into executive session for twenty (20) minutes to discuss attorney client privileges. Commissioner Hattan seconded. Motion carried. Time: 5:55 P.M.

The Commission reconvened at 6:15 P.M.

Mayor Robbins announced that the Commission had been discussing attorney client privileges and no action had been taken.

There being no further business a motion was made by Commissioner Hattan and seconded by Mayor Robbins that the city commission meeting be adjourned.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 3, 1996

The governing body met in regular session on July 3, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier present. Absent: Commissioner Hattan.

Other Officers: Acting City Manager Sedlacek and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Mary Kuhn, Ken Campbell, Kirk Lowell, Larry Blochlinger, Toby Duis, Beth Carlgren, Marlys Brown, Larry Brown, Elmer Duis and Armand Balthazor.

Minutes of the June 19th regular meeting were approved as written.

APPROPRIATION ORDINANCE #12

APPROVED

Appropriation Ordinance No. 12 was approved according to law.

RESOLUTION NO. 1183

NUISANCE ABATEMENT

Mayor Robbins stated that at this time a hearing before the Governing Body was convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisance exist at the following location:

1. 435 W 10th - Resolution No. 1183 (Richard Everett)

Acting City Manager Sedlacek advised the Commission that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

No one was present to represent the property owner.

Mayor Robbins moved and seconded by Commissioner Bombardier to approve Resolution No. 1183 with no additional time.

PUBLIC COMMENTS

Larry Blochlinger asked if the commission had made a decision on the payment of 6th & Broadway (Pheasant Ridge)? Larry also stated that volunteers were cleaning up and that they had received donations of either money or equipment. Mayor Robbins advised Larry that the commission had not made a decision.

Armand Balthazor asked about the Law Enforcement move. Armand said that he thought that this was the wrong thing to do and that the County should run the Law Enforcement Center. Armand also felt that the city and county should work together.

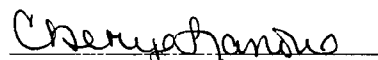
Armand wanted to know how the decisions were unanimous and why there was no discuss on the topic. For example the plans of where to relocate the Law Enforcement Center.

City Attorney advised Armand that the City Manager and City Attorney talked to all three (3) of the commissioners and that the conversion would include the thoughts of the other commissioners.

Kirk Lowell, with Cloudcorp, advised the commission that the EDA Flood Project was moving along and that John Cyr had done a good job.

Acting City Manager Sedlacek advised the commission that due to extreme heat conditions the Public Ground, Public Works and Utilities Department would be working 6:30 a.m. to 3:00 or 4:30 p.m., depending on the departments scheduling.

There being no further business a motion was made by Mayor Robbins and seconded by Commissioner Bombardier that the city commission meeting be adjourned.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 17, 1996

The governing body met in regular session on July 17, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Mary Kuhn, Ken Campbell, Kirk Lowell, Larry Blochlinger, Marlys Brown, Larry Brown, Ken Harrington, Burl Maley, Ed Hamel, Marie Dale, Vince Crough, Connie Anderson, Matt Edwards and Armand Balthazor.

Minutes of the July 3rd regular meeting were approved as written.

APPROPRIATION ORDINANCE #13

APPROVED

Appropriation Ordinance No. 13 was approved according to law.

SECOND QUARTER INVESTMENT REPORT

ORDERED PLACED ON FILE

Acting City Manager Sedlacek presented the second quarter investment report for 1996 per Ordinance No. 1860. Total interest received for the second quarter of 1996 was \$14637.86 compared to \$21873.80 for 1995. Following discussion, Commission Bombardier moved to place on file the second quarter investment report. Mayor Robbins seconded. Motion carried.

OLD CITY HALL LEASE AGREEMENT

NUTTER MORTGAGE

Acting City Manager Sedlacek advised the commission that Nutter Mortuary wanted to lease garage space. The cost would be \$85.00 for the space and a portion of the utilities. Following discussion, Commissioner Bombardier authorize the Mayor and City Clerk to sign the agreement with Nutter Mortuary. Commissioner Hattan seconded. Motion carried.

PHEASANT RIDGE

TABLED

Acting City Manager Sedlacek advised the commission that there was a revised engineer estimate for the corner of 6th & Broadway, number 2B and dated 7-17-96, for \$4709.10. Mayor Robbins asked if there was any comments. Larry Blochlinger addressed the commission and said that he felt that the commission should pay for the rest of the project. Commissioner Hattan reviewed what happen and what the city had done for the people in the commission room. Commissioner Hattan advised that if there would be volunteers to do the rest of the work including the corner and Mr. Campbell would inspect the project the city would give \$4,709.10 to the project, which is the engineers estimate number 2B. Commissioner Hattan said that the city would wait to hear from the Browns or one of there representatives. Following discussion, Commissioner Hattan moved to table the Pheasant Ridge damage claim until we hear back from the Browns or one of their representatives. Mayor Robbins seconded. Motion carried.

LAW ENFORCEMENT CENTER

DISCUSSION

City Attorney Retter wanted to address some of the questions about the Law Enforcement Center moving to City Hall. On July 8, 1996 Commissioner Bombardier and Retter went to a County Commission meeting the County Commissioners had some questions and after the questions where answered they stated they had no problem signing the contract. Chief of Police Maley answered the questions in a letter dated July 15, 1996 and the County Commissioners probably had not received it yet. The questions and answers are as follows:

"1. I have conferred with Gail Engle regarding the compatibility of television transmission equipment. He has confirmed that television signals can be transmitted from the County Jail to monitors at the new site by coaxial cable. Some equipment will be needed to modulate the signal. Commissioner Hattan also expressed that there would be cameras at the dispatcher location and also at the County site.

2. Maintenance costs for the Intoxilyzer 500 consist of an average of six (6) hours a month of Major Steve Horkmans time (not including court testimony), and expenditures of approximately five-hundred (\$500) per year to purchase sterile mouth pieces and data cards. The machine has been relatively maintenance free since it was put into service in 1993, so long term repair costs are difficult to estimate.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 17, 1996 CON'T

4. Backup communications at the new site will consist of existing backup equipment currently located in the basement (EOC) of the LEC. An uninterrupted power source (generator) will also be installed.

5. The repeater is located several miles south of town on the Hope Well Rural Water Tower. To the best of my knowledge it has always been maintained by Cloud County. Attached is a letter from Ross Olson relating to some consideration by Civil Defense to rent his tower before it went down in the wind storm in 1992. Attached to the letter, was a letter from Mr. Olson stating that no rent has ever been paid to him by the county for a repeater location."

*City Attorney Retter gave reasons why the city wants out of the building. The costs of the dispatch budget is roughly around \$120,000-\$150,000 and the city and county roughly each use half and half. So what the City gets is 1100 square feet of space for roughly \$60,000 a year or \$5,000 a month. "That's a bad deal for the city."

Commissioner Hattan advised that the city is looking at combining the Fire and Police Department.

Armand Balthazor wanted to know if this is going to save the taxpayers mills.

Commissioner Hattan said that the city would be saving some money, but didn't know how much.

Armand Balthazor wanted to know why we don't move them to old City hall?

Vince Crough said that the building is old and not handicap accessible and would cost to update the building to be ADA accessible.

Commissioner Hattan said that the old City Hall building is to far away, for the consolidation of the two (2) departments.

COMMISSION INTO EXECUTIVE SESSION


At this time Mayor Robbins moved that the commission recess into executive session for thirty (30) minutes to discuss non-elected personnel. Commissioner Hattan seconded. Motion carried.
Time: 5:10 p.m.

The commission reconvened at 5:30 p.m.

Mayor Robbins announced that the Commission had been discussing non-elected personnel and no action had been taken.

At this time the commission discussed the plans of moving the Police Department to City Hall.

There being no further business, Commissioner Hattan moved to adjourn the meeting to July 24, 1996 at 6:30 p.m. at the City Commission Room in the City Hall. Mayor Robbins seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JULY 24, 1996

The governing body met in regular session on July 24, 1996 at 6:30 p.m. in the City Commission Room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Ken Harrington, Burl Maley, Vince Crough, Richard Chartier, Barbara Henry, Bob Burns, Ima Jean Chavey, Gary E. Fraser, Larry D. Bergstrom, Michael L. Copple, Judith McKee and Bill Goheen.

Mayor Robbins announced that the City would be interviewing a City Manager applicant Tuesday July 30, 1996, dinner would be at the Country Club and the interview back at City Hall.

EDA FLOOD CONTRACT

EXTENSION

Acting City Manager Sedlacek advised the commission that EDA had sent an agreement extending the contract on the EDA Flood Project from June 27, 1996 to October 27, 1996, there is a possibility of having a third change order with the project and if we do the third change order we would have to rebid the project. Following discussion, Commissioner Hattan moved to authorize the Mayor and City Clerk to sign the Amendment No. 2 to the EDA Flood Project. Mayor Robbins seconded. Motion carried.

CLOUD COUNTY COMMISSIONERS - DISPATCHER

DISCUSSION

Barbara Henry, Cloud County Commissioner, advised the commission that the County had a counter proposal which is as follows:

Two stage proposal for dispatch service.

1997- the first stage of the proposal is to keep the dispatch service in its current location with no rent charged to the city. In addition, the county will pay the city \$50,000, and maintain the repeater antenna, emergency generator, and back up system.

The county makes this offer to allow both the city and county to budget for 1997 and to give the county and the city time to prepare for and put in place the proposed second stage.

1998- the second stage of the proposal is to set up an independent entity to provide dispatch service for the city and county. The independent entity would be developed by the city and county together during 1997. The independent entity would be structured similar to the Republic County/Belleville City dispatch service with a board of representatives from the:

City Commission
County Commission
Police Department
Sheriff Department
Cloud County EMS Association
Emergency Preparedness Committee

The county makes this suggestion in working cooperation with the city in providing dispatch service. The independent entity gives both parties equal representation and incentive for holding down costs.

Barbara Henry said that she still had some questions that were not answered, regarding the repeater antenna, backup generator and TV monitoring.

Gary Fraser said that his concerns were that the county had no control over the money being spent.

Richard Chartier said that he didn't have a problem with the location of the dispatch service, but with a one (1) year contract. He would like to see a five (5) year contract with a fixed cost of \$40,000. He also said that he felt that we didn't need a board.


Commissioner Hattan said that the city is looking at not replacing the Fire Chief and having the Police and Fire/EMS combine departments with cross training for the personnel.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING JULY 24, 1996 CONT.

The Commission invited the County Commissioner back to the next meeting July 31, 1996 at 6:30 p.m.

Commissioner Bombardier thanked the County for the services rendered in hauling of the limbs, in the city.

There being no further business, Mayor Robbins moved to adjourn the meeting to July 31, 1996 at 6:30 p.m. at the City Commission Room, in the City Hall, Commissioner Bombardier seconded. Motion carried.


Cheryl Landue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JULY 31, 1996

The governing body met in regular session on July 31, 1996 at 6:30 p.m. in the City Commission Room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Burl Maley, Richard Chartier, Barbara Henry, Gary E. Fraser, Larry D. Bergstrom, Bill Goheen, Marie Dale, Armand Balthazor, Ed Hamel, Joe Jindra, Brad Lowell and Bruce Clark.

CLOUD COUNTY COMMISSION - DISPATCH

DISCUSSION

Commissioner Hattan asked if all three (3) County Commissioners were in favor of the proposal?

Barbara Henry advised that they were.

Mayor Robbins stated that it was the commission's decision to start the move over to City Hall as soon as possible and that the commission had no problem with a committee to oversee the expenses as long as the committee is evenly balanced.

Commissioner Hattan said that combining the Police and Fire Department work out better for the City.

Gary Fraser advised that the committee would select the location.

Commissioner Hattan asked what the committee's powers were?

Gary Fraser said that the committee would set the annual cost for each the City and County, would handle personnel, decide the location of the dispatch and do the budget.

Commissioner Hattan stated that the proposal was for the City in 1997 would be doing the same as what we are currently doing, but with no rent and the county would pay us \$50,000 and during 1997 a Committee would be appointed, with their duties being the budget, location of dispatch, personnel and cost allocation. Commissioner Hattan said that he misunderstood the proposal from last week's meeting and would like to think about the committee proposal.

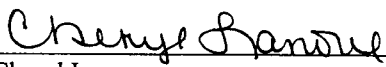
The City Commissioners and County Commissioners agreed upon the \$50,000 for the County to pay the City next year, no matter what happens.

Commissioner Hattan advised the County Commissioners that City Attorney Retter would do a letter on the proposal and the \$50,000 the County would pay the City.

City Attorney Retter advised that Acting City Manager Sedlacek and he would be polling the City and County Commissioners, since there was a concern about the Open Meeting Act.

Acting City Manager Sedlacek advised the commission that she had been contacted regarding Pheasant Ridge and they advised that the City should go ahead and replace the curb and gutter on the corner. Acting City Manager Sedlacek said that she was going to call Scott Condray to confirm this information.

There being no further business, Mayor Robbins moved to adjourn the meeting to a study session. Commissioner Bombardier seconded. Motion carried.


Cheryl Lanoue
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 7, 1996

The governing body met in regular session on August 7, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Brad Lowell, Eric Johnson, Bob Burns, Burl Maley, Ima Jean Chavey, Kirk Lowell, Larry Blochlinger, Dan Bartz, Pam Miller and Armand Balthazor.

Minutes of the July 24 and 31 adjourned meeting were approved as written.

Commissioner Bombardier read an amendment to the July 17, 1996 minutes, on the heading for Nutter Mortgage it should read, Nutter Mortuary. Minutes of the amended July 17, 1996 meeting were approved as written.

APPROPRIATION ORDINANCE #14

APPROVED

Appropriation Ordinance No. 14 was approved according to law.

ANNUAL OPERATIONS AND MAINTENANCE ASSURANCE STATEMENT

APPROVED

Each year the Kansas State Parks & Wildlife Department requests an "Annual Operation and Maintenance Assurance Statement". This statement is required because grant funds were used to improve the park system in Concordia. Following discussion, Commissioner Hattan moved to approve the Annual Operations and Maintenance Assurance Statement. Commissioner Bombardier seconded. Motion carried.

ORDINANCE NO. 2650 (911 EMERGENCY TELEPHONE RATES)

PASSED

Acting City Manager Sedlacek presented an Ordinance reimplementing the emergency telephone tax and increasing the rate from \$0.45 to \$0.75.

An Ordinance entitled "AN ORDINANCE ENACTED PURSUANT TO K.S.A. 12-5301, ET. SEQ., AS AMENDED, RELATING TO EMERGENCY TELEPHONE SERVICE IN THE CITY OF CONCORDIA, KANSAS; AND ESTABLISHING THE EMERGENCY TELEPHONE TAX RATE, AS REQUIRED BY K.S.A. 12-5303(C); AND ESTABLISHING THE FIRST BILLING PERIOD FOR SUCH ESTABLISHED TAX RATE" was read and considered by the commission. On roll call vote the following commissioners voted "Yea": Commissioners Hattan, Bombardier and Robbins. Nay": None. Motion carried. The City Clerk assigned to it No. 2650.

LEASE AGREEMENT RENEWED

NATIONAL WEATHER SERVICE OFFICE

Acting City Manager Sedlacek presented the renewal of the lease agreement with the National Weather Service Office. The renewal of the lease is for a one year period.

Following discussion, Commissioner Hattan moved to renew the lease with the National Weather Service Office and authorize the mayor to sign it. Commissioner Bombardier seconded. Motion carried.

DRAINAGE BEHIND NEW CITY HALL

DISCUSSION

Eric Johnson of Campbell and Johnson Engineering, discussed the drainage problem behind city hall. Eric stated that there were several contributing factors including, general site condition, cost related decisions, concrete slab was 1/2" too low at door openings and construction equipment sitting on the area during construction, which caused the concrete to settle before the new concrete was poured. Mayor Robbins said that he felt that it needed to be fixed, but didn't feel that the city should pay. Commissioner Bombardier asked if the Engineer's Estimate included labor. Eric advised that it did. Commissioner Bombardier made a motion for Eric Johnson of Campbell and Johnson to break down the cost between labor and materials for the next meeting. Mayor Robbins seconded. Motion carried.

LEISZLER DEVELOPMENT AGREEMENT

TABLED

Acting City Manager Sedlacek presented to the commission a Development Agreement between Leiszler Oil Company and the City of Concordia. This easement is for a gasoline transmission line to the property just north of the alley. Mr. Leiszler has agreed to all of the requirements for this easement. Following discussion, Commissioner Bombardier moved to table the Leiszler Development Agreement until the city has the plans for the property. Mayor Robbins Seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEET HELD AUGUST 7, 1996 CONT.

ORDINANCE NO. 2651 (ELIMINATING ONE-WAY STREETS) PASSED

An Ordinance entitled "AN ORDINANCE DESIGNATING ONE-WAY STREETS AND ALLEYS IN THE CITY OF CONCORDIA, KANSAS; REPEALING CONCORDIA CODE SECTION 23-16; AND AMENDING THE CONCORDIA CODE, BY ADDING A SECTION, TO BE NUMBER 23-16" was read and considered by the Commission. On roll call upon its passage, the following commissioners voted "YEA": Commissioners Hattan, Bombardier and Robbins. "NAY": None. Motion carried. The City Clerk assigned to it No. 2651.

ICHD REQUEST FOR FUNDING- DAN BARTZ & PAM MILLER

Dan Bartz and Pam Miller discussed the Cloud and Republic Counties Integrated Community Health Development Project. They are requesting \$500.00 from the city and all the other governmental agencies, to fund the local match of the 1997 budget. Mayor Robbins thanked them for coming and advised that the commission would let them know at a later date regarding the funding request.

LAW ENFORCEMENT AGREEMENT

DISCUSSION

Commissioner Hattan said that he felt that the city should go ahead and move the Law Enforcement Center to city hall. He felt that if they wanted an independent board it should be the City Attorney, Police Chief, County Attorney, Sheriff, and one person that that board appoints. Commissioner Hattan also felt that waiting a year and a half would defeat the city's purpose of combining the two (2) departments.

Mayor Robbins said that he had a problem with the independent board and with the board being able to move the location of dispatch.

Commissioner Bombardier said that he had a problem with the board. He felt that their problems could be addressed without a board.

City Attorney Retter asked if he understood what the commission was wanting. 1. The County would pay the City \$50,000 in 1997. 2. There would be no restriction on the City to leave or stay in 1997. and 3. The current agreement would stay in place for 1996.

Commissioner Hattan asked if Bob or Burl had any comments?

Bob Burns, Acting Fire Chief, said that he didn't understand why we have to have a board. The County and City are working together now and we don't have any problems. Bob felt that if a board had control over dispatch, we would have more problems.

Commissioner Hattan advised City Attorney to convey to the County, that the LEC would move to city hall and we plan to bring dispatch with us to city hall. An agreement between the Sheriff and Chief of Police. The County would have input through the Sheriff talking to the Police Chief on the budget items. The budget would be approved by commissioners and the City would be open for discussion on the issue.

PUBLIC COMMENTS

Armand Balthazor asked how the city manager interviewing was going? Mayor Robbins said that we have interviewed four (4) applicants. Armand said that he felt that the city shouldn't pay for the applicants to come and interview. If the applicant wants the job he will pay to come and interview. Armand also stated that he felt that if the applicant paid his way and was hired the city could reimburse the applicant at that time.

There being no further business, Mayor Robbins moved to adjourn the meeting to August 14th, 1996 at 6:30 p.m. at the City Commission Room in the City Hall. Commissioner Hattan seconded. Motion carried.

Cheryl Lanoue
Cheryl Lanoue
City Clerk

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 14, 1996

The governing body met in adjourned session on August 14, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Joe Jindra, Eric Johnson, Bob Burns, Burl Maley, Ima Jean Chavey, Kirk Lowell, Larry Blochlinger, Ken E. Campbell, Tom Fisher, Walt Huber, Bill Goheen and Armand Balthazor.

HEARING ON 1997 CITY BUDGET

HELD

Mayor Robbins opened the 1997 Budget Hearing as required by state statute.

Acting City Manager Sedlacek presented information on the 1997 budget levying 50.986 mills with the total tax levy of \$885,814. Total expenditures of 1997 would be \$4,511,295, with the assessed valuation of \$16,785,303. The 1996 and 1995 mill levies are 51.230 and 51.504.

Following discussion, Commissioner Hattan moved to close the public hearing. Commissioner Bombardier seconded. Motion carried.

ORDINANCE NO. 2652 (1997 CITY BUDGET)

ADOPTED

Following the hearing on the 1997 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, 1997, 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 Commissioner voted "Yea": Bombardier, Hattan and Robbins. "Nay": None. The city clerk assigned to it No. 2652.

**REVISION OF 1997 CLASSIFIED AND NON-CLASSIFIED EMPLOYEES
PAY SCALE OF THE CITY OF CONCORDIA**

TABLED

Commissioner Hattan moved to table the revision of the 1997 classified and non-classified employees pay grades until the insurance is resolved in October. Mayor Robbins seconded. Motion carried.

RESOLUTION NO. 1184 (600 E. 17TH - STUPKA)

NUISANCE ABATEMENT

Mayor Robbins stated that at this time a hearing before the Governing Body was convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisance exist at the following location:

1. 600 E 17th - Resolution No. 1184(Cary Stupka)

Acting City Manager Sedlacek advised the commission that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

No one was present to represent the property owner.

Commissioner Hattan moved and seconded by Mayor Robbins to approve Resolution No. 1184 with no additional time. Motion carried.

RESOLUTION NO. 1185(324 E. 7TH- HUGHES)

NUISANCE ABATEMENT

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

1. 324 E. 7th - Resolution No. 1185 (Bob Hughes)

Acting City Manager Sedlacek advised that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 14, 1996 CONT

No one was present to represent the property owner.

Commissioner Bombardier moved and seconded by Mayor Robbins to approve Resolution No. 1185 with no additional time. Motion carried.

LEISZLER AGREEMENT

DISCUSSION

Acting City Manager Sedlacek advised the commission that Tom Fisher, Director of Public Works, was here to answer any questions that they might have. Commissioner Hattan asked if the alley would be left open. Tom advised that it would be left open.

ABB TAX EXEMPTION

DISCUSSION

Kirk Lowell, Cloud Corp, updated the commission on the tax exemption that ABB was asking for. Kirk advised that the project started November, 1995, but after the first of the year the Enterprise plant was going to be closed. The Enterprise plant was a machine shop and currently 23 of the machines are being moved to the Concordia plant. The Concordia ABB plant is requesting a 100% tax exemption for ten (10) years on the following:

Building Additions	\$9,750
Building Remodeling	521,000
Machinery and Equipment - Additional	3,986,075
Machinery and Equipment - Replacement	224,908
Other Tangible Personal Property - Additional	34,751
Other Tangible Personal Property - Replacement	10,160

Kirk advised that the city would have to provide written notice to the school district, college and the county. There would be Public Hearing and a Resolution approving the exemption from the city.

Commissioner Hattan asked if August 28, 1996 would be okay to have the public hearing. Kirk said that was fine.

US 81 UTILITY RELOCATION

DISCUSSION

Bill Goheen, Director of Utilities, advised the commission that Ken Campbell had completed a preliminary study of the relocation of water and sewer lines and the cost would be \$671,009.08. Bill advised that they were working with KDOT on the section from Court Street to 13th St., so that the city would not have to bore under houses.

Ken Campbell from Campbell and Johnson, advised that the city's share of the project is \$671,009.08 and KDOT's share is \$48,840.97 for total project of \$719,850.00.

LEC NEGOTIATIONS UPDATE

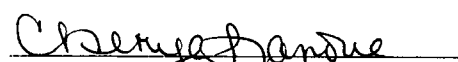
City Attorney Retter updated the commission on the LEC negotiations. Commissioner Bombardier and City Attorney Retter attended the county commission meeting last Monday, and asked the county commissioners to make a motion on the draft agreement. The county commissioners said that the \$50,000 was based upon dispatch staying in the county building and looking at a board for next year.

Commissioner Hattan said that dispatch has been with the city for years and there has never been a problem. When they increased the number of prisoners the county didn't ask how it would affect city operations and the city didn't ask for half of the money. Commissioner Hattan advised that the city is going to combine police and fire to improve services and save money.

Armand Balthazor asked why the city doesn't let the county have dispatch so that costs aren't duplicated.

Commissioner Hattan said that the city is currently paying for dispatch. Commissioner Hattan advised Armand he should ask the county why they are going to duplicated costs.

There being no further business Mayor Robbins made a motion to adjourn to study session. Commissioner Bombardier seconded. Motion carried.


Cheryl Lanoue
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 21, 1996

The governing body met in regular session on August 21, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Brad Lowell, Burl Maley, Kirk Lowell, Larry Blochlinger, Bill Ryan, Bill Goheen and Armand Balthazor.

Minutes of the August 7, 1996 regular meeting and August 14, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 15

APPROVED

Appropriation Ordinance No. 15 was approved according to law.

ASSESSMENT ORDINANCE NO. 2653(KIRK & JANET LOWELL)

PASSED

City Attorney Retter advised the commission that this Ordinance would amend Ordinance No. 2643 of the City of Concordia, due to a clerical error in the legal description.

An Ordinance entitled "AN ORDINANCE CORRECTING THE LEGAL DESCRIPTION MADE LIABLE FOR SPECIAL ASSESSMENTS AS PROVIDED BY ORDINANCE NO. 2643; AND AMENDING ORDINANCE NO. 2643; AND PROVIDING THE DETAILS OF SUCH AMENDMENT TO CORRECT THE LEGAL DESCRIPTION OF SAID REAL ESTATE was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins, Hattan and Bombardier. "Nay": None. With all of the commission-elect having voted in favor thereof, the ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2653.

LEISZLER EASEMENT AGREEMENT

APPROVED

Acting City Manager Sedlacek advised the commission that George Leiszler had requested an easement agreement across the alley north of the Short Stop. Following discussion, Mayor Robbins moved to authorize the mayor and city clerk to sign the development agreement between Leiszler Oil Company and the City of Concordia. Commissioner Hattan seconded. Motion carried.

SUPPLEMENTAL AGREEMENT TO AGREEMENT FOR ENGINEERING SERVICES

APPROVED

Acting City Manager Sedlacek presented a supplemental agreement to agreement for engineering services on the Industrial Park Drainage. The compensation for engineering services would be \$7,500 for completion of Design Services and Construction Drawings and Specifications and \$7,500 for completion of Construction Phase Services. The city has submitted the final budget, including amendments, to EDA for their review. EDA will not do a budget amendment until the end of the protect, this is their policy, however EDA will participate in the total costs for all of the eligible activities in line items to the extent that funds are available. Commissioner Hattan stated that the participants of the grant were the Federal/State Government, City, County Property Owners and the Engineering firm and seems that the city is the only one responsible for the extra money involved in the project. Acting City Manager Sedlacek stated that they would be contacting the County to see if they would pay half. Following discussion, Commissioner Bombardier moved to authorize the mayor and city clerk to sign the supplement agreement to the agreement for engineering services with Bucher, Willis and Ratliff Corporation. Mayor Robbins seconded. Motion carried.

RESOLUTION NO. 1186(200 W. 3RD)

NUISANCE ABATEMENT

Mayor Robbins stated that at this time a hearing before the Governing Body was convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisance exist at the following location:

1. 200 W 3rd - Resolution No. 1186(Edward Kendall)

Acting City Manager Sedlacek advised the commission that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

No one was present to represent the property owner.

Commissioner Bombardier moved and seconded by Mayor Robbins to approve Resolution No. 1186 with no additional time. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 21, 96 CONT

RESOLUTION NO. 1187(317 W. 8TH)

NUISANCE ABATEMENT

Mayor Robbins stated that at this time a hearing before the Governing Body was convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisance exist at the following location:

1. 317 W 8th - Resolution No. 1187(Ernest Haist)

Acting City Manager Sedlacek advised the commission that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

No one was present to represent the property owner.

Commissioner Bombardier moved and seconded by Mayor Robbins to approve Resolution No. 1187 with no additional time. Motion carried.

RESOLUTION NO. 1188(1400E. 7TH)

NUISANCE ABATEMENT

Mayor Robbins stated that at this time a hearing before the Governing Body was convened as prescribed under Section 15-6, Code of the City of Concordia to consider whether nuisance exist at the following location:

1. 1400 E 7th - Resolution No. 1188(Bob Rasure)

Acting City Manager Sedlacek advised the commission that the Fire Department had checked the property prior to the meeting and found that nothing had been done.

No one was present to represent the property owner.

Commissioner Bombardier moved and seconded by Mayor Robbins to approve Resolution No. 1188 with no additional time. Motion carried.

CELLULAR PHONE TOWER LEASE AGREEMENT

APPROVED

City Manager Sedlacek advised the commission that Liberty Cellular had contacted the Director of Utilities regarding leasing tower space at the east water tower for installation of two antennas. The monthly lease payment would be \$160.00. Following discussion, Commissioner Hattan moved to authorize the Mayor and City Clerk to sign the agreement. Commissioner Bombardier seconded. Motion carried.

PUBLIC COMMENTS

Mayor Robbins asked if the detour streets were left in the same condition as before the viaduct detour? Acting City Manager Sedlacek advised that she would talk to Tom Fisher about this matter.

Commissioner Hattan asked about the rezoning of Highway 81. Acting City Manager Sedlacek advised that the Planning Commission had a hearing last week and they will possibly recommend rezoning a portion of the property east and west on Highway 81, South of 13th Street. Acting City Manager Sedlacek also advised that there is a public hearing August 27th for 9th Street to 13th Street.

City Attorney advised that the process goes to the Planning Commission and they conduct the hearings. There can't been any change until it comes up to the City Commission, then the City Commission considers passage of an ordinance. The City Commission still has the authority to accept or reject or modify and they can also send the recommendation back down to the Planning Commission and ask for some further information.

Commissioner Hattan advised that if someone protests, which they have fourteen (14) days to do, the commission has to have a vote of 3-0, if there is no protest then 2-1 vote.

Armand Bathazor stated that he had a lady call him on the rezoning and he told her that if they stuck together they could stop it.

Kirk Lowell stated that we need to support the rezoning.

Armand said " Why the hell do you have to support something that ain't here yet."

Armand said "If they change the highway and put up there in your district or something. thats

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 21, 96 CONT

Kirk Lowell said " We are talking about my district. I live right there."

Armand said "But there are some people that don't want to do that and haven't they got rights too."

Kirk Lowell said "The issue you get into is the property along the highway that want to sell. They are tied up because they are zoned residential so they can't sell to commercial industrial that have already approached them. While is it right for somebody across the block thats being emotional to keep them from getting the value out of their property?"

Larry Blochlinger asked "Does the majority want to hook up new utilities to a new business district fronting 81 highway."

Armand said "The deal of it is that you guys are looking on your stand point, I mean what benefits you."

Mayor Robbins announced that the city and county commission would be meeting in a round table discussion at 5:00 p.m., in the city commission room.

COMMISSION INTO EXECUTIVE SESSION

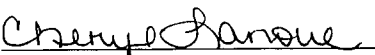
At this time Mayor Robbins moved that the commission recess into executive session for twenty (20) minutes to discuss attorney client privileges. Commissioner Bombardier seconded. Motion carried. Time: 4:40 p.m.

The commission reconvened at 5:00 p.m..

Mayor Robbins announced that the commission had been discussing attorney client privileges and no action had been taken.

Mayor Robbins announced that the commission would be having a study session after adjournment.

There being no further business, Mayor Robbins moved to adjourn the meeting to July 28, 1996 at 6:30 p.m. at the City Commission Room in the City Hall. Commissioner Hattan seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 28, 1996

The governing body met in adjourned session on August 28, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Joe Jindra, Eric and Andrew Johnson, Kirk Lowell, Larry Blochlinger, Armand Balthazor, Bill Fellows, Ken Hauschel, Steve Ediger, Ty Arneson, John Leatherman with KSU, Barbara Henry, Marsha Wentz, Richard Chartier, Larry Nelson, Ted Kalthoff, Jerry Istas, Larry Naillieux, Gary Fraser, Barry Porter, Joe Strecker, James Ihrig, Art Slaughter, Noel Hanson, Dale E. Swenson, Robert L. Steimel, Janet Lowell, Norris Andersen, Dana Brewer, Joe Goedert, Gene Letourneau, Phil Gilliland, Everett Ford and Joann Freeborn.

ABB AIR PREHEATER - CONCORDIA FACILITY

HEARING HELD

Mayor Robbins opened the public hearing on ABB Air Preheater Property Tax Exemption.

Acting City Manager Sedlacek advised that Kirk Lowell and Dana Brewer were here to do a presentation of the ABB Tax Exemption Application.

Dana Brewer thanked the commissioners for taking the time to hear the application. Dana advised that the proposed project is an addition to the ABB Air Preheater Facilities here in Concordia. Dana said "It would result in badly needed additional jobs that are needed in our community and would strengthen the position of our majority employer to compete internationally going into the twenty-first (21st) century. That the competitive edge would give the local ABB Air Preheater Plant the ability to continue to be successful and provide good quality jobs for local workers. The expansion would bring additional equipment to their facilities with related increases, capability and capacity. At this time I would like to tell the commissioners that both the executive committee of Cloudcorp as well as the full board of directors have endorsed this application and are recommending that the commissioners take the actions being proposed. At this time I would like to introduce Bill Fellows, Plant Manager, who will give the big picture of what's happening to ABB Air Preheater and how this particular project will come about and how it will affect the community."

Bill said "I first wanted to thank Dana for the introduction. I want to thank the city commission, the City of Concordia, Cloud County for having us here and helping us with this tax abatement proposal before you. I want to thank Kirk Lowell who's done an exceptional job and put allot of work in working with ABB to bring this proposal together and I thank again everybody here for showing up tonight." Bill introduced his staff: Ty Arneson, Steve Ediger and Ken Hauschel. Bill said "The purpose of this meeting tonight is that we're presenting to the city commission that we are asking for a property tax abatement for some equipment put in 1995 and 1996. It does have an impact on the cost of the product that comes out of Concordia. The other things I want to do tonight is give you an overview of the facility and history of the facility, talk about a few of the product that we do and the local impact of ABB to the community and something about the market conditions that we serve and then summarize again what we are asking for."

Bill showed overhead projections of the facility as it looks today and advised the public of the additions that they have done over the years. Bill also showed overhead projections of the man-hours, number of employees, products that they produce, the local impact, local suppliers and the market drivers.

Bill said "In summary again we have asked for a tax abatement and we appreciate any support you can give us on this again it is going to help secure the viability and profitability of this facility in Concordia. I thank you for your time."

Kirk said "First of all I wanted to thank Bill Fellows and his management team. I tell you what this group of people sitting over here have worked darn hard to bring a project to our community and we are not talking about what if, it is happening right know. Concrete is being poured, machinery is being moved and what we are talking about today as a community. We have the school board here, the college trustees, our city commissioners and county commissioners and what we're talking about today is getting this management team and this plant in a profitability position in that they can compete all over the world. Why they are doing that creating jobs in our local community and hopefully continue their expansion for years to come. That is what we are talking, profitability. What I'm going to be doing is going through the nuts and bolts of the application, which I know many of you will have some questions about, like the county commission and members of the public board members. We want to go through that and make it

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 28, 1996 CONT

we want to get your questions answered, so that we are all on the same page, so when you make this discussion and giving our commissioners support because people even with city commissioners support and county appraisers support, we still need support as a community because Kansas State Board Tax Appeals makes the ultimate discussion on that and they do reject the applications and they really bird dog this. They watch it very closely, since we went to the state wide school mill levy. So again I want to thank Bill and his team for what they have done and something else I want to thank up front is city commissioners and county commissioners for funding us because we were there to provide the services that Bill needed when he called and private donator, underwriters, benefactors and stock holds. Because if we were not in place we would not be here today helping Bill get this done."

Kirk stated that the existing facility is a welding and metal fabrication facility and it is a very moderate plant. Kirk stated that the plant has been kept up over the years and ABB has not asked for any tax exemptions with all the equipment and additional that they have done over the years.

Kirk then went through the Property Tax Exemption Application for ABB Air Preheater 1996 Machining Center Expansion. The high points are as follows:

1. Monthly Employment Figures for Twelve (12) Months Preceding Expansion Project
2. Number of Employees per Regional Location
3. Employment and Wage Estimates for ABB's Concordia Business
4. Capital Investment for Which Exemption is Requested
5. Requested Terms of Property Tax Exemption
6. ABB's Appraised and Assessed Values

Kirk stated that ABB is asking for a ten (10) year one hundred (100) percent tax exemption on all the machinery being transferred in, machinery being purchased and machinery that was bought in November and December of 1995.

Commissioner Hattan asked what taxes are you referring to on the state level. Kirk Lowell stated that the state wide mill levy for schools. Dr. John Leatherman said that it does include the mill levy for public schools it also includes income tax, sales taxes and every kind of tax that the state collects. Commissioner Hattan said that we would only be exempting for property tax. Commissioner Hattan asked if the value of exempted taxes includes the thirty-five (35) mills, that support the public schools. Dr. John Leatherman advised that the thirty-five (35) mills is included.

Kirk introduced Dr. John Leatherman from Kansas State University.

Dr. Leatherman presented the tax abatement cost-benefit analysis for ABB Air Preheater. Dr. Leatherman advised that the analysis packet was developed by Kansas, Inc. and League of Kansas Municipalities. Dr. Leatherman presented the following analysis:

Impact Analysis

- a. Public versus Private Impacts
- b. Direct versus Indirect Impacts
- c. Present Value and Discounting
- d. Discounted Payback

Fiscal Impact

- a. Cost-Benefit Analysis
- b. Costs
 - property tax forgone
 - cost of public service
- c. Benefits
 - tax collections

Dr. Leatherman presented the benefits, costs, net benefits, present value and Discounted Payback in years from the firm over a ten (10) year period for the following:

	<u>Benefits</u>	<u>Costs</u>	<u>Net Benefits</u>	<u>Present Value</u>	<u>Disc Payback</u>
City	\$531,453	\$99,881	\$109,621	\$78,068	7 years
County	\$422,996	\$ 70,698	\$-8,755	\$-6,782	11 years
School	\$569,213	\$507,068	\$37,114	\$26,786	4 years
College	\$212,723	-	\$17,566	\$12,695	9 years

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 28,96 CONT

Kirk stated what needs to be done next:

1. The City of Concordia pass ABB tax exemption ordinance
2. Cloud County Appraiser approve tax exemption application
3. Cloud County Commissioners, CCCC Trustees and USD 333 Board Members approve a resolution in support of the ABB tax exemption.
4. Cloud Corp package the tax exemption application for the Kansas State Board of Tax Appeals
5. Kansas State Board of Tax Appeals approves applications
6. City of Concordia and Cloud County Appraiser conduct annual review of the ABB tax exemption

At this time there being no further comments Mayor Robbins moved to close the public hearing . Commissioner Bombardier seconded. Motion carried.

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

Cheryl Lanoue
Cheryl Lanoue, City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 4, 1996

The governing body met in regular session on September 4, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier present. Commissioner Hattan coming in at 4:40 p.m. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Brad Lowell, Burl Maley, Kirk Lowell, Larry Blochlinger, Bill Goheen, Bill Fellows, Steve Ediger, Burton Gerard, Pat Burchfiel, Ted Samuelson, Denny Burchfiel, Eric Johnson, Dana Brewer, Robert L. Steimel, Dale E. Swenson, Phil Gilliland, Ben Budreau, Lee Doyen and Armand Balthazor.

Minutes of the August 21, 1996 regular meeting and August 28, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 16

APPROVED

Appropriation Ordinance No. 16 was approved according to law.

ORDINANCE NO. 2654(ABB TAX EXEMPTION)

APPROVED

Acting City Manager Sedlacek advised that last week the city held a public hearing on the ABB Tax Exemption, City Attorney has prepared an Ordinance exempting ABB from taxes for 10 years.

An Ordinance entitled "AN ORDINANCE EXEMPTING CERTAIN PROPERTY FROM AD VALOREM TAXATION FOR ECONOMIC DEVELOPMENT PURPOSES" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins and Bombardier. "Nay": None. The ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2654.

INDUSTRIAL PARK FLOOD RELIEF PROJECT BID ON CHANGE ORDER NO. 3

KOCH EXCAVATION

Acting City Manager Sedlacek advised the commission that the city received one (1) bid from Koch Excavation in the amount of \$71,897.50 for the base bid and \$83,882.50 for the base bid and alternate, for the Industrial Park Flood Relief Project on Change Order No. 3. Acting City Manager Sedlacek advised that an additional \$4,000 would have to be add to the base bid and alternate to make the total be \$87,882.50. Following discussion Commissioner Bombardier moved to authorize the Mayor and City Clerk to sign all necessary documentation and award the bid to Koch Excavating for \$87,882.50. Mayor Robbins seconded. Motion carried.

PUBLIC COMMENTS

Armand Balthazor asked why we send employees to seminars, when they come back with good ideas and the never get used? Armand stated that the city sent two (2) employees to a seminar and they learned that fogging would not help, you had to buy tablets that would sink in the water.

Mayor Robbins advised that sometimes the ideas you get from seminars are too expensive to use.

Lee Doyen advised that he had two (2) things to say.

1. The school signs aren't marked right at all schools and the snow removal signs are faded out.
2. The trees in the ditch north of Housers' and terrace above the baseball fields need trimmed.

Kirk Lowell, with Cloudcorp, wanted to thank the commission for their support on the ABB tax exemption and for the Industrial Park Flood Grant Project.

PETITION ON CG-96-BOMBARDIER

ACCEPTED

Acting City Manager Sedlacek presented to the Commission a petition for the removal and reconstruction of curb and gutter along Thirteenth (13) Street abutting on the East half of the North Sixty(60) feet of lot Sixteen(16), and the West Twenty-six and Five Tenths (26.5) feet of the North Sixty (60) feet of Lot Seventeen (17), in Block Sixty-nine (69), in the City of Concordia, Cloud County, Kansas. Acting City Manager Sedlacek advised that Vincent and Janette Bombardier, owners of the property, have sign the petition and that the petition is 100% sufficient. Commissioner Hattan moved to accept the petition. Mayor Robbins seconded. Commissioner Bombardier abstained. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 4, 96

RESOLUTION NO. 1189 AUTHORIZING CG-96-BOMBARDIER APPROVED

Thereupon, and among other business, there was presented to the City Commission a Petition which has been filed in the Office of the City Clerk requesting the making of certain internal improvements in the City pursuant to the authority of K.S.A. 12-6a01 *et seq.*

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF A CERTAIN INTERNAL IMPROVEMENT IN THE CITY OF CONCORDIA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENT IN ACCORDANCE WITH SUCH FINDINGS (STREET IMPROVEMENTS/13TH STREET/BOMBARDIER).

The Resolution was considered and discussed; and thereupon on motion of Commissioner Hattan, seconded by Commissioner Robbins, the Resolution was adopted by the following roll call vote:

Yes: Commissioner Hattan and Commissioner Robbins.

No: None.

Abstain: Commissioner Bombardier.

Thereupon, the Resolution having been adopted by majority vote of the City Commission, it was given No. 1189; was directed to signed by the Mayor and attested by the City Clerk; and the City Clerk was further directed to cause the publication of the Resolution one time in the official City newspaper and to record the resolution in the Office of the Register of Deeds of Cloud County, Kansas, all as required by law.

RESOLUTION NO. 1190 AUTHORIZING SW-96-CITYCON & CG-96-6TH&BROADWAY APPROVED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS AUTHORIZING THE IMPROVEMENT OR REIMPROVEMENT OF CERTAIN MAIN TRAFFICWAYS WITHIN THE CITY OF CONCORDIA, KANSAS; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

Thereupon, Commissioner Hattan moved that said Resolution be adopted. The motion was seconded by Commissioner Robbins. Said Resolution was duly read and considered, and upon being put, the motion for the adoption of said Resolution was carried by the vote of the City Commission, being as follows:

Yes: Commissioner Robbins, Commissioner Hattan and Commissioner Bombardier.

No: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly number Resolution No. 1190 and was signed by the Mayor and attested by the Clerk

ENGINEER'S ESTIMATE ON CG-96-BOMBARDIER, SW-96-CITYCON CG-96-6TH & BROADWAY APPROVED

The following engineer's estimates for the curb and gutter projects were presented to the commission:

	<u>TOTAL</u>	<u>DISTRICT</u>	<u>CITY</u>
CG-96-BOMBARDIER	\$3,212.26	\$2,409.20	\$803.06
SW-96-CITYCON	\$3,646.95	0.00	\$3,646.95
CG-96-6TH & BROADWAY	\$5,018.73	0.00	\$5,018.73

Following discussion, Commissioner Hattan moved to approve the engineer's estimates on CG-96-BOMBARDIER, SW-96-CITYCON and CG-96-6TH & BROADWAY. Mayor Robbins seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 4, 96

ORDINANCE NO. 2655(REZONING TRACT 1 OF HIGHWAY 81)

PASSED

Acting City Manager Sedlacek presented an Ordinance to rezoning Tract 1 of Highway 81. The Planning Commission is recommending rezoning of this.

An Ordinance entitled "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; DEFINING THE CHANGES OR BOUNDARIES AS AMENDED; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND REINCORPORATING THE OFFICIAL CITY ZONING DISTRICT MAP AS AMENDED" was read and considered by the commission. On roll call vote the following commissioners voted "Yea" Robbins, Hattan and Bombardier. "Nay": None. With all the member-elect of the commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2655.

ORDINANCE NO. 2656(REZONING TRACT 2 OF BLOSSER 1ST ADDITION)

PASSED

Acting City Manager Sedlacek presented an Ordinance to rezone Tract 2 of the Blosser 1st Addition. The Planning Commission is recommending rezoning of this.

An Ordinance entitled "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; DEFINING THE CHANGES OR BOUNDARIES AS AMENDED; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND REINCORPORATING THE OFFICIAL CITY ZONING DISTRICT MAP AS AMENDED " was read and considered by the commission. On roll call vote the following commissioners voted "Yea" Robbins, Hattan and Bombardier. "Nay": None. With all the member-elect of the commission having voted in favor thereof, the ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2656.

REZONING BLOCK 37, LOTS, 10-18

TABLED

Acting City Manager Sedlacek presented an Ordinance to rezone Block 37, Lots 10-18. The Planning Commission is recommending rezoning of this. There has been a protest petition filed, however it has not been signed by owners of 20% of the area. The requirements is that the petition be undersigned as either:

- a. Owners of twenty (20%) or more of any real property proposed to be rezoned:
or
- b. Owners of twenty (20%) or more of the area, excepting public streets and ways, located within or without the corporate limits of the City of Concordia, Kansas and located within 200 feet of the boundaries of the property proposed to be rezoned.

Ben Budreau advised the commission that he is wanting to put a metal building with a 6' fence around the lot at this location.

Denny Burchfiel, property owner, stated that there were signatures outside the two hundred (200) feet and that they were property owners. Denny advised that from talking to the property owners they didn't want a junkyard up there. Denny also advised that some of the property owners had concerns about the following:

- heavy equipment going in and out, day and night.
- increased traffic flow.
- more critters.
- headlights shining in the houses at night.

Mayor Robbins advised that currently the grass and weeds were knee high.

Burchfiel advised that if it has to go there then make the gate on the south so that the headlights don't shine in the houses.

Commissioner Hattan ask if they had contacted the other 80% of the property owners?

Burchfiel advised that they had tried to contact all the home owners but the tenants didn't want to give out the landlords name.

At this time, the Commission, Acting City Manager Sedlacek, Denny Burchfiel and Ben Budreau talked about the location of the building on the property.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 4, 96

Burton Gerard, owner of the property for 18 years felt that the rezoning of the property would be to the advantage of the city for taxes.

Following discussion, Mayor Robbins moved to table the rezoning of Block 37, Lots 10-18. Commissioner Hattan seconded. Motion carried.

COMMISSION INTO EXECUTIVE SESSION

At this time Mayor Robbins moved that the Commission recess into executive session for thirty (30) minutes to discuss non-elected personnel. Commissioner Hattan seconded. Motion carried. Time: 5:10p.m.

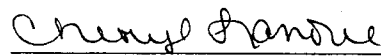
The commission reconvened at 5:40 p.m.

Commissioner Hattan moved to recess for an additional twenty (20) minutes to discuss non-elective personnel. Commissioner Bombardier seconded. Motion carried.

The commission reconvened at 6:00p.m.

Mayor Robbins announced that the commission had been discussing non-elected personnel and no action had been taken.

There being no further business, Mayor Robbins moved to adjourn the meeting to September 11, 1996 at 6:30 p.m. at the City Commission Room in the City Hall. Commissioner Hattan seconded. Motion carried.



Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD SEPTEMBER 11, 96

The governing body met in adjourned session on September 11, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Kirk Lowell, Larry Blochlinger, Burton Gerard, Ben Budreau, Julia Budreau and Armand Balthazor.

ORDINANCE NO. 2657(REZONING OF BLOCK 37, LOTS 10-18)

PASSED

Acting City Manager Sedlacek stated that at last weeks commission meeting the commission tabled the rezoning of Block 37, Lots 10-18, staff is recommending that the commission rezone Block 37, Lots 10-18 to C-S.

An Ordinance entitled "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; DEFINING THE CHANGES OR BOUNDARIES AS AMENDED; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND REINCORPORATING THE OFFICIAL CITY ZONING DISTRICT MAP AS AMENDED" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins, Hattan and Bombardier. "Nay": None. The ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2657.

MOVING STRUCTURE ORDINANCE

DISCUSSION

Acting City Manager Sedlacek advised the commission that the City currently has a housing moving permit, with a \$1.00 fee. Acting City Manager Sedlacek advised that with all the activity on Highway 81 and the recent move of the school district trailers, that staff look at updating the permit, which would include a \$25.00 administrative fee and \$5,000 cash bond or liability insurance.

SALE OF OLD CITY HALL

DISCUSSION

Acting City Manager Sedlacek asked what the commission wanted to do on the sale of Old City Hall?

Commissioner Bombardier felt that we should auction off Old City Hall.

Commissioner Hattan stated that he had a problem with that and that the city had no control over who goes in there.

Following discussion, the commission agreed to accept sealed bids on Old City Hall, with the right to reject any and all bids.

CG-94-WELLENDORF

DISCUSSION

Acting City Manager Sedlacek advised the commission that Wellendorf's were in the curb and gutter project in 1994 and they were wanting something done about some concrete that had popped out. Acting City Manager Sedlacek advised that it looked like some concrete was put over the expansion joint and when it expanded the concrete popped out. The commission took this under advisement.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Hattan moved to recess into executive session for fifteen (15) minutes to discuss attorney client privileges. Mayor Robbins seconded. Motion carried. Time: 7:35 p.m.

The commission reconvened at 7:50 p.m.

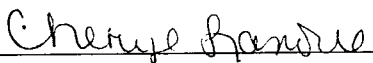
Commissioner Hattan moved to recess for an additional fifteen (15) minutes to continue attorney client privileges. Mayor Robbins seconded. Motion carried.

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD SEPTEMBER 11, 96

The commission reconvened at 8:05 p.m.

Mayor Robbins announced that the commission had been discussing attorney client privileges and no action had been taken.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 18, 1996

The governing body met in regular session on September 18, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier. Absent: Commissioner Hattan.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Kirk Lowell, Ross Olson, Spencer Olson, Armand Racette, Leonard Witesse and Armand Balthazor.

Minutes of the September 4, 1996 regular meeting and September 11, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 17

APPROVED

Appropriation Ordinance No. 17 was approved according to law.

PROCLAMATION

FORGET-ME-NOT WEEK

Armand Racette was present to request that the week of September 23 to 28, 1996 be designated as Disabled American Veterans For-Get-Me-Not Week. The proclamation urges the support of all citizens and interested groups and organizations. Mayor Robbins read and signed the proclamation designating September 23-28, 1996 as For-Get-Me-Not Week.

ORDINANCE NO. 2658(SALE OF CEREAL MALT BEVERAGE)

PASSED

An Ordinance entitled "AN ORDINANCE PERTAINING TO SALE OF CEREAL MALT BEVERAGES IN THE CITY OF CONCORDIA, KANSAS, AND AMENDING CONCORDIA CODE SECTION 3-35, AND REPEALING EXISTING CONCORDIA CODE SECTION 3-35" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins and Bombardier. "Nay": None. The ordinance was declared passed, the titled agreed to and the city clerk assigned to it No. 2658.

ORDINANCE NO. 2659(CONSUMPTION ON SALES PREMISES)

PASSED

An Ordinance entitled "AN ORDINANCE PERTAINING TO CONSUMPTION ON SALES PREMISES OF CEREAL MALT BEVERAGES IN THE CITY OF CONCORDIA, KANSAS, AND AMENDING CONCORDIA CODE SECTION 3-36, AND REPEALING EXISTING CONCORDIA CODE SECTION 3-36" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins and Bombardier. "Nay": None. The ordinance was declared passed, the titled agreed to and the city clerk assigned to it No. 2659.

ORDINANCE NO. 2660(MOVING OF BUILDINGS)

PASSED

An Ordinance entitled "AN ORDINANCE REGULATING MOVING OF BUILDINGS AND STRUCTURES IN THE CITY OF CONCORDIA, KANSAS, PROVIDING DETAILS THEREOF, AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW ARTICLE VII TO CHAPTER 7 OF THE CONCORDIA CODE SECTION, CONSISTING OF SECTIONS TO BE NUMBERED 7-67 TO 7-75" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins and Bombardier. "Nay": None. The ordinance was declared passed, the titled agreed to and the city clerk assigned to it No. 2660.

ORDINANCE NO. 2661(REZONING ON HIGHWAY 81)

PASSED

Acting City Manager Sedlacek advised that the Planning Commission held a public hearing on August 12th, 1996 and that there was not a petition that was filed.

An Ordinance entitled "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; DEFINING THE CHANGES OR BOUNDARIES AS AMENDED; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS; AND RE-INCORPORATING THE OFFICIAL CITY ZONING DISTRICT MAP AS AMENDED" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Robbins and Bombardier. "Nay": None. The ordinance was declared passed, the titled agreed to and the city clerk assigned to it No. 2661.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPT. 18, 96 CONT.

EAGLE SCOUT FLAG POLE PROJECT

APPROVED

Ross Olson, Scout Master of Troop 31, asked to share a little bit with the commission about his Scout Troop. The troop has approximately thirty (30) boys that are active and with some good leadership and he expressed his appreciation of the adult leaders that help out in that program. Olson explained that Boy Scouts earn ranks as they develop their leadership and as they accomplish various advancement projects. Spencer Olson is the senior patrol leader for the troop and has just been advanced to the rank of Life Scout, his next rank is Eagle Scout. Olson stated that six (6) months had to lapse between the time that he has advanced to the Life before he is eligible for the Eagle, and in addition to that he has some required merit badges to do, he has a leadership role that he has to maintain for that six (6) month and he has to do an Eagle project. An Eagle project is a major project that a boy does, and prior to him doing it he has to have permission from the scout master, the troop community chairman and then from the troop community itself. Once the community approves it, it goes to Salina to the council, they approve the project and once it is fully approved he can start the project. Olson stated that an Eagle Project is where the boy demonstrates his own ability of leadership, he is not supposed to do the work.

Spencer Olson asked the commission for permission to put a flag at the south end of Concordia by the Welcome to Concordia Sign. Olson explained that the flag pole would be thirty (30) feet high and the American and Kansas Flag would fly on the pole. Olson showed the commission a picture of the project. He further explained that there would be no cost to the city and that he had talked to the Park Department and it was okay. Larry Blochlinger, with the Chamber of Commerce, told Olson that they were going to put some lights on the Welcome to Concordia sign and that they would adjust one to be on the flag pole.

Following discussion, Mayor Robbins moved to accept the project and Commissioner Bombardier seconded. Motion carried.

VOTING DELEGATES TO 1996 LEAGUE CONFERENCE

Mayor Robbins moved to appoint Isadore Bombardier and Brenda Sedlacek as voting delegates to the 1996 League Conference, and David Retter and Burl Maley as alternate voting delegates. Commissioner Bombardier seconded. Motion carried.

ACTING CITY MANGER COMMENTS

Acting City Manager Sedlacek advised the commission that Barbara Henry wanted the commission to have a copy of the resolution of support for the ABB Tax Exemption and on Monday Bill Goheen, Tom Fisher and Sedlacek would attend the County Commission meeting. The County has been interested for sometime in widening Industrial Road and they think the timing for widening the road would be now.

PUBLIC COMMENTS

Armand Balthazor said "Since we're having a hard time of City Hall selling would it be within reason to move the City Park in the old City Hall. I would like to preserve that building, I really would because I think its better than some buildings I've seen in Salina and they're working them over down there and by moving the Park into old City Hall, then you could sell that building and you probably could sell that a lot easier than old City Hall."

Mayor Robbins advised Armand that this has been thought of and that it is not a bad idea and that there is a plan or thought of in motion now.

COMMISSION INTO EXECUTIVE SESSION

At this time Commissioner Bombardier moved to recess into executive session for five (5) minutes to discuss attorney client privileges. Mayor Robbins seconded. Motion carried. Time: 4:50 p.m.

The commission reconvened at 4:55 p.m.

Mayor Robbins announced that the commission had been discussing attorney client privileges and no action had been taken.

Mayor Robbins moved to recess into executive session for twenty-five (25) minutes for discuss of land acquisition. Commissioner Bombardier seconded. Motion carried. Time 4:55 p.m.

The commission reconvened at 5:20 p.m.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPT. 18, 96 CONT.

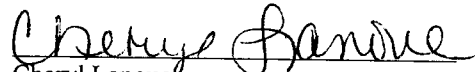
Mayor Robbins announced that the commission had been discussing land acquisition and no action had been taken.

Mayor Robbins moved to recess into executive session for fifteen (15) minutes for discuss of property acquisition. Commissioner Bombardier seconded. Motion carried. Time: 5:20p.m.

The commission reconvened at 5:35 p.m.

Mayor Robbins announced that the commission had been discussing property acquisition and no action had been taken.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 2, 1996

The governing body met in regular session on October 2, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Kirk Lowell, Jim Lowell, Tom Fisher, Burl Maley, Larry Blochlinger, Everett Morgan and Ann Lucko.

Minutes of the September 18, 1996 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 18

APPROVED

Appropriation Ordinance No. 18 was approved according to law.

RESOLUTION NO. 1191 (REVISION OF 1997 CLASSIFIED EMPLOYEES)

PASSED

The Acting City Manager presented to the City Commission a resolution establishing a schedule of pay grade for classified employees of the City of Concordia. Following discussion, a motion was made by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried by the affirmative vote of the entire members-elect of the commission that Resolution No. 1191 revising the 1997 schedule of pay grades for classified employees of the City of Concordia.

RESOLUTION NO. 1192 (REVISION OF 1997 NON-CLASSIFIED EMPLOYEES)

PASSED

The Acting City Manager presented to the City Commission a resolution establishing a schedule of pay grade for non-classified employees of the City of Concordia. Following discussion, a motion was made by Commissioner Hattan, seconded by Commissioner Bombardier and duly carried by the affirmative vote of the entire members-elect of the commission that Resolution No. 1192 revising the 1997 schedule of pay grades for non-classified employees of the City of Concordia.

LEC AGREEMENT

DISCUSSION

City Attorney Retter advised the Commission that he is working with the County Attorney on the LEC Agreement and that the City would pass it with an Ordinance and the County would pass it with a Resolution.

RESOLUTION NO. 1193 (429 E. 2ND CONNIE ALLEN)

PASSED

Acting City Manager Sedlacek advised the commission that a nuisance exists at 429 E. 2nd and notification was sent to the property owner and the property owner did not comply. The City abated the nuisance and incurred a cost of \$410. Staff is recommending that the commission consider passing a resolution levying tax against the property at 429 E 2nd. Following discussion, Commissioner Bombardier moved to pass Resolution No. 1193. Mayor Robbins seconded. Motion carried.

SPORTS COMPLEX RESTROOMS BID AWARD

WHITNEY PLUMBING

Acting City Manager Sedlacek advised the commission that the city accepted bids on remodeling the Sports Complex restrooms to comply with the American with Disabilities Act. The City received bids from the following:

Solt Construction, Inc.	\$5,641.00	120 Calendar Days
Hood Construction Co, Inc.	\$5,731.00	21 Calendar Days
Whitney Plumbing	\$3,998.00	30 Calendar Days
Jewell Plumbing	\$5,559.12	12 Calendar Days

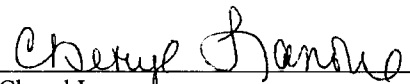
Staff is recommending the commission consider accepting the low bid from Whitney Plumbing in the amount of \$3,998.00. Following discussion, Mayor Robbins moved to accept the low bid from Whitney Plumbing. Commissioner Bombardier seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 2, 96 CON

PUBLIC COMMENTS

Larry Blochlinger, Chamber of Commerce, wanted to thank the city for all of the help and support at Concordia Fall Fest.

There being no further business, Commissioner Bombardier moved to adjourn the meeting to October 9th, 1996 at 6:30 p.m., at the City Commission Room in the City Hall. Commissioner Hattan seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD OCTOBER 9, 1996

The governing body met in regular session on October 9, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier present. Absent: Commissioner Hattan.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and Deputy City Clerk Deneault.

Visitors: Kirk Lowell, Armand Balthazor, Tom Fisher, Bill Goheen and Walt Huber.

With no action to be taken Commissioner Bombardier moved to adjourn the meeting and go into study session Mayor Robbins seconded. Motion carried.

1996 KDHE WATER DISCHARGE PERMIT

Director of Utilities, Bill Goheen, was present to talk about new regulations concerning the discharge of waste water into the Republican River. He stated that when KDHE sent out notice of the City's new permit for water discharge that the State had made additional requirements for the testing and treatment for disinfection of discharged water. One of the methods discussed to disinfect water that is to be discharged is through the use of ultra violet light. This would require the construction of a new building at the treatment plant facility. If this method was used and a new building had to be constructed the city would try to utilize local contractors. Before the city did anything an engineering firm would have to be contacted to research this project to give us some alternatives and costs associated with compliance to KDHE's schedule on disinfection. Mayor Robbins asked about financing of this project. City Attorney Retter stated that financing could be accomplished through the use of Revenue or General Obligation Bonds. Commissioner Bombardier stated any further discussion would need to be done when Commissioner Hattan was present.

FAITH BAPTIST SANITARY SEWER PROJECT

Next on the agenda for discussion was the request by the Faith Baptist Church to connect to the City's sewer system. Bill Goheen stated that we could extend our main and let them run a service line to it or we could let them run a service line on the city easement to the existing main. Commissioner Bombardier stated further discussion of this would continue when Commissioner Hattan could be present.

FIVE YEAR CONSTRUCTION PLAN WITH KDOT

In the five year plan submitted to the Kansas Department of Transportation in 1996 was a request to improve 11th Street from Hill to the east city limits. This project would be eligible for funding in the year 2001. Tom Fisher, Director of Streets, was present to discuss this project and answer any questions regarding it. To make sure we meet the deadline for this project a decision was made by the commissioners to get the paperwork started. If the City received funding for the 11th Street improvement it would be an 80/20 project with the State financing 80% and the City paying 20%. All engineering and legal fees would be paid by the City. To make sure we have the application in on time money would have to be budgeted in 1997 or 1998 for engineering costs. David Retter said that having the application in as early as possible could improve our chances for approval of funding for the 11th Street project.

LAW ENFORCEMENT CENTER AGREEMENT

Brenda Sedlacek advised the commissioners that the City would be receiving a revised agreement from the Cloud County Commissioners. The agreement included some new changes that had been made by the County Commissioners. Some of these changes might not be acceptable to the City Commission according to Dave Retter, City Attorney. After a brief discussion of some of these changes Commissioner Bombardier and Mayor Robbins agreed that some of the changes were not acceptable and that as soon as the agreement is available they would review it and decide what direction the City would take.

CASEY'S GENERAL STORE AGREEMENT

David Retter informed the commissioners that the City had received from Casey's General Store Inc. an agreement in which they requested an easement in the alley adjacent to the property they are purchasing. Tom Fisher, Director of Streets, stated that he did not see any problems since the agreement addressed any concerns that the city might have in regard to this

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD OCTOBER 9, 1996

PUBLIC COMMENTS

Armand Balthazor asked where the city was in regard to the lawsuit in the fire department. David Retter stated the City could not comment on this at the present time. This issue was a personnel matter not open for discussion. Attorney Retter explained that if Armand knew what the commissioner knew that it might change the way he felt. Armand had stated that the city attorney and the Commission had done a poor job dealing with this problem. Armand felt that the lawsuit affected the city so it should be public information. Mayor Robbins stated that its the right of an individual to sue the city and we have to protect the rights of the employees.



Phil Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 16, 1996

The governing body met in regular session on October 16, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Kirk Lowell, Brad Lowell, Tom Fisher, Larry Blochlinger, and Judith A. McKee.

Minutes of the October 2, 1996 regular meeting and October 9, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 19

APPROVED

Appropriation Ordinance No. 19 was approved according to law.

BID AWARD (CG-96-BOMBARDIER & SW-96-CITYCON)

BRYANT & BRYANT CONST.

Acting City Manager Sedlacek advised the commission that the city approved engineer's estimates on Vincent and Janet Bombardier curb and gutter for \$3,212.26 and a portion of the sidewalk in front of City Hall for \$3,646.95. The City received one bid from Bryant and Bryant as follows:

Bryant and Bryant Const., Inc.

SW-96-CITYCON	\$2,673.00
CG-96-BOMBARDIER	<u>\$2,544.00</u>
TOTAL	\$5,217.00

Staff recommended that the low bid from Bryant & Bryant in the amount of \$5,217.00 be accepted and authorized the City Manager to sign the contract. Following discussion, Commissioner Hattan moved to accepted the low bid of \$5,217.00 from Bryant & Bryant Const., Inc. and authorize the City Manager to sign the contract. Mayor Robbins seconded. Commissioner Bombardier abstained. Motion carried.

THIRD QUARTER INVESTMENT REPORT

ORDERED PLACED ON FILE

Acting City Manager Sedlacek presented the third quarter investment report for 1996 per Ordinance No. 1860. Total interest received for the third quarter was \$26,283.50 compared to \$22,669.61 for 1995. Following discussion, Commissioner Hattan moved to place on file the third quarter investment report. Commissioner Bombardier seconded. Motion carried.

LAW ENFORCEMENT CENTER AGREEMENT

DISCUSSION

Acting City Manager Sedlacek updated the commission on the Law Enforcement Center Agreement. The County agreed to pay \$50,000 in 1997 and the City would continue to pay half of the utilities until the law enforcement center moves out and that they would give us one (1) year termination notice for our dispatch services. Acting City Manager Sedlacek also advised that the City Attorney and she would be attending the county commission meeting on Monday.

EASEMENT AGREEMENT

CASEY'S GENERAL STORE, INC.

City Attorney Retter advised the commission that he was adding one additional utility water line to the agreement and sending it to Casey's attorney to look over. Acting City Manager asked how the commission felt on this easement. The commission had no problem with it.

FAITH BAPTIST CHURCH SEWER PROJECT

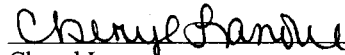
Acting City Manager asked the commission if they wanted to make Faith Baptist Church Sanitary Sewer project, a city project or for Faith Baptist Church to put in a private sanitary sewer line? Commissioner Bombardier felt that a private line was okay as long as they meet city specifications. Commissioner Hattan and Mayor Robbins felt that this was okay.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 16, 96 CON'T

PUBLIC COMMENTS

Armand Balthazor wanted to talk about the new building at the treatment plant, asked if the city would look at piping the discharge to the golf course, schools and courthouse. Commissioner Hattan advised that if it is more cost effective they would look at it. Kirk Lowell, with Cloud Corp, advised that it is important to future companies, the type of output at the Treatment Plant. Following discussion, Commissioner Hattan moved to appoint Kirk Lowell on this project. Mayor Robbins seconded. Motion carried.

There being no further business, Commissioner Hattan moved to adjourn the meeting to October 23, 1996 at 6:30 p.m. at the City Commission Room in the City Hall. Mayor Robbins seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD OCTOBER 23, 1996

The governing body met in regular session on October 23, 1996 at 6:30 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier and Hattan present. Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

Visitors: Armand Balthazor, Tom Fisher, Ken Campbell, Eric Johnson, Bob Burns, Burl Maley and Marie Dale.

ORDINANCE NO. 2662(LEC AGREEMENT)

PASSED

Acting City Manager Sedlacek advised the commission that the County had approved the agreement by Resolution. Staff recommends that the Commission adopt the agreement by Ordinance and authorize the Mayor and City Clerk to sign the agreement.

An Ordinance entitled "AN ORDINANCE AUTHORIZING EXECUTION OF ONE CERTAIN INTERLOCAL AGREEMENT BY THE MAYOR AND CITY CLERK OF THE CITY OF CONCORDIA, KANSAS" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "Yea": Bombardier, Robbins and Hattan. "Nay": None. The ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2662.

EASEMENT AGREEMENT

APPROVED

Acting City Manager Sedlacek advised the commission that Casey's is requesting an alley easement. City Attorney advised that they amended the agreement to include a water line. Following discussion, Commissioner Hattan moved to approved the easement agreement with Casey's General Store and authorize the Mayor and City Clerk to sign the agreement after Casey's General Store has signed the agreement. Commissioner Bombardier seconded. Motion carried.

FINAL COST FOR CDBG SANITARY SEWER REPLACEMENT PROJECT

APPROVED

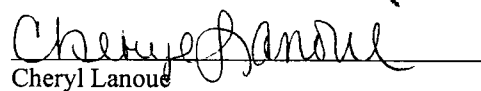
Acting City Manager Sedlacek presented to the Governing Body the final cost on the CDBG Sanitary Sewer Replacement Project. The cost was determined to be \$234,961, with the City's share being \$117,480 and the State's matching portion was \$117,480. Following discussion, Commissioner Bombardier moved to approve final cost on the CDBG Sanitary Sewer Replacement Project in the amount of \$234,961. Mayor Robbins seconded. Motion carried.

FINAL COST FOR SANITARY SEWER & WATERLINE SOUTH 81

APPROVED

Acting City Manager Sedlacek presented to the Governing Body the final cost on the Sanitary Sewer and Waterline Relocation South 81 Project. The cost was determined to be \$41,858.76. Following discussion, Mayor Robbins moved to approve final cost on the Sanitary Sewer and Waterline Relocation South 81. Commissioner Bombardier seconded. Motion carried.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 6, 1996

The governing body met in regular session on November 6, 1996 at 4:00 p.m. in the City Commission Room in the City Hall. Mayor Robbins presided with Commissioner Bombardier and Commissioner Hattan present. Absent none.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and Deputy City Clerk Deneault.

Visitors: Armand Balthazor, Mickey Powell, Burl Maley, Bill Goheen, Bob Burns, Jim Wilson, Larry Blochlinger, Mike Copple, Ted Samuelson and Lori Ade from the KNCK.

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

cc.

MINUTES AMENDED OCTOBER 16, 1996 MEETING

APPROVED

Mayor Robbins stated that he would like the minutes from the October 16, 1996 meeting amended to reflect that no official action was intended when the motion was made and seconded in the Public Comments in regard to the piping of discharged water to the golf course. Commissioner Bombardier moved to approve the amendment to the October 16th minutes. Commissioner Hattan seconded. Motion carried.

The amended minutes of the October 16, 1996 meeting and the original October 23, 1996 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE #20

APPROVED

Appropriation Ordinance No. 20 was approved according to law.

PLANNING COMMISSION APPOINTMENTS

APPROVED

Three terms on the Planning Commission expired as of November 1, 1996. Acting City Manager Brenda Sedlacek informed the commissioners that Phil Gilliland, Judie Deal and David Erickson had been contacted and indicated a willingness to be reappointed. Commissioner Bombardier moved to reappoint all three to the Planning Commission vacancies. Mayor Robbins seconded the motion. Motion carried.

FAITH BAPTIST LICENSE AGREEMENT

APPROVED

Bill Goheen, Director of Utilities, was present and recommended that the commissioners approve an agreement between the Faith Baptist Church and the City allowing them to place a private sanitary sewer line in the city easement. Commissioner Bombardier made the motion to accept the agreement, Mayor Robbins seconded, motion carried.

RES. NO. 1194 YEAR END FINANCING

APPROVED

The matter of providing for the offering for sale of approximately \$530,000 principle amount of General Obligation Bonds, Series 1996, came on for consideration and was discussed.

Commissioner Bombardier presented and moved the adoption of a Resolution entitled:

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 1996, OF THE CITY OF CONCORDIA, KANSAS.

Commissioner Robbins seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: Bombardier, Robbins and Hattan.

Nay: None.

The Mayor declared the Resolution duly adopted; the Clerk designating the same Resolution No. 1194.

EMPLOYEE SERVICE AWARDS

PRESENTED

Four City employees were present to receive awards for longevity. They were Mike Copple, Mickey Powell, and James Wilson for ten (10) years of service and Robert Burns for twenty five (25) years of service.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 6, 1996, CONT'D.

PUBLIC COMMENTS

Armand Balthazor wanted to know why the City was spending so much on the league meetings. He stated evidently you don't have to be smart to spend the taxpayers' money. Mr. Balthazor also asked if the city was buying the lot between the library and the fire department for the police department. Commissioner Hattan stated that at this time the city is not looking into buying any real estate. Armand also asked why the old city hall could not be used for the police department? Commissioner Hattan stated that they would like to see the old city hall used for something but it would not be suitable for a police department. Mayor Robbins asked Brenda Sedlacek where the city was in regard to selling old city hall. Brenda stated that the city was in the process of getting something put in the paper next week when Cheryl returned from Clerk school.

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



Phil Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 20, 1996

The governing body met in regular session on November 20, 1996 at 4:00 p.m. in the City Commission room in the City Hall. Commissioner Robbins presided with Commissioner Bombardier. Commissioner Hattan came in at 4:22 p.m.. Absent: None.

Other Officers: Acting City Manager Sedlacek and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Cody Meyer, Brad Lowell, Lisa Sjogren, Cheryl Holmes, Virginia Thull, Marie Dale, Peggy Loveland and Armand Balthazor.

Minutes of the November 6, 1996 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 21

APPROVED

Appropriation Ordinance No. 21 was approved according to law, with the exception to hold Kennedy and Coe, CPA's check until the city receives the audit.

PROCLAMATION

AMERICAN EDUCATION WEEK

Mayor Robbins read the proclamation and declared November 17th - 23rd as the 75th annual observance of American Education Week. Present were Lisa Sjogren, Concordia Middle School, Cheryl Holmes, Concordia Jr-Sr High, Virginia Thull, Concordia High School, and Peggy Loveland, Kindergarten.

ORDINANCE NO. 2663(PERSONNEL POLICIES AND PROCEDURES MANUAL)

APPROVED

An Ordinance entitled "AN ORDINANCE AMENDING THE OFFICIAL PERSONNEL MANUAL OF THE CITY OF CONCORDIA, KANSAS, AS ADOPTED BY ORDINANCE NO. 2625 OF SAID CITY, AS AMENDED FROM TIME TO TIME ("PERSONNEL MANUAL" HEREIN); ORDERING THE PERSONNEL MANUAL TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AMENDING THE VARIOUS SECTIONS AND SUBSECTIONS OF THE PERSONNEL MANUAL AS PROVIDED IN THE BODY OF THIS ORDINANCE; AND READOPTING THE PERSONNEL MANUAL AS AMENDED" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "YEA": Commissioner Bombardier and Robbins. "Nay": None. The ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2663.

MANAGER'S REPORT

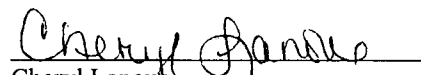
Acting City Manager Sedlacek advised the commission that City Clerk Lanoue had graduated from a three (3) year city clerk school.

PUBLIC COMMENTS

Armand Balthazor asked if there was an itemized statement on the city clerk's cash. Mayor Robbins and Commissioner Bombardier expressed that City Clerk Lanoue would prepare an itemized statement for him.

Mayor Robbins announced that there would be no meeting next week Wednesday, November 27, 1996 and they would meet in regular session on December 4th, 1996.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 4, 1996

The governing body met in regular session on December 4, 1996, at 4:00 p.m. in the City Commission room in the City Hall, the following members being present and participating, to wit: Commissioner Robbins and Bombardier. Commissioner Hattan coming at 4:30 p.m.

Absent: None.

Other Officers: Acting City Manager Sedlacek and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Brad Lowell, Marie Dale, Ken Campbell, Ray Doyen, Charles Bouilly and Armand Balthazor.

Minutes of the November 20, 1996, regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 22

APPROVED

Appropriation Ordinance No. 22 was approved according to law.

APPOINTMENTS TO AIRPORT ADVISORY BOARD

GARY BALDWIN

Commissioner Bombardier moved to appoint Gary Baldwin to serve on the Airport Advisory Board for the remainder of Ed Kilpatrick's unexpired term. Commissioner Robbins seconded. Motion carried.

ANNUAL OPERATIONS AND MAINTENANCE ASSURANCE STATEMENT

APPROVED

Each year the Kansas State Parks & Wildlife Department requests an "Annual Operation and Maintenance Assurance Statement". This statement is required because grant funds were used to build the Concordia Swimming Pool. Following discussion, Commissioner Bombardier moved to authorize the Mayor to sign the Annual Operation and Maintenance Assurance Statement. Commissioner Robbins seconded. Motion carried.

BOND SERIES 1996 - ACCEPT BID
ORDINANCE NO. 2664(BOND SERIES 1996)
RESOLUTION NO. 1195(BOND SERIES 1996)

COUNTRY CLUB BANK
APPROVED
APPROVED

The clerk reported that pursuant to the Notice of Bond Sale heretofore duly given, sealed bids for the purchase of \$530,000 principal amount of General Obligation Bonds, Series 1996, dated December 1, 1996, of the City had been received. A tabulation of said bids is set forth as Exhibit A hereto.

Thereupon, the governing body reviewed and considered the bids and it was found and determined that the bid of Country Club Bank, was the best bid for the bonds, a copy of which is attached hereto as Exhibit B.

Commissioner Robbins moved that said bid be accepted and that the Mayor and Clerk be authorized and directed to execute the bid form selling the Bonds to the best bidder on the basis of said bid and the terms specified in the Notice of Bond Sale. The motion was seconded by Commissioner Bombardier. Said motion was carried by a vote of the governing body with the vote being as follows:

Aye: Commissioner Robbins and Bombardier.

Nay: None.

Thereupon, there presented an Ordinance entitled:

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$530,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 1996, OF THE CITY OF CONCORDIA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.

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

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DEC. 4, 196 CONT.

Aye: Commissioner Robbins and Bombardier.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2664 and was signed by the Mayor and attested by the Clerk.

Thereupon, there was presented a Resolution entitled:

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AN D AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF \$530,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 1996, OF THE CITY OF CONCORDIA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2664 OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

Thereupon, Commissioner Bombardier moved that said Resolution be adopted. The motion was seconded by Commissioner Robbins. Said Resolution was duly read and considered, and upon being put, the motion for the adoption of said Resolution was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioner Bombardier and Robbins.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 1195 and was signed by the Mayor and attested by the Clerk.

US 81 - SUPPLEMENTARY AGREEMENT

STATE OF KANSAS & CAMPBELL & JOHNSON

Acting City Manager Sedlacek advised the commission that we have two engineering estimates. The first is for the removal of structures, overburden and retaining wall from 13th Street to Court Street. The second is for the entire U.S. 81 utility relocation project. The State has agreed to pay the entire cost of the removal of structures, overburden and retaining wall from 13th Street to Court Street. Staff recommends that the commission authorize the Mayor and City Clerk to sign all necessary documents to execute the agreements with the State and Campbell and Johnson for the 13th Street to Court Street portion of the U.S. 81 utility relocation project. Following discussion, Commissioner Bombardier moved to authorize the Mayor and City Clerk to sign all necessary documents to execute the agreements with the State and Campbell and Johnson for the 13th Street to Court Street portion of the U.S. 81 relocation project. Commissioner Robbins seconded. Motion carried.

ORDINANCE NO. 2665(ZONING TEXT AMENDMENT)

APPROVED

Acting City Manager presented to the commission a zoning text amendment. The Planning Commission recommends that the City Commission pass an Ordinance amending the area requirements for a two-family dwelling located in an R-1 zone from 7,500 square feet per family to 5,000 square feet per family.

An Ordinance entitled "AN ORDINANCE AMENDING THE AREA REQUIREMENTS FOR TWO-FAMILY DWELLINGS SITUATED IN R-1 ZONES IN THE CITY OF CONCORDIA, KANSAS, WHICH MAY BE SECURED BY EXCEPTION GRANTED BY SPECIAL USE PERMIT AS PROVIDED BY ARTICLE XXVI OF THE ZONING ORDINANCE OF SAID CITY, BEING ORDINANCE NO. 1829, AS AMENDED FROM TIME TO TIME (THE "ZONING ORDINANCE" HEREIN), AND SPECIFICALLY ARTICLE XXVI, SECTION 11, SUBSECTION 5 (B); AND REDUCING SAID AREA REQUIREMENTS FROM 7,500 SQUARE FEET PER FAMILY TO 5,000 SQUARE FEET PER FAMILY; AND PROVIDING THE DETAILS OF SUCH AMENDMENT TO SAID ZONING ORDINANCE; AND REPEALING EXISTING SUBSECTION 5 (B) OF ARTICLE XXVI, SECTION 11 OF THE ZONING ORDINANCE; AND AMENDING THE ZONING ORDINANCE BY ADDING A NEW SUBSECTION 5 (B) OF ARTICLE XXVI, SECTION 11 THEREOF; was read considered by the commission. On roll call upon its passage, the following commissioners voted "YEA": Commissioner Bombardier and Robbins. "NAY": None. The Ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2665.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DEC. 4, 1996 CONT.

CITY MANAGER COMMENTS

Acting City Manager Sedlacek advised that there would not be a study session on December 11, 1996, the next meeting would be the regular meeting on December 18th, 1996.

PUBLIC COMMENTS

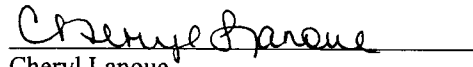
Armand Balthazor ask if there would be a retaining wall on the portion of land between 13th and Court Street? Ken Campbell advised that there would not be and that the State doesn't like to put retaining walls on highways.

CONSIDERATION ON OLD CITY HALL BID

TABLED

Acting City Manager Sedlacek advised the commission that the city received one bid on old city hall. The bid was from Ray Doyen in the amount of \$10,010.10. Commissioner Hattan moved that we table the bid consideration the until December 18th, 1996, meeting. Commissioner Robbins seconded. Motion carried.

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


Cheryl Lanoue
City Clerk

(Seal)

Sale Date: Wednesday, December 4, 1996

[illegible]

EXHIBIT B

OFFICIAL BID FORM
PROPOSAL FOR THE PURCHASE OF CITY OF CONCORDIA, KANSAS
GENERAL OBLIGATION BONDS

TO: Cheryl Lanoue, Clerk
 City of Concordia, Kansas

December 4, 1996

For \$530,000 principal amount of General Obligation Bonds, Series 1996, of the City of Concordia, Kansas, to be dated December 1, 1996, as described in your Notice of Bond Sale dated November 6, 1996, said Bonds to bear interest as follows:

<u>Maturity</u> <u>December 1</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>December 1</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>
1997	\$40,000	5.25 %	2005	\$15,000	4.65 %
1998	75,000	5.20 %	2006	15,000	4.75 %
1999	80,000	5.20 %	2007	15,000	4.85 %
2000	80,000	4.10 %	2008	20,000	4.90 %
2001	85,000	4.20 %	2009	20,000	5.00 %
2002	15,000	4.35 %	2010	20,000	↓ %
2003	15,000	4.45 %	2011	20,000	↓ %
2004	15,000	4.55 %			

the undersigned will pay the par value of the Bonds plus accrued interest to the date of delivery, plus a total premium in the amount set forth below.

Total interest cost to maturity at the rates specified	\$ 142,562.50
Premium (if any)	\$ 0.00
Net interest cost	\$ 142,562.50
Average annual net interest rate	4.72063%

☐ The Bidder elects to have \$ _____ principal amount of the Bonds shown above to mature in the years _____ to _____, inclusive, issued as Term Bonds scheduled to mature in _____ and subject to mandatory redemption requirements in the amounts and at the times shown above.

This proposal is subject to all terms and conditions contained in said Notice of Bond Sale, and if the undersigned is the successful bidder, the undersigned will comply with all of the provisions contained in said Notice. A cashier's or certified check or a qualified financial surety bond in the amount of \$10,600 payable to the order of the Issuer, accompanies this proposal as an evidence of good faith. The acceptance of this proposal by the Issuer shall constitute a contract between the Issuer and the successful bidder.

Submitted by: Country Club Bank, n.a.

[LIST ACCOUNT MEMBERS ON REVERSE]

By: Roger N. Tranckino

Telephone No. (816) 751-1420
Roger N. Tranckino, Exec V.

ACCEPTANCE

Pursuant to action duly taken by the Governing Body of the City of Concordia, Kansas, the above proposal is hereby accepted on December 4, 1996.

Attest:

Cheryl Lanoue
 Clerk

Lavern C. Robbins
 Mayor

For completion if this bid is unsuccessful NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Sealed bids may be filed with the Clerk, Cheryl Lanoue, City Hall, 135 East 6th Street, Concordia, Kansas 66901, at or prior to 3:00 p.m., Central Standard Time, on December 4, 1996. Any bid received after such time will be returned to the bidder.

Return of good faith deposit is hereby acknowledged:

Firm: _____

By: _____

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 18, 1996

The governing body met in regular session on December 18, 1996, at 4:00 p.m. in the City Commission room in the City Hall, the following members being present and participating, to wit: Commissioner Robbins, Bombardier and Hattan.

Absent: None.

Other Officers: Acting City Manager Sedlacek, City Attorney Retter and City Clerk Lanoue.

The Mayor declared that a quorum was present and called the meeting to order.

Visitors: Lori Ade, Brad Lowell, Robert Burns, Larry Blochlinger, Ken Campbell, Eric Johnson and Armand Balthazor.

Minutes of the December 4, 1996, regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 23

APPROVED

Appropriation Ordinance No. 23 was approved according to law.

APPOINTMENTS TO RECREATION COMMISSION

JAY LOWELL

Acting City Manager Sedlacek advised the commission that staff received the resignation of Steve Champlin and that staff has contact Jay Lowell and he indicated that he would be willing to serve. Commissioner Bombardier moved to appoint Jay Lowell to serve on the Recreation Commission for the remainder of Steve Champlin unexpired term. Commissioner Hattan seconded. Motion carried.

ORDINANCE NO. 2666 (SCOTT SPECIALITIES TAX ABATEMENT)

APPROVED

An Ordinance entitled "AN ORDINANCE CONTINUING THE EXEMPTION OF CERTAIN PROPERTY FROM AD VALOREM TAXATION FOR ECONOMIC DEVELOPMENT PURPOSES" was read and considered by the commission. On roll call upon its passage, the following commissioners voted "YEA": Commissioner Robbins, Bombardier and Hattan. "NAY": None. The ordinance was declared passed, the title agreed to and the city clerk assigned to it No. 2666.

DESIGNATION OF OFFICIAL DEPOSITORIES

APPROVED

Acting City Manager Sedlacek advised the commission that state law requires that banking institutions holding public funds need to be designated by the elected officials. Commissioner Bombardier moved to designate Citizens National Bank, UMB Bank and Tri County Bank official depositories for 1997. Commissioner Hattan seconded. Motion carried.

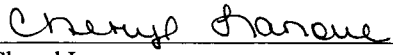
CONTRACT FOR THE SALE OF REAL ESTATE

RAY A. DOYEN

Acting City Manager Sedlacek advised the commission that the city received one (1) bid for the old city hall property from Ray Doyen, in the amount of \$10,010.10. Staff is recommending that the City Commission accept the bid for \$10,010.10 and authorize the Mayor and City Clerk to sign all necessary documents. Following discussion, Commissioner Bombardier moved to accept the bid from Ray A. Doyen in the amount of \$10,010.10 and authorize the Mayor and City Clerk to sign all the necessary documents, after the buyer has signed. Commissioner Robbins seconded. Motion carried.

Mayor Robbins announced that the next regular meeting would be January 15, 1997, at 4:00 p.m.

There being no further business, Commissioner Robbins moved to adjourn the meeting to a study session. Commissioner Bombardier seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)