

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JANUARY 6, 2003

The governing body met in adjourned session on January 6, 2003, at 6:00 p.m. at the Moose Lodge, with the Mayor Strecker presiding and the following members present: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: Interim City Manager Cheryl Lanoue.

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

Visitors: Stephen Martin and Andy Burns.

Mayor Strecker reconvened the meeting at 7:30 p.m. at City Hall.

APPROPRIATION ORDINANCE NO. 24A

APPROVED

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

Minutes of the December 18, 2002 regular meeting and December 20, 2002 adjourned meeting were approved as written.

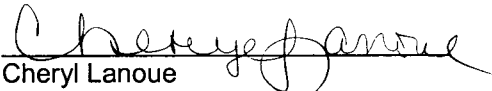
EXECUTIVE SESSION – NON ELECTED PERSONNEL

At this time Commissioner Strecker moved that the commission recess into executive session for three (3) hours to discuss non-elected personnel. Commissioner Bombardier seconded. Motion carried. Time: 7:35 p.m. Inviting: Stephen Martin.

The commission reconvened at 10:35 p.m.

Mayor Strecker announced that there was no binding action taken.

There being no further business, Commissioner Baumann moved to adjourn the meeting to January 8, 2003 at 1:30 p.m. at City Hall. Commissioner Strecker seconded. Motion carried.


Cheryl Lanoue
Interim City Manager

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JANUARY 8, 2003

The governing body met in adjourned session on January 8, 2003, at 1:30 p.m. in the City Commission Room with the Mayor Strecker presiding and the following members present: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: Interim City Manager Cheryl Lanoue.

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

Visitors: None.

EXECUTIVE SESSION – NON ELECTED PERSONNEL

At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) to discuss non-elected personnel. Commissioner Bombardier seconded. Motion carried. Time: 1:30 p.m.

The commission reconvened at 2:00 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Strecker moved to recess into executive session for an additional thirty (30) minutes to discuss non-elected personnel. Commissioner Jindra seconded. Motion carried. Time: 2:00 p.m.

The commission reconvened at 2:30 p.m.

Mayor Strecker announced that there was no binding action taken.

There being no further business, Commissioner Jindra moved to adjourn the meeting to January 10, 2003 at 4:30 p.m. at City Hall. Commissioner Bombardier seconded. Motion carried.


Cheryl Lanoue
Interim City Manager

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JANUARY 10, 2003

The governing body met in adjourned session on January 10, 2003, at 4:30 p.m. in the City Commission Room with the Mayor Strecker presiding and the following members present: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: Interim City Manager Cheryl Lanoue.

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

Visitors: None.

EXECUTIVE SESSION – NON ELECTED PERSONNEL

At this time Commissioner Bombardier moved that the commission recess into executive session for sixty (60) to discuss non-elected personnel. Commissioner Baumann seconded. Motion carried. Time: 4:30 p.m.

Commissioner Bombardier leaving at 5:00 p.m.

The commission reconvened at 5:30 p.m.

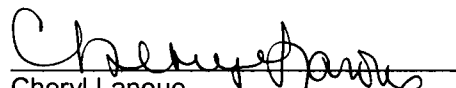
Mayor Strecker announced that there was no binding action taken.

Commissioner Jindra moved to recess into executive session for an additional sixty (60) minutes to discuss non-elected personnel. Commissioner Strecker seconded. Motion carried. Time: 5:30 p.m.

The commission reconvened at 6:00 p.m.

Mayor Strecker announced that there was no binding action taken.

There being no further business, Commissioner Hosie moved to adjourn the meeting to January 15, 2003 at 4:00 p.m. at City Hall. Commissioner Jindra seconded. Motion carried.


Cheryl Lanoue
Interim City Manager

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 15, 2003

The governing body met in regular session on January 15, 2003, at 4:00 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Bombardier, Strecker, Hosie and Baumann.

Absent: Commissioner Jindra.

Other Officers: Interim City Manager Lanoue, City Attorney Uri and Assistant Deputy City Clerk Fleming.

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

Visitors: Larry Remmenga, Burl Maley, Jeff Stricklin, Jessica LeDuc, Ron Copple, Brian Strait, Bruno Rehbein, Ron Deal, Jack Gould and Ryan Weir.

Minutes of the January 6, 2003 adjourned meeting, January 8, 2003 adjourned meeting and January 10, 2003 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 24

APPROVED

Appropriation Ordinance No. 24 was approved according to law.

FOURTH QUARTER INVESTMENT REPORT

PLACED ON FILE

Interim City Manager Lanoue presented the fourth quarter investment report per Ordinance No. 1860. Total interest for the fourth quarter of 2002 was \$17,326.72 compared to \$129,105.95 for 2001. Commissioner Strecker moved to place on file the fourth quarter investment report. Commissioner Bombardier seconded. Motion carried.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENT - BOARD OF ZONING APPEALS

TED SAMUELSON

Interim City Manager Cheryl Lanoue stated that George Champlin's term on the Board of Zoning Appeals ends January 19, 2003. Mr. Champlin has declined serving another term on the Board of Zoning Appeals. Ted Samuelson has been contacted and shown interest in serving on the Board of Zoning Appeals. Commissioner Hosie moved to appoint Ted Samuelson to a three (3) year term, beginning January 19, 2003 to January 19, 2006. Commissioner Baumann seconded. Motion carried.

RESOLUTION NO. 2003-1472 AMEND CURB & GUTTER POLICY

APPROVED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS AMENDING THE CURB AND GUTTER POLICY.

Thereupon, Commissioner Bombardier moved that said Resolution be adopted. The motion was seconded by Commissioner Strecker. 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, being as follows:

Yea: Commissioners Strecker, Bombardier, Hosie and Baumann.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1472 and was signed by the Mayor and attested by the Clerk.

ORDINANCE NO. 2003-2851(CHANGING MEETING TIME)

APPROVED

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE CHANGING THE TIME OF MEETINGS OF THE CITY COMMISSION FROM 4:00 O'CLOCK P.M. TO 5:30 O'CLOCK P.M., STATING THE DAYS UPON WHICH REGULAR MEETINGS WILL BE HELD, STATING THE MANNER OF CALL OF SPECIAL OR ADJOURNED MEETINGS; PROVIDING THAT ALL MEETINGS OF THE CITY COMMISSION SHALL BE OPEN TO THE PUBLIC; REPEALING CONCORDIA CODE

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 15, 2003, contd.

SECTION 2-73; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION, TO BE IDENTIFIED AS SECTION 2-73.

Thereupon, Commissioner Bombardier moved that said Ordinance be passed. The motion was seconded by Commissioner Strecker. 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: Commissioners Bombardier, Baumann, Strecker and Hosie.

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2851 and was signed and approved by the Mayor and attested by the Clerk.

SANBORN, INC.

PROFESSIONAL SERVICE AGREEMENT (AERIAL PHOTOGRAPHY)

TABLED

Interim City Manager Lanoue advised the commission Sanborn, Inc., an aerial photography company, has submitted an agreement between the City, Cloud County and Sanborn, Inc. to provide aerial photography services for the area. The total fee for the City would be \$14,000 and the total fee for the County would be \$2,000. Bruno Rehbein advised that departments do look at the aerial photos but was not sure it was worth the expense of \$14,000. Commissioner Hosie moved to table the Sanborn, Inc. agreement until 2-5-03. Commissioner Bombardier seconded. Motion carried.

INSURANCE RENEWAL

EMC

Interim City Manager Lanoue advised the commission the city's insurance representative received two (2) quotes for the city insurance policy renewal. St. Paul had a quote of \$130,792 and EMC had a quote of \$109,999 (including the umbrella policy). Both policies are essentially the same coverage. Commissioner Bombardier moved to accept the quote from EMC in the amount of \$109,999, including the umbrella policy. Commissioner Strecker seconded. Motion carried.

TIF

City Attorney Uri advised the Commission the letter on the collection of tax dollars in the TIF district has been signed by the County and City Attorney and was left for the County Attorney to mail to the Attorney General.

MAYOR/COMMISSIONER COMMENTS

Commissioner Bombardier thanked the Street Department for taking down the snowflakes and the good job they were doing trimming the trees.

Commissioner Hosie asked if there were codes to address people parking cars in their front yards.

Burl Maley, Police Chief, advised there were codes to address individuals parking over the sidewalks.

Ron Deal stated the zoning ordinance addresses vehicles that are not tagged.

Commissioner Hosie stated he wondered if this was a problem and maybe needs some looking into.

STAFF COMMENTS

Interim City Manager Lanoue advised City Hall would be closed on January 20, 2003 in observance of Martin Luther King, Jr. Day.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 15, 2003, contd.

EXECUTIVE SESSION-DISCUSSION OF PRELIMINARY ACQUISITION OF LAND

At this time Commissioner Strecker moved that the commission recess into executive session for fifteen (15) minutes to discuss preliminary land acquisition. Commissioner Bombardier seconded. Motion carried. Time: 4:38 p.m. Inviting: Cheryl Lanoue and Larry Uri.

The commission reconvened at 4:53 p.m.

Mayor Strecker announced that there was no binding action taken.

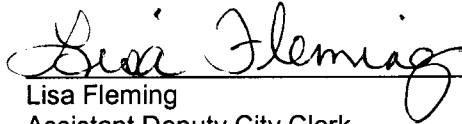
EXECUTIVE SESSION – NON ELECTED PERSONNEL

At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) minutes to discuss non-elected personnel. Commissioner Bombardier seconded. Motion carried. Time: 4:54 p.m. Inviting: Larry Uri

The commission reconvened at 5:24 p.m.

Mayor Strecker announced that there was no binding action taken.

There being no further business, Commissioner Bombardier moved to adjourn the meeting to January 22, 2003 at 4:00 p.m. Commissioner Baumann seconded. Motion carried.



Lisa Fleming
Assistant Deputy City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD JANUARY 22, 2003

The governing body met in adjourned session on January 22, 2003, at 4:00 p.m. in the City Commission Room with the Mayor Strecker presiding and the following members present: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: Interim City Manager Cheryl Lanoue and City Attorney Larry Uri.

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

Visitors: Ron Copple, Eric Olson, Jeff Stricklin, Larry Remmenga, Tim Halfhide and Burl Maley.

Larry Remmenga provided the invocation before the city commission meeting.

APPROPRIATION ORDINANCE NO. 1

APPROVED

Appropriation Ordinance No. 1 was approved according to law.

INTRODUCTION OF NEW EMPLOYEES

ERIC OLSON & TIM HALFHIDE

Larry Remmenga, Director of Utilities, introduced Tim Halfhide as the New Operator I.

Ron Copple, Director of Public works, introduced Eric Olson as the new Public Works Municipal Service Worker.

EXECUTIVE SESSION – NON ELECTED PERSONNEL

At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) minutes to discuss non-elected personnel. Commissioner Bombardier seconded. Motion carried. Time: 4:06 p.m. Inviting: Larry Uri.

The commission reconvened at 4:35 p.m.

Mayor Strecker announced that there was no binding action taken.

Mayor Strecker moved to amend the agenda to include the Employment Agreement for the City Manager. Commissioner Bombardier seconded. Motion carried.

EMPLOYEEMENT AGREEMENT (CITY MANAGER)

LAWRENCE R. PAINE

Commissioner Bombardier moved to authorize the Mayor and City Clerk to sign an employment agreement with Lawrence R. Paine, for the position of City Manager. Commissioner Hosie seconded. Motion carried.

COMMISSIONER COMMENTS

Commissioner Hosie stated he had talked to Barry Porter, Cloud County Appraiser, regarding the aerals and encouraged the other commissioners to do so.

STAFF COMMENTS

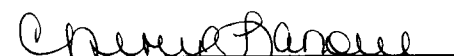
Interim City Manager Lanoue advised the commission the following would be on the February 5, 2003 regular meeting.

- Sanborn contract – Aerial photos
- Boiler bids
- KLINK bid – 5th & Cedar to west city limits
- Brown Grand Presentation

The City Commission scheduled a study session for February 12, 2003 at 5:30 p.m.

Interim City Manager Lanoue announced the City Commission would be attending the Cloud Corp annual meeting on January 25, 2003 at 6:30 p.m. at the Catholic Parish Hall.

There being no further business, Commissioner Bombardier moved to adjourn the meeting to the next regular scheduled meeting (February 5, 2003 at 5:30 p.m.). Commissioner Strecker seconded. Motion carried.


Cheryl Lanoue
Interim City Manager

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 5, 2003

The governing body met in regular session on February 5, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Bombardier, Strecker, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: Interim City Manager Lanoue and City Attorney Uri.

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

Visitors: Larry Paine, Larry Remmenga, Burl Maley, Jeff Stricklin, Jessica LeDuc, Ron Copple, Ima Jean Chavey, Steve Williams, Lee Kaffenberger, Kirk S. Lowell, Don Dean, Steve Dailey, Ken Johnson, Art Slaughter, Brian Strait and Ryan Weir.

Minutes of the January 15, 2003 regular meeting and January 22, 2003 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 2

APPROVED

Appropriation Ordinance No. 2 was approved according to law.

PROCLAMATION

REMEMBRANCE OF THE SPACE SHUTTLE COLUMBIA

Larry Uri, City Attorney, read the space shuttle Columbia remembrance proclamation, proclaiming February 5, 2003 as a day of remembrance for the space shuttle Columbia crew members.

PUBLIC COMMENTS

There were comments from Ima Jean Chavey regarding the hiring of the new city manager. Ms. Chavey informed the commission she had done some research on the city of Baldwin. She discovered the city of Baldwin has no TIF, no economic development director, no city funded ambulance service, and no full time city staff fire department. She asked Mayor Strecker about three different checks that she saw listed on an appropriation ordinance. Ms. Chavey asked if there was a racial or sexual harassment complaint threatened or pending litigation by a city employee for racial or sexual harassment? City Attorney Uri advised that while it was his policy not to comment on potential cases, there was no suit he was aware of.

SANBORN, INC. AGREEMENT AERIAL PHOTOGRAPHY

APPROVED

Lee Kaffenberger advised the commission of the advantages of the aerial photos.

Kirk Lowell, CloudCorp, stated this would be a positive investment.

Following discussion, Commissioner Bombardier moved to authorize the mayor to sign the contract with Sanborn for aerial photos in the amount of \$14,000. Commissioner Hosie seconded. Motion carried.

POOL BOILER BIDS

HOOD HEATING & AIR

Cheryl Lanoue, Interim City Manager informed the commission this is the second time we solicited bids for the replacement of the pool boiler. We received a bid from Griffin's in the amount of \$17,449.00 and a bid from Hood Htg, and Air in the amount of \$15,696.00. Commissioner Bombardier moved to accept the low bid of \$15,696.00 from Hood Htg. and Air for the pool boiler replacement. Commissioner Jindra seconded. Motion carried.

BID AWARD - KLINK RESURFACING PROJECT WEST CITY LIMITS EAST TO CEDAR STREET

HALL BROTHERS

Don Dean, Campbell & Johnson Engineers, advised the commission on January 21, 2003 the city received one bid on the K-9 Highway from West city limits east to Cedar Street project from Hall Brothers, Inc. in the amount of \$119,672.73. This was the only bid received. The engineer's estimate for this project was \$140,603.40. Hall Brothers Construction Co., Inc. has a projected start date of April 21, 2003 with completion date of May 16, 2003. Commissioner Bombardier moved to accept the bid from Hall Brothers Construction Company, Inc. for \$119,672.73. Commissioner Strecker seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 5, 2003, contd.

**DECLARATION FOR PARTICIPATION
IN THE FIREFIGHTERS RELIEF FUND**

APPROVED

Cheryl Lanoue, advised the commission this was an annual Declaration of Participation in the Firefighters Relief Fund and staff was recommending the Commission authorize the Mayor and City Clerk to execute the State of Kansas Declaration of Participation in the Firefighters Relief Fund for 2003. Commissioner Hosie moved to authorize the Mayor and City Clerk to execute the State of Kansas Declaration for Participation in the Firefighters Relief Fund for 2003. Commissioner Baumann seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS

The Mayor and Commission welcomed and introduced Larry Paine.

Commissioner Bombardier recognized Ken Harrington for his years with the City as the Animal Control Officer.

Commissioner Hosie advised he had received the letter from Classic Cable regarding the rate increase from \$11.25 to \$15.95 for limited basic. Commissioner Hosie asked if there was anything the city could do. Mr. Uri advised the city has no control of the rate structure.

STAFF COMMENTS

City Attorney Uri advised the commission that a claim from Rachel Cooper had been filed with our insurance.

Cheryl Lanoue advised the city commission would be attending a soup luncheon on February 14, 2003 at noon at city hall.

EXECUTIVE SESSION – PRELIMINARY ACQUISITION OF LAND

At this time Commissioner Strecker moved that the commission recess into executive session for fifteen (15) minutes to discuss preliminary acquisition of land. Commissioner Bombardier seconded. Motion carried. Time: 6:20 p.m. Inviting: Larry Uri, Larry Paine, Cheryl Lanoue and Ken Johnson.

The commission reconvened at 6:35 p.m.

Mayor Strecker announced that there was no binding action taken.

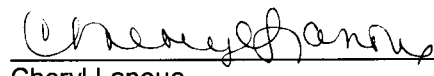
Commissioner Strecker moved that the commission recess an additional fifteen (15) minutes to discuss preliminary acquisition of land. Commissioner Jindra seconded. Motion carried. Time: 6:35 p.m. Inviting: Larry Uri, Larry Paine, Cheryl Lanoue and Ken Johnson.

The commission reconvened at 6:47 p.m.

Mayor Strecker announced that there was no binding action taken.

Mayor Strecker announced there would be a study session on February 12, 2003 at 5:30 p.m.

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


Cheryl Lanoue
Interim City Manager

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 19, 2003

The governing body met in regular session on February 19, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: Joe Strecker

Other Officers: Interim City Manager Lanoue and City Attorney Uri.

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

Visitors: Larry Remmenga, Burl Maley, Jeff Stricklin, Jim Stromberg, Jessica LeDuc, Ron Copple, Brian Strait, Susie Haver, Wonda Brunkow, Denise DeRocheft-Reynolds, Jack Gould, Kirk S. Lowell and Art Slaughter.

Minutes of the February 5, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 3 APPROVED

Appropriation Ordinance No. 3 was approved according to law.

PUBLIC COMMENTS

Jack Gould asked about the dirt purchase from WalMart in the amount of \$30,000 and \$100,000. Interim City Manager Lanoue responded that in the development agreement between WalMart and the City of Concordia, the city agreed to purchase dirt from WalMart for the infrastructure.

FRANK CARLSON LIBRARY REVIEW DENISE DEROCHEFORT-REYNOLDS

Denise deRocheft-Reynolds, librarian at Frank Carlson Library, advised the commission about the Frank Carlson Library services for the year of 2002. The library is open 60 hours per week. The library offers educational and recreational services to the community. There are many videos and DVD's available to check out. Mrs. DeRocheft-Reynolds informed the commission in 2003 funding, the state aid was cut by 15% or \$700.00.

Many exciting events are planned for 2003. Below are a few items of interest.

- New display shelving.
- Improved handicapped parking.
- Exciting Summer Reading Program.
- Open House for Dorothy Schuyler (March 4)
- Smoky Hills Public Television Art Show (March 10 – 21)

BROWN GRAND UPDATE SUSIE HAVER

Susie Haver, curator of the Brown Grand, and Wonda Brunkow had a musical introduction. Ms. Haver advised the commission about the year of 2002 at the Brown Grand. Following is a list of "Things you never knew you needed to know about the Brown Grand Theatre in 2002".

- 58 scheduled events
- 85 other events
- 1154 signed the guest book
- One full-time and two part-time employees along with several volunteers
- Community service – five individuals – through 12th Judicial District and City of Concordia
- Moved pull ropes for the gold concert curtain from the west side to the east side
- Received a \$4784 grant for 2003 from the Kansas Arts Commission Operation Support

POLICE DEPARTMENT-ANIMAL CONTROL TRUCK BID WOMACK SUNSHINE FORD

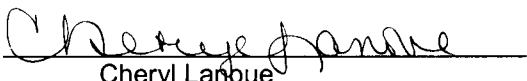
Burl Maley, Chief of Police, advised the commission that the city received bids from the following:

<u>BIDDER</u>	<u>WITH TRADE</u>	<u>WITHOUT TRADE</u>
Babe Houser Motor	\$18,000	\$18,500
Womack Sunshine Ford	\$15,800	\$16,800

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 19, 2003, contd.

Following discussion, Commissioner Jindra moved to accept the bid from Womack Sunshine Ford in the amount of \$15,800 with trade. Commissioner Baumann seconded. Motion carried.

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


Cheryl Lanoue
Interim City Manager

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 5, 2003

The governing body met in regular session on March 5, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Bombardier, Strecker, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: City Manager Paine, Deputy Clerk Deneault, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Larry Remmenga, Burl Maley, Jeff Stricklin, Jessica LeDuc, Ron Copple, Kirk S. Lowell, Ken Johnson, Art Slaughter, Brian Strait, Armand Balthazor, Victoria Degand, Beldon Blosser, Rev. Gay Robertson, Steve Dailey, Dave Aggson and Ryan Weir.

Minutes of the February 19, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 4

APPROVED

Appropriation Ordinance No. 4 was approved according to law.

PROCLAMATION

RED CROSS MONTH

Mayor Strecker proclaimed the month of March as American Red Cross Month.

APPOINTMENTS LIBRARY BOARD

NANCY COLLINS
CHRISTY HASCH

City Manager Paine advised the commission that the Library contacted the city and advised that the terms of Peggy Doyen and Janice Swenson on the Library Board will expire on April 30, 2003. Nancy Collins and Christy Hasch have been contacted and indicated an interest and willingness to serve on the Library Board. Commissioner Jindra moved to appoint Nancy Collins and Christy Hasch to four (4) year terms on the Library Board (May 1, 2003 through April 30, 2007). Commissioner Bombardier seconded. Motion carried.

PUBLIC COMMENTS

Armand Balthazor welcomed the new city manager and hoped the new city manager had common sense and good judgment.

REQUEST FOR PUBLIC HEARING

CONCORDIA REVOLVING LOAN
FUND APPLICANT – KIRK LOWELL

Kirk Lowell, Director of CloudCorp, asked for the City Commission to set a public hearing for March 19th for a revolving loan for Uncle Gib's Barn.

PETITION – CURB & GUTTER PROJECT CONCORDIA WESLEYAN CHURCH NE

ACCEPTED

Ron Copple, Director of Public Works, advised the commission that the city had several signed petitions for curb and gutter replacement and staff asked the commission to accept the petitions and pass the resolutions on each.

Commissioner Strecker moved to accept the petition from Concordia Wesleyan Church. Commissioner Hosie seconded. Motion carried.

PETITION - CURB & GUTTER PROJECT CONCORDIA WESLEYAN CHURCH NW

ACCEPTED

Commissioner Strecker moved to accept the petition from the Concordia Wesleyan Church. Commissioner Hosie seconded. Motion carried.

PETITION - CURB & GUTTER PROJECT THEODORE COLLINS TRUST

ACCEPTED

Commissioner Strecker moved to accept the petition from Theodore Collins Trust. Commissioner Hosie seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 5, 2003, contd.

**PETITION - CURB & GUTTER PROJECT
GALE & MARY NEWTON – 1013 VALLEY**

ACCEPTED

Commissioner Strecker moved to accept the petition from Gale and Mary Newton. Commissioner Hosie seconded. Motion carried.

**RESOLUTION NO. 2003-1473
CURB & GUTTER REPAIR - 1603 CEDAR
CONCORDIA WESLEYAN CHURCH NE**

PASSED

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.

Thereupon, Commissioner Bombardier moved that said Resolution be adopted. The motion was seconded by Commissioner Strecker. 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, being as follows:

Yea: Commissioners Bombardier, Jindra, Baumann, Hosie and Strecker.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1473 and was signed by the Mayor and attested by the Clerk.

**RESOLUTION NO. 2003-1474
CURB & GUTTER REPAIR - 1603 CEDAR
CONCORDIA WESLEYAN CHURCH NW**

PASSED

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.

Thereupon, Commissioner Bombardier moved that said Resolution be adopted. The motion was seconded by Commissioner Strecker. 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, being as follows:

Yea: Commissioners Bombardier, Jindra, Baumann, Hosie and Strecker.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1474 and was signed by the Mayor and attested by the Clerk.

**RESOLUTION NO. 2003-1475
CURB & GUTTER REPAIR – 525 W. 6TH
THEODORE COLLINS TRUST**

PASSED

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.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 5, 2003, contd.

Thereupon, Commissioner Jindra moved that said Resolution be adopted. The motion was seconded by Commissioner Bombardier. 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, being as follows:

Yea: Commissioners Bombardier, Jindra, Baumann, Hosie and Strecker.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1475 and was signed by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1476
CURB & GUTTER REPAIR - 1013 VALLEY
GALE & MARY NEWTON

PASSED

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.

Thereupon, Commissioner Jindra moved that said Resolution be adopted. The motion was seconded by Commissioner Bombardier. 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, being as follows:

Yea: Commissioners Bombardier, Jindra, Baumann, Hosie and Strecker.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1476 and was signed by the Mayor and attested by the Clerk.

EXECUTIVE SESSION –LAND ACQUISITION

At this time Commissioner Hosie moved that the commission recess into executive session for thirty (30) minutes to discuss Land Acquisition. Commissioner Strecker seconded. Motion carried. Time: 5:53 p.m. Inviting: Lawrence R. Paine, Larry Uri and Ken Johnson

The commission reconvened at 6:23 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Strecker moved to recess into executive session for an additional thirty (30) minutes to discuss Land Acquisition. Commissioner Hosie seconded. Motion carried. Time: 6:23 p.m. Inviting: Lawrence R. Paine, Larry Uri and Ken Johnson.

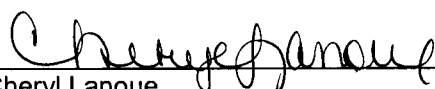
The commissioner reconvened at 6:54 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Hosie moved to have staff prepare a presentation for the city commission on eminent domain for a study session in March. Commissioner Baumann seconded. Motion carried.

Mayor Strecker announced there would be a study session following the meeting.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 19, 2003

The governing body met in regular session on March 19, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: Commissioner Strecker

Other Officers: City Manager Paine, Deputy Clerk Deneault, and City Attorney Uri.

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

Visitors: Larry Remmenga, Burl Maley, Jeff Stricklin, Jessica LeDuc, Ron Copple, Kirk S. Lowell, Ken Johnson, Art Slaughter, Brian Strait, Beldon Blosser, Rev. Gay Robertson, Verna Ferguson, Dale Ferguson, Verona Perret, Roy S. Reif, Stacy Mendenhall, Tony Blochlinger, Kevin Stover, Kurt Kocher, Scott Champlin, Geoff Forshee, Shanell Champlin, Helen Kocher, Summer Champlin, Joyce Lambert, Jessica Blochlinger, Mike Lambert, Jeff Nelson, Paul Blochlinger, Delores Blochlinger, Elvin Horn, John Griffin, Betty L. Bombardier, Max R. Smith, Jill Blochlinger, Judy Perret, Tom Perret, Brian Kemling, Tim Stangel, Dave Swenson, Ron Deal, Bruno Rehbein, Ed Detrixhe, Patrick Wallerius and Ryan Weir.

Pastor Gay Robertson provided the invocation before the city commission meeting.

Minutes of the March 5, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 5

APPROVED

Appropriation Ordinance No. 5 was approved according to law.

PROCLAMATION

FAIR HOUSING MONTH

Mayor Pro Tem Bombardier proclaimed the month of April as Fair Housing Month.

PUBLIC COMMENTS

Beldon Blosser was present with his attorney David Swenson to discuss Phase II of the Blosser Skyline Addition known as the South Development. Mr. Swenson stated that in the past there has been a difference of opinions on different issues and that they had not always been able to settle those differences involving the South Development. Mr. Blosser's proposal was for the City of Concordia to purchase the ground using tax increment financing. Mr. Blosser's attorney stated they would be willing to meet with the city to discuss this proposal.

ANGEL ADDITION - PLAT

ACCEPTED

Bruno Rehbein, Building Inspector, advised the commission that the Angel Addition Plat is ready for the commission to accept. Following discussion, Commissioner Hosie moved to accept the Angel Addition plat. Commissioner Bombardier seconded. Motion carried.

OCCK - CONDITIONAL USE PERMIT

TABLED

Commissioner Baumann moved to table the conditional use permit for OCCK to the April 2, 2003 city commission meeting. Commissioner Hosie seconded. Motion carried. This item will be discussed at the March 26, 2003 study session.

PUBLIC HEARING – REVOLVING LOAN FUND UNCLE GIB'S BARN

APPROVED

Mayor Pro Tem Bombardier opened the public hearing for Uncle Gib's Barn.

Kirk Lowell, CloudCorp, presented the following:

The CloudCorp Finance Committee is responsible for reviewing the City of Concordia Revolving Loan Fund (CRLF) applications and making related loan recommendations to the City Commission, per resolution number 2001-1389. The committee's mission is to make a good faith and responsible effort to properly leverage, grow and secure the public monies contained in the high risk CRLF while making CRLF recommendations that enhance business growth opportunities in our community.

On January 30, 2003 Tony and Jill Blochlinger and TJ, LLC doing business as Uncle Gib's Barn applied for a CRLF loan guarantee in the amount of \$39,000 to help the Blochlingers obtain a \$59,000 bank loan to complete the purchase of J. Norlan Trost's \$97,421.89 investment, plus accruing interest, in the partnership. The Blochlingers have already made two payments totaling \$41,000 towards the said purchase. Uncle Gib's Barn is in the business of providing a high quality dining experience to the public and is located on the south edge of Concordia at the intersection of the U.S. 81 Expressway and Plum Road.

Blochlinger's purchase of the business will help keep the current business operations in place and retain 3.75 full-time equivalent (FTE) jobs in the community. THE CRLF project cost per job created is \$10,400. This is within the CRLF requirement of \$35,000 per job. It is proposed that 100% of the jobs

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 19, 2003, contd.

retained will be Low to Moderate Income (LMI) qualifying. This is within the CRLF program requirements of 51% LMI.

The \$39,000 of CRLF funds will be used to guarantee 66% of the \$56,421.89 plus accruing interest, or approximately \$59,000, bank loan from Peoples Exchange Bank of Concordia, Kansas to complete the business buy out.

On February 10, 2003, the Committee had a meeting to review the Uncle Gib's Barn CRLF application. The Committee members present unanimously voted for CloudCorp to provide positive support and formally present Uncle Gib's Barn CRLF application to the City Commission for the City's formal consideration and approval.

The Committee's CRLF approval is based on the following:

- Bank's commitment to the project.
- Monthly business earnings to date support projections and show the opportunity for ample cash flow to support the project.
- Blochlingers commitment of already making two payments totaling \$41,000 toward the purchase.

Therefore, the CloudCorp Finance Committee is recommending that the City Commission formally consider and approve the following CRLF loan:

- Borrowers – TJ, LLC with Tony and Jill Blochlinger as guarantors.
- Bank Financing Amount – Approximately \$59,000
- CRLF Financing Amount - \$39,000
- CRLF Financing Type – Loan Guarantee
- Terms – 10 years
- Interest – Annually adjusted rate tied to the Bank's one (1) year Certificate of Deposit rate plus 3.0%.
- Payments – Monthly (approximately \$624 per month)
- Collateral – Bank shall take a first collateral position on all corporate assets including, but not limited to the following; real estate, equipment, machinery, furniture, fixtures, inventory, and intangibles.

City shall provide the Bank with a \$39,000 Certificate of Deposit from the CRLF to serve as additional collateral (guarantee) for the loan. The Certificate of Deposit shall be priced at the Bank's one (1) year CD rate and be automatically renewable until loan is paid in full. This Certificate of Deposit is equal to 66% of the Bank's loan amount and this percentage will remain constant throughout the life of the loan. The required CD balance will decrease on an annual basis and will remain equal to 66% of the loan balance.

- Life Insurance – Assignment of life insurance on Tony and Jill Blochlinger for \$50,000 each.
- Conditions of Approval – Terms and conditions of the Bank's loan remain in accordance with the two lender commitment letters one dated 1-30-03 with the other dated 2-11-03.
- Execution of the proposed Agreement of Guaranty between the City of Concordia and Peoples Exchange Bank.
- Retention of 3.75 full Time Equivalent (FTE) jobs in which 51% are Low to Moderate Income (LMI) qualifying.
- Borrowers provide all CRLF documentation to the City as required by the Kansas Department of Commerce & Housing. CloudCorp will facilitate this process.

The Committee also recommends the following to the City of Concordia:

- Concordia City Commissioners consider and give positive approval of said CRLF application.
- City Manager send a formal letter concerning Uncle Gib's Barn approved CRLF loan guarantee.
- City Attorney prepare all CRLF loan guarantee documents.
- CRLF loan guarantee closing documents contain loan number 85-BF-293-10

Jeff Nelson, Brian Strait, Verna Ferguson and Dale Ferguson voiced their support for the Revolving Loan Fund for Uncle Gib's Barn.

Mayor Pro Tem Bombardier closed the public hearing.

RESOLUTION NO. 2003-1477

AUTHORIZE CITY MANAGER TO SIGN ALL REVOLVING
LOAN FUND DOCUMENTS – AUTHORIZE CITY TREASURER
TO SECURE FUNDS FOR LOAN GUARANTEE – UNCLE GIB'S BARN

APPROVED & AUTHORIZED

Thereupon, there was presented a Resolution entitled:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 19, 2003, contd.

WHEREAS, THE GOVERNING BODY, AFTER PUBLIC HEARING, HAS APPROVED THE APPLICATION FOR A LOAN FROM THE CONCORDIA REVOLVING LOAN FUND TO TONY AND JILL BLOCHLINGER AND T.J. LLC D/B/A UNCLE GIB'S BARN;

Thereupon, Commissioner Bombardier moved that said Resolution be adopted. The motion was seconded by Commissioner Hosie. 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, being as follows:

Yea: Commissioners Bombardier, Hosie, Baumann and Jindra.

Nay: None

Thereupon, the Mayor Pro Tem declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1477 and was signed by the Mayor Pro Tem and attested by the Clerk.

ORDINANCE NO. 2003-2852
MARQUIS PLACE ANNUAL TAX ABATEMENT

APPROVED

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE CONTINUING THE EXEMPTION OF CERTAIN PROPERTY FROM AD VALOREM TAXATION FOR ECONOMIC DEVELOPMENT PURPOSES.

Thereupon, Commissioner Hosie moved that said Ordinance be passed. The motion was seconded by Commissioner Baumann. 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: Commissioners Bombardier, Hosie, Baumann and Jindra.

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2852 and was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1478 – AMBULANCE AGREEMENT

PASSED

John Griffin from Glasco was present to voice two concerns about the ambulance agreement. The first concern was not having an ambulance with staff located at Glasco because of the time it would take for an ambulance to get to Glasco from Concordia. Second he said that they would like to pay \$33,000.00 instead of \$44,000.00. City Commissioner Hosie said that he understood their concerns; it would be one of his concerns if he lived there. However he felt there would be some liability exposure if the City of Concordia were to do it that way. Another issue would be if we were to do it would we have to do it for all the towns. Fire Chief Stricklin stated that the contract was written to operate the ambulance service the best way possible and there could be some liability issues involved. We need to provide the best service possible and he did not know if that could be done by leaving an ambulance in Glasco with a skeleton crew.

Larry Uri said that any of the towns signing the agreement have 90 days to reconsider. Larry Uri, Jeff Stricklin and Darrel Hosie all stated that the city would be reviewing on a regular basis the service being provided to see if it can be improved.

In regard to the cost of participating in the ambulance service agreement, Larry Uri did not feel we could lower the cost at this time. If we lowered the cost to Glasco we would have to give consideration to lowering the costs to all the towns entering into the ambulance service agreement. Mr. Uri stated that Chief Stricklin had put together some figures on how much it would cost to operate this service and if we reduce the cost of this service at this time, the taxpayers of Concordia could end up spending their tax dollars to help fund this service. Once we have provided this service for a least a year, the city will have a better idea about the costs of operating this service.

Thereupon, there was presented a Resolution entitled:

WHEREAS, CERTAIN TOWNSHIPS OF CLOUD COUNTY KANSAS HAVE AGREED, AND OTHER SUCH TOWNSHIPS IN THE FUTURE MAY AGREE, TO ENTER INTO A CERTAIN AMBULANCE AND EMERGENCY SERVICE AGREEMENT WITH THE CITY OF CONCORDIA, A COPY OF WHICH IS ATTACHED HERETO; AND,

Thereupon, Commissioner Hosie moved that said Resolution be adopted. The motion was seconded by Commissioner Bombardier. Said Resolution was duly read and considered, and upon being

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 19, 2003, contd.

put, the motion for the adoption of said Resolution was carried by the vote of the governing body, being as follows:

Yea: Commissioners Bombardier, Hosie, Baumann and Jindra.

Nay: None

Thereupon, the Mayor Pro Tem declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1478 and was signed by the Mayor Pro Tem and attested by the Clerk.

MAYOR/COMMISSIONER COMMENTS

Commissioner Hosie said he wanted to thank Beldon Blosser for coming to the meeting with his proposal for the South Development. He felt it was a positive step in the right direction.

Mayor Pro Tem Bombardier announced there would be a study session following the meeting.

STAFF COMMENTS

Fire Chief Stricklin introduced to the commission the new volunteer firefighters. Police Chief Maley informed the commission that the city had hired John Luongo as a new police officer and that all positions are currently filled.

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



Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE CITY COMMISSION STUDY SESSION HELD MARCH 26, 2003

The governing body met in study session on March 26, 2003 at 5:30 p.m. at City Hall with Mayor Strecker presiding and the following members present: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: City Manager Paine and City Attorney Uri.

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

Visitors: Eric Johnson, Bruno Rehbein, Jim Kaup, Joe Breault, Art Slaughter, Ed Detrixhe and Patrick Wallerius.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGES

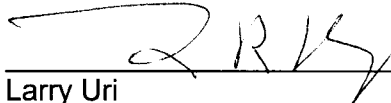
At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) minutes to discuss attorney-client privilege. Commissioner Bombardier seconded. Motion carried. Time: 6:40 p.m. Inviting: Larry Uri.

The commission reconvened at 7:10 p.m.

Mayor Strecker announced that there was no binding action taken.

The study session reconvened after the executive session and after further public deliberations, adjourned.

(Seal)



Larry Uri
City Attorney

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 2, 2003

The governing body met in regular session on April 2, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Bombardier, Hosie, Baumann, Strecker and Jindra.

Absent: None.

Other Officers: Deputy Clerk Deneault and City Attorney Uri.

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

Visitors: Larry Remmenga, Burl Maley, Jeff Stricklin, Armand Balthazor, Jack Gould, Misty Elder, Melinda Trecek, Lauren Trecek, Katelyn Trecek, Ron Deal, Judie Deal, Fr. Steve Heina, Bruno Rehbein, Joan Robinson, Ed Detrixhe, Jessica LeDuc, Ron Copple, Art Slaughter, and Brian Strait.

Father Heina provided the invocation before the city commission meeting.

Minutes of the March 19, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 6

APPROVED

Appropriation Ordinance No. 6 was approved according to law.

PROCLAMATION – ARBOR DAY

Mayor Strecker read and declared April 25, 2003 as Arbor Day.

PROCLAMATION

Mayor Strecker read and declared the week of April 6-12, 2003 as the Week of Young Child.

PUBLIC COMMENTS

Armand Balthazor was present and asked the commission if they were going to cut spending? The school district was going to cut costs, how is the city going to cut costs? Mr. Balthazor felt putting a freeze on hiring was one thing that could be done. An example would be not hiring anybody to replace Ryan Weir. He also said that we spend too much money at Wal-Mart and not enough downtown. He stated that the commission is elected by the people and they are expected to serve the people. Mayor Strecker stated that they hire a city manager to make those decisions, that it was the commission's job to hire a city manager, adopt policy and approve budgets. The commission stated that he should come to the budget hearing in reference to cutting costs. Mr. Balthazor stated it would not do any good. Mr. Balthazor also stated that he felt we should be putting our efforts toward getting the south dam rebuilt instead of putting in a new street.

Jack Gould addressed the commission with comments that the commission should listen to Armand. He asked where the City Manager was and if they knew he was gone? Mayor Strecker said the Commission was aware of this and that the City Manager had informed them before he left. Mr. Gould asked if the city had purchased the Blosser land. The Mayor said that they were not aware of any land purchase. He then asked if they were going to purchase the land? The Mayor stated that no decisions have been made about any land purchases.

OCCK - CONDITIONAL USE PERMIT

TABLED

Commissioner Baumann moved to table the conditional use permit for OCCK. Commissioner Hosie seconded. Motion carried.

PUBLIC HEARING – KDOT FIVE (5) YEAR PLAN

HELD

Commissioner Baumann made a motion to open the public hearing. Commissioner Strecker seconded. Motion carried. Upon said motion Mayor Strecker opened the public hearing on the five (5) year plan.

Ron Copple advised the commission of the projects on the list with first priority being as follows:

Intersection of US-81 (Lincoln St.) & K-9 (6th Street)
 (Tentative Letting June 2006)
 11th Street, Lincoln to Willow
 11th Street, Willow to West City Limits
 18th Street, Lincoln West to State
 18th Street & State South to Campus Dr. & Republican
 Cedar Street, 7th St. to 11th St.

Mayor Strecker asked for any public comments.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 2, 2003, contd.

Mayor Strecker closed the public hearing on the five (5) year KDOT Plan.

FEMA GRANT APPLICATION – FIRE DEPARTMENT

APPROVED

City Attorney Uri advised the commission on a FEMA grant application for the fire department to purchase a new ambulance, medical equipment and supplies and a gurney to place in the new unit. Commissioner Hosie wanted to make sure that approval of the application for the grant did not mean approval of the purchase of the ambulance. The commission would still have to approve the purchase of the ambulance when time arrived.

Following discussion, Commissioner Bombardier moved to approve the grant application. Commissioner Jindra seconded. Motion carried.

RESOLUTION NO. 2003-1479 - ADOPT FIVE-YEAR KDOT PLAN

APPROVED

Thereupon, there was presented to the City Commission a Resolution entitled:

A RESOLUTION BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS HAS REVIEWED AND APPROVED THE FIVE YEAR PLAN PROPOSED BY THE DIRECTOR OF STREETS OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY, AND HAS DETERMINED THAT THE PLAN SHOULD BE APPROVED.

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

Aye: Commissioners Strecker, Baumann, Jindra, Hosie and Bombardier.

Nay: None.

Thereupon, the Resolution having been adopted by a vote of the members of the City Commission, it was given No. 2003-1479, and was directed to be signed by the Mayor and attested by the City Clerk.

RESOLUTION NO. 2003-1480 - WAIVER OF GAAP

ACCEPTED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS HAS CONSIDERED AND DEEMED IT ADVISABLE TO WAIVE THE REQUIREMENTS OF LAW RELATING TO THE PREPARATION OF FINANCIAL STATEMENTS AND FINANCIAL REPORTS THAT CONFORM TO THE GENERALLY ACCEPTED ACCOUNTING PRINCIPLES.

Thereupon, Commissioner Jindra moved that said Resolution be adopted. The motion was seconded by Commissioner Bombardier. 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:

Aye: Commissioners Strecker, Baumann, Jindra, Hosie and Bombardier.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then numbered Resolution No. 2003-1480 and was signed by the Mayor and attested by the Clerk.

**RESOLUTION NO. 2003-1481 -
SUPPORT FOR TROOPS SERVING IN THE MIDDLE EAST**

ACCEPTED

Thereupon, there was presented a Resolution entitled:

RESOLUTION STRONGLY SUPPORTING THE MEN AND WOMEN OF CONCORDIA AND OUR NATION WHO ARE SERVING IN OUR ARMED FORCES AND THANKING AND COMMENDING THEM FOR THEIR DEDICATION AND THEIR WILLINGNESS TO SACRIFICE THEIR LIVES IN THE DEFENSE OF FREEDOM

Thereupon, Commissioner Strecker moved that said Resolution be adopted. The motion was seconded by Commissioner Baumann. 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:

Aye: Commissioners Strecker, Baumann, Jindra, Hosie and Bombardier.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 2, 2003, contd.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then numbered Resolution No. 2003-1481 and was signed by the Mayor and attested by the Clerk.

ORDINANCE NO. 2003-2853 –
AUTHORIZE CODE REVISION PROJECT

PASSED

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE AUTHORIZING THE REVISION AND RECODIFICATION OF THE
CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS.

Thereupon, Commissioner Jindra moved that said Ordinance be passed. The motion was seconded by Commissioner Strecker. 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: Commissioners Bombardier, Jindra, Baumann, Strecker and Hosie.

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2853 and was signed and approved by the Mayor and attested by the Clerk.

MAYOR/COMMISSIONER COMMENTS

Commissioner Bombardier asked how the sewer project was coming along in the alley between 5th & 6th Street? Larry Remmenga said very well considering all of the obstacles they have encountered. Commissioner Bombardier also said he wanted to thank the Street Department for doing a good job on the handicap ramp project. Commissioner Hosie offered congratulations to Art Slaughter on his election as Commissioner and to Joe Breault for running for commissioner. The commission asked if there was going to be a spring clean up. Ron Copple said there was not going to be one this year and they would look at possibly doing a spring clean up in 2004.

STAFF COMMENTS

Bruno Rehbein addressed the commission to inform them of his appointment as the North Central Kansas Regional Director for the Heart of America Chapter of the International Code Council (ICC). He explained his duties and the goals of the organization as well as his current duties with the City of Concordia.

Mayor Strecker announced there would be a study session following the meeting.

There being no further business, Commissioner Strecker moved to adjourn the meeting to April 7, 2003 at 6:00 p.m. at City Hall. Commissioner Bombardier seconded. Motion carried.


Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD APRIL 7, 2003

The governing body met in adjourned session on April 7, 2003, at 6:00 p.m. in the City Commission Room with the Mayor Strecker presiding and the following members present: Commissioners Bombardier, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: City Manager Paine, Deputy City Clerk Deneault and City Attorney Uri.

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

Visitors: Art Slaughter, Dennis Smith, Judie Deal, Melvin Davenport, Patrick Wallerius, Carolee Miner, Michael M. Schlutz, LaDonna Peltier, Tom Simoneau, Bruno Rehbein and Phil Gilliland.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGES

At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) minutes to discuss attorney-client privileges. Commissioner Baumann seconded. Motion carried. Time: 6:02 p.m. Inviting: Larry Paine and Larry Uri.

The commission reconvened at 6:32 p.m.

Mayor Strecker announced that there was no binding action taken.

AFTER EXECUTIVE SESSION DISCUSSION

Six members of the Planning Commission were present upon the request of the city commission at the April 2, 2003 meeting. Notice of the Planning Commission members meeting at the city commission meeting was overlooked and not given therefore Larry Uri advised the Planning Commission that three (3) of the planning members must leave. LaDonna Peltier, Melvin Davenport and Judie Deal volunteered their absence so that a quorum was not present.

OCCK CONDITIONAL USE PERMIT

TABLED

Darrell Hosie stated that he still had some questions concerning the OCCK Conditional Use Permit. He said that they were considering OCCK to be a school when they don't have a curriculum or a graduation or things that make a school. Representatives for OCCK said that they don't have an individual curriculum but the primary objective was to train each individual with an essential lifestyle plan. They work with both physical and mentally handicapped individuals who are so different from each other that it requires an individual type of training. Commissioner Hosie stated he understood this but he did not want to set a precedence that would allow another organization to come into a retail district and produce a product and because they have a training program be considered a school. OCCK stated that even though they produce a product, training is the main objective and they are considered a school. They felt the planning commission has the ability to determine what goes into an area and they felt they qualified.

Phil Gilliland with the planning commission was present and stated that the way the ordinances are written and because they are considered a school there was not much else they could do. He also pointed out that a lot of the space was going to be used for offices and that did not require any conditional use permit.

After more discussion Commissioner Baumann felt like there had been some lack of communication. Mr. Hosie felt if some additional stipulations could be put into the conditional use permit concerning the use of the property they would look at it again at the next meeting. Larry Uri said that a stipulation could be added to the existing conditional use permit. AFK Properties, LLC will certify annually to the city that the portion of the subject property covered by the C.U.P. continues to be used primarily as a sheltered workshop and related office and meeting space.

Commissioner Baumann moved to table the conditional use permit for OCCK until the April 16, 2003 meeting. Commissioner Jindra seconded. Motion carried.

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



Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 16, 2003

The governing body met in regular session on April 16, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, with the Mayor Strecker presiding and the following members present: Commissioners Baumann, Jindra, Hosie and Bombardier.

Absent: None.

Other Officers: City Manager Paine, City Attorney Uri and Deputy City Clerk Deneault.

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

Father Heina provided the invocation before the city commission meeting.

Visitors: Armand Balthazor, Ruth Bombardier, Jeff Stricklin, Burl Maley, Larry Remmenga, Jessica LeDuc, Brian Strait, Ron Copple, Kirk Lowell, Don Dean, Art Slaughter, Ron Deal, Judie Deal, Mark Morgan, Betty Humes, Margo Hosie, Roger Hamilton, Cher Boling, Ann Lowell, Lisa Fleming, Chuck Nondorf, Steve Dailey, Cheryl Lanoue, Father Steve Heina, Carolee Miner, Mike Schultz, Patrick Wallerius, Laurine Slaughter, Helen Pearce, Susan Paine, Maria Jindra, Bruno Rehbein and Phil Gilliland.

Minutes of the April 2, 2003 regular meeting and April 7, 2003 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 7

APPROVED

Appropriation Ordinance No. 7 was approved according to law.

FIRST QUARTER INVESTMENT REPORT

ACCEPTED

City Manager Paine presented the first quarter investment report per Ordinance No. 1860. Total interest for the first quarter in 2003 was \$13,515.21 compared to \$18,663.27 for 2002. Commissioner Hosie moved to place on file the first quarter investment report. Commissioner Strecker seconded. Motion carried.

ORDINANCE NO. 2003-2854 OCCK CONDITIONAL USE PERMIT

APPROVED

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF CONCORDIA BY APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH A BUSINESS AND TRAINING/VOCATIONAL SCHOOL ON PROPERTY CURRENTLY ZONED "C-2" RESTRICTED COMMERCIAL DISTRICT AND LOCATED AT 1502 LINCOLN STREET.

Thereupon, Commissioner Strecker 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 City Commission, the vote being as follows:

Yes: Commissioners Strecker, Bombardier and Jindra.

No: Commissioners Hosie and Baumann.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2854 and was signed and approved by the Mayor and attested by the Clerk.

RECOGNITION OF COMMISSIONER BOMBARDIER

Mayor Strecker read a list of Isadore Bombardier's accomplishments in his past 15 years. Bombardier presided over Concordia's coldest day on record at -16 degrees, the windstorm of 1992, the move from old city hall, and numerous groundbreakings during his four terms on the commission.

PRESENTATION OF PLAQUES

Mayor Strecker presented Commissioner Bombardier a plaque for all the years he was on the commission.

Commissioner Bombardier presented Mayor Strecker a plaque for the last year as Mayor.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 16, 2003, contd.

ELECTION RESULTS

Mayor Strecker read 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 April 1, 2003, to be as follows:

For City Commissioner:

Art Slaughter	590
Joe Breault	306
Armand Balthazor (w-i)	6
Ron Deal (w-i)	1

Following the reading of the election results from the County Clerk, Mayor Strecker declared Art Slaughter be elected to the Office of City Commissioner for three (3) year term.

OATH OF OFFICE

City Ordinance prescribes that elected officials take the Oath of Office before entering into the duties of his/her office. Deputy City Clerk Deneault administered the Oath of Office to Art Slaughter for a three (3) year term.

ANNUAL COMMISSION REORGANIZATION

City Ordinance requires the Commission annually elect one of its members as a chairman to serve as Mayor and preside at commission meetings and perform as official head of the City on formal occasions. Commissioner Hosie moved that Commissioner Strecker be elected to serve as Mayor for the ensuing year. Commissioner Baumann seconded. Motion carried.

ELECTION OF MAYOR PRO TEM OF THE BOARD

Commissioner Strecker moved to appoint Commissioner Hosie to be Mayor Pro Tem of the Board. Commissioner Jindra seconded. Motion carried.

PUBLIC COMMENTS

Kirk Lowell thanked Izzy for all of his support to CloudCorp.

ANNUAL OPERATIONS AND MAINTENANCE ASSURANCE STATEMENT APPROVED

Each year the State of Kansas Department of Wildlife & Parks requests an "Annual Operation and Maintenance Assurance Statement". City Manager Paine stated that certification was an annual agreement that we have complied with the conditions. Following discussion, Commissioner Hosie moved to authorize the Mayor to sign the Annual Operation and Maintenance Assurance Statement. Commissioner Strecker seconded. Motion carried.

RESOLUTION NO. 2003-1482 – AUTHORIZE CITY PASSED
MANAGER TO ENTER INTO AGREEMENT WITH MORGANS

Thereupon, there was presented a Resolution entitled:

WHEREAS, MARK C. MORGAN AND DOROTHY I. MORGAN HAVE OFFERED TO GRANT TO THE CITY OF CONCORDIA AT NO COST REAL ESTATE DESCRIBED AS:

Thereupon, Commissioner Jindra moved that said Resolution be adopted. The motion was seconded by Commissioner Strecker. 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:

Aye: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then numbered Resolution No. 2003-1482 and was signed by the Mayor and attested by the Clerk.


MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hosie thanked Joe Strecker for being mayor and congratulated Art Slaughter being elected commissioner.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 16, 2003, contd.

Commissioner Baumann stated that he had gone to a college game and that after the game they did a very good job of taking care of the field. He said the field is looking very good and that it is good to see everybody working together to achieve this.

There being no further business, Commissioner Strecker moved to adjourn the meeting to April 23, 2003 for a study session. Commissioner Jindra seconded. Motion carried.


Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD APRIL 23, 2003

The governing body met in adjourned session on April 23, 2003, at 5:30 p.m. in the City Commission Room with the Mayor Strecker presiding and the following members present: Commissioners Hosie, Baumann and Jindra.

Absent: Commissioner Slaughter.

Other Officers: City Manager Paine and Deputy City Clerk Deneault.

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

Visitors: Jeff Stricklin, Larry Remmenga, Ron Copple, Burl Maley, Steve Dailey, Dave Swenson and Beldon Blosser.

No official business taken.

Mayor Strecker announced there would be a study session to follow this meeting.

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



Phil Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 7, 2003

The governing body met in regular session on May 7, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Baumann, Strecker and Jindra.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Larry Remmenga, Burl Maley, Jeff Stricklin, Armand Balthazor, Ron Deal, Jessica LeDuc, Ron Copple, Don Willson, Nancy Champlin, Roger Hamilton, Jim Wilson, Jim Menard, Andy Mosher, Martha Soucek, and Brian Strait.

Pastor Ottot provided the invocation before the city commission meeting.

Minutes of the April 16, 2003 regular meeting and April 23, 2003 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 8

APPROVED

Appropriation Ordinance No. 8 was approved according to law.

PROCLAMATION - MENTAL HEALTH MONTH

Mayor Strecker read the proclamation and the commission declared May as Mental Health Month.

PROCLAMATION – OPERATION PROM NIGHT

Mayor Strecker read the proclamation and the governing body congratulated the Concordia Fire Department and Unified School District 333 for the efforts to prevent drinking and driving incidents.

PUBLIC COMMENTS

Armand Balthazor stated he would like to talk about time and money. Mr. Balthazor stated how much time and money the City has spent on the following:

- 22nd Street
- Kloster lawsuit
- Firemen's lawsuit
- Dispatcher Center

Mr. Balthazor stated when the public asks for information from the City they have a hard time getting it. He stated we need to be helping each other. He felt the wages, overtime and merit information should be placed at the library.

Don Willson, USD #333 Superintendent, stated several years ago he had asked the City Manager for a price break in water for the irrigation of the fields, the response he received was it could not be done. Mr. Willson stated he had checked with the city regarding drilling a well and he stated the city had told him if under two (2) acres of ground they didn't need a permit. The district drilled the wells, then they received notification from the State they were using the wells illegally. Mr. Willson felt the complaint came from the city. Mr. Willson stated the district had to contact everyone who lived within ¼ mile of the wells. They drafted a letter and sent it out. Mr. Willson stated he received the City's letter and the City did not grant permission and without the City's permission they will not be able to use the wells. Mr. Willson stated the meters at the fields had been removed. He asked the commission and the city manager to respond to the letter the city received.

RESOLUTION NO. 2003-1483 KLINK PROEJCT – K-9/K-28

ACCEPTED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION RELATING TO STATE AID FOR THE IMPROVEMENT OF CITY CONNECTING LINKS ON THE STATE HIGHWAY SYSTEM

Thereupon, Commissioner Jindra moved that said Resolution be adopted. The motion was seconded by Commissioner Strecker. 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:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 7, 2003, contd.

Aye: Commissioners Strecker, Baumann, Jindra, Hosie and Slaughter.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then numbered Resolution No. 2003-1483 and was signed by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1484

GEORGE KNOX UTILITY EASEMENT AGREEMENT

ACCEPTED

Commissioner Strecker suggested the agreement should be terminated when a sanitary sewer line benefiting the property was installed. The easement agreement was changed to reflect at such time the City of Concordia records an affidavit to the effect that a sanitary sewer line of the City is available for the use of the above-described property benefited by this easement, at which time all rights granted by the City under this easement shall terminate.

Thereupon, there was presented a Resolution entitled:

GEORGE CHARLES KNOX AND CAROL LEE KNOX, OWNERS OF LAND IN THE CITY OF CONCORDIA, HAVE REQUESTED ACCESS TO CERTAIN CITY UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND USING A SANITARY SEWER LINE AT THEIR EXPENSE; AND,

Thereupon, Commissioner Strecker moved that said Resolution be adopted. The motion was seconded by Commissioner Hosie. 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:

Aye: Commissioners Strecker, Baumann, Jindra, Hosie and Slaughter.

Nay: None

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then numbered Resolution No. 2003-1484 and was signed by the Mayor and attested by the Clerk.

MAYOR/COMMISSIONER COMMENTS

Commissioner Strecker asked about the status of 5th to 6th sewer line. Larry Remmenga, Director of Utilities advised the city had the sanitary sewer system video taped and there was a portion that was sagging. The contractor has made the necessary modifications to the line.

Commissioner Baumann thanked the Concordia Fire Department for promoting prom safety.

Commissioner Hosie asked if summer staff had been hired? Commissioner Hosie stated the Public Comments section of the agenda is for comments not a debate.

STAFF COMMENTS

Mr. Paine, City Manager advised the commission of the following:

- Recreation Programs – All staff has been hired except for Jr/Sr. Girls and Women's softball. We believe this is due to a lack of interest.
- The city will not rehire a director but a recreation specialist and the maintenance of the grounds is now under Ron Copple. He is doing a wonderful job.
- The city will hire an Interim Recreation Specialist for the summer only within the next couple of weeks.
- Mr. Paine stated he has not had a conversation with the district on the wells.

EXECUTIVE SESSION – PRELIMINARY LAND ACQUISITION

At this time Commissioner Strecker moved that the commission recess into executive session for forty (40) minutes to discuss Preliminary Land Acquisition. Commissioner Jindra seconded. Motion carried. Time: 6:42 p.m. Inviting: Lawrence R. Paine and Larry Uri.

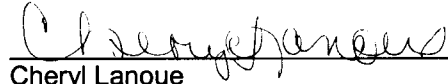
The commission reconvened at 7:22 p.m.

Mayor Strecker announced that there was no binding action taken.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 7, 2003, contd.

Mayor Strecker announced there would be a study session following the meeting.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 21, 2003

The governing body met in regular session on May 21, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Baumann, Strecker and Jindra.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Ron Deal, Jessica LeDuc, Ron Copple, Paster Bill Boyle, Doug Glenn, Melanie Conger and Brian Strait.

Pastor Boyle, New Horizon Community Church, provided the invocation before the city commission meeting.

Minutes of the May 7, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 9

APPROVED

Appropriation Ordinance No. 9 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor stated that he brings up 21st Street and Kloster because he does not want the current commission to make the same mistakes. Mr. Balthazor stated the following entities lost dollars because of TIF:

City Of Concordia	\$108,000
County	\$102,000
CCCC	\$ 54,000
School District	\$ 51,000

Mr. Balthazor felt it was the city commission's responsibility to understand TIF.

ACCEPTANCE OF 2002 AUDIT

Mr. Doug Glenn, Mayer, Hoffman, McCann, PC, reviewed the 2002 audit, noting the budgeted and unbudgeted funds. Mr. Glenn noted that the city had a clean audit. Following discussion, Commissioner Strecker moved to accept the 2002 audit. Commissioner Baumann seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS

The commission asked for status reports of several projects.

STAFF COMMENTS

Mr. Paine, City Manager advised the commission of the following:

- Bruno Rehbein, Building Inspector, has become part of a disaster relief team.
- Melanie Conger was hired as the Interim Recreation Specialist
- Swimming pool will open Saturday and may or may not be open on Sunday do to graduation. Ron was responsible for getting the pool up and running and done a good job.

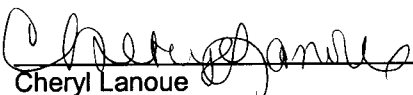
EXECUTIVE SESSION – PRELIMINARY DISCUSSION OF REAL PROPERTY

At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) minutes to discuss Preliminary Discussion of Real Property. Commissioner Baumann seconded. Motion carried. Time: 6:11 p.m. Inviting: Lawrence R. Paine and Larry Uri.

The commission reconvened at 6:41 p.m.

Mayor Strecker announced that there was no binding action taken.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 4, 2003

The governing body met in regular session on June 4, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Baumann and Strecker.

Absent: Joe Jindra.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Ron Copple, Larry Remmenga, Bruno Rehbein, Isadore Bombardier, Chad McDaniel, Tim Nicholson, Phil Gilliland, Kirk Lowell, Trisha Wurtz, and Todd Nicholson.

Minutes of the May 21, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 10

APPROVED

Appropriation Ordinance No. 10 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor asked about a land purchase. Mayor Strecker advised the city commission could not comment on items in executive session.

Isadore Bombardier stated the city crew was doing a nice job on the curb & gutter projects and the cemetery looked great for Memorial Day. Mr. Bombardier thanked the crews.

DONATION REQUEST

JULY 4TH FIREWORKS DISPLAY

City Manager Larry Paine, advised the commission the fireworks committee would like the city to donate \$500 towards the project. Commissioner Baumann advised he would like to see a break down of where the money is spent. Following discussion, Commissioner Slaughter moved to approve the issuance of a check for \$500 from the General Fund to the Fireworks Committee. Commissioner Strecker seconded. Motion carried.

ORDINANCE NO. 2003-2855

CHADO'S CONDITIONAL USE PERMIT

APPROVED

Bruno Rehbein advised the commission the findings of fact and recommendation from the Planning Commission as follows:

1. Workshop hours of operation limited to 7:30 a.m. to 9:00 p.m. Mondays through Fridays, 8:00 a.m. to 6:00 p.m. on Saturdays and 12:00 noon to 6:00 p.m. on Sundays.
2. Screening as defined in Section 20-601 shall be required on the south side of property adjacent to the residential zoned lot.
3. Upon determination of any exterior parking or standing of incapacitated vehicles, the area of this activity shall be screened within thirty (30) days.
4. Upon determination of exterior use of any type of refuse collection or storage the area of this activity shall be fully enclosed and screened from view from surrounding properties and the public, and in a locked enclosure.
5. The CUP, and the ability to use the subject property under the authority of the CUP, may be held by the applicant only, and shall not pass to any other owner, lessee or other party in possession of the subject property.
6. Applicant will comply with all relevant laws, rules and regulations of the city including but not limited to the City zoning regulations.
7. The CUP shall be limited to a term of two (2) years.

The commission had concern with the two (2) year limit and asked several questions concerning the limit.

Following discussion, thereupon there was presented an Ordinance entitled:

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF CONCORDIA BY APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH AN AUTO BODY SHOP ON PROPERTY CURRENTLY ZONED "C-3" GENERAL COMMERCIAL DISTRICT AND LOCATED AT 924 EAST 6TH STREET.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 4, 2003, contd.

Thereupon, Commissioner Baumann moved that said Ordinance be passed with the deletion of item number seven (CUP shall be limited to a term of two (2) years). The motion was seconded by Commissioner Slaughter. 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: Commissioners Strecker, Slaughter, Hosie and Baumann.

No: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2855 and was signed and approved by the Mayor and attested by the Clerk.

ORDINANCE NO. 2003-2856 - (FIREWORKS STAND LOCATIONS)**APPROVED**

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE ESTABLISHING THE AREAS OF THE CITY OF CONCORDIA WITHIN WHICH FIREWORKS MAY BE STORED OR DISPLAYED FOR SALE; REPEALING CONCORDIA CODE SECTION 10-61; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 10-61.

Thereupon, Commissioner Strecker moved that said Ordinance be passed. The motion was seconded by Commissioner Hosie. 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:

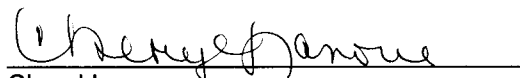
Yes: Commissioners Strecker, Baumann, Hosie and Slaughter.

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2856 was signed and approved by the Mayor and attested by the Clerk.

Mayor Strecker announced there would be a study session following the meeting.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 18, 2003

The governing body met in regular session on June 18, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Baumann, Jindra and Strecker.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Armand Balthazor, Ron Deal, Jessica LeDuc, Ron Copple, Roberta Lowrey, Eric Johnson, Mary Jane Tieking, Tim Harlan, Kirk Lowell, Phil Gilliland, Suzy Tuggle, Susan Retter, Jeff Stricklin, Steve Dailey, Kathy and Rod Imhoff, Steven Bryant, Verletta Moon, Jack Gould, Ron Deal, Robert Steimel and Brian Strait.

Tim Harlan, First United Methodist Church, provided the invocation before the city commission meeting.

Minutes of the June 4, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 11 APPROVED

Appropriation Ordinance No. 11 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor asked if the agenda had to state why the commission was going into executive session? City Attorney Uri advised the agenda did not have to state why the commission was going into executive session, but the city commission had to state the reason when they go into executive session.

Mr. Balthazor asked if the TIF meeting on June 24th was open to the public? City Manager Paine advised it was a meeting with staff and not the governing bodies.

Verletta Moon thanked the city for the positive attitude they gave on the Flag Day parade.

Kirk Lowell advised the community approved the TIF and it was in place for 20 years for growing businesses in our community.

CHADO'S –
CONDITIONAL USE PERMIT

At the last city commission meeting, the commission deleted item seven (2-year term) on the ordinance approving Chado's conditional use permit. The zoning ordinance, Section 26-502, states the Governing Body, when approving a Conditional Use Permit, shall specify the period of time for which the permit is valid or shall state that the term of the permit is not limited in time.

Commissioner Hosie moved to have it stated in these minutes the term of the permit is not limited in time. Commissioner Baumann seconded. Motion carried.

RESGINATION – DANIELLE ISTAS PLANNING COMMISSION

On June 2, 2003, Danielle Istas submitted her resignation on the Planning Commission, effective immediately. At the current time we are in search of someone to fill the remainder of her term (11-01-03). Commissioner Strecker moved to accept Danielle Istas's resignation to the Planning Commission. Comissioner Slaughter seconded. Motion carried.

AWARD TO ROD'S FOOD STORE RODNEY & KATHY IMHOFF

Dr. Steven Bryant presented Rod & Kathy Imhoff a plaque from the Design Concordia Committee for the commitment and improvement to the downtown.

MAYOR/COMMISSIONER COMMENTS

Commissioner Hosie stated whether TIF was good or bad the community has made the commitment for 20 years.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 18, 2003, contd.


STAFF COMMENTS

Mr. Paine, City Manager advised the commission of the following:

- His has been review the department budgets this week.
- There is a local business that was recognized as the top third auto dealers in the Nation – Concordia Automart.
- City Hall office hours are 8:00 am to 5:00 pm.

Kirk Lowell, stated Cloudcorp had received the feasibility study for the theater and he hoped there would be a public meeting on the theater in a few weeks.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 2, 2003

The governing body met in regular session on July 2, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Jindra and Strecker.

Absent: Commissioner Baumann.

Other Officers: City Manager Paine and Deputy City Clerk Deneault

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Ron Copple, Larry Remmenga, Kirk Lowell, Eric W. Johnson, George Knox, Don Kling, Roberta Lowrey, Jeff Stricklin, Ron Deal, Roy Reif, Phil Gilliland, Barbara Henry, David Brewer, Dan Farha and Janet Lowell.

Minutes of the June 18, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 12

APPROVED

Appropriation Ordinance No. 12 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor had some comments in regard to TIF. He said some of the information regarding TIF was incorrect and wanted to clear it up. Mr. Balthazor also had issues with the flag not being displayed at the Sports Complex when we have our soldiers in Iraq fighting for that flag.

Jack Gould wanted to know if there was any truth to the rumor he heard about two city employees breaking and entering. The commission said they knew nothing about it. Mr. Gould stated he knows one individual in the room who knew something about it. Another comment Mr. Gould made was that he felt it was a conflict of interest for city commissioners to be on the CloudCorp Board of Directors.

Kirk Lowell addressed the commission concerning statements made by Armand Balthazor in regard to TIF. Kirk stated that a bond resolution was passed for WalMart before a TIF District was ever established. He also mentioned that in order for a TIF District to be established the taxing districts had to agree to it. The City, County, School District and College all voted in favor of TIF.

In reference to a statement made by Jack Gould, Kirk said that one of the reasons there are commissioners from the city or county on the Board of Directors for CloudCorp is so that they can have input on how the money is being spent and monitor what goes on. There is no law that states they cannot be on the board.

CLOUDCORP MID-YEAR ECONOMIC DEVELOPMENT REPORT

KIRK LOWELL

Kirk Lowell gave the commission an update on the economic development projects and provided them with a budget overview. He also requested a change in public funding for the year 2004. The change in funding would include an increase from \$32,500 to \$44,234 based on 10% of 2002 sales tax receipts.

FIREWORKS DISPLAY

In the event of inclement weather restricting the fireworks display, Commissioner Slaughter moved to allow the fireworks display to be moved to the next day in which weather permits, at the same time as previously scheduled. Commissioner Strecker seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Strecker stated that commission meetings are for conducting city business not for debating issues from the public. Public comments are designed for comments not debate. If somebody has an issue they want to discuss they should notify the city commission in advance so they have the opportunity to put together the information being discussed rather than being blindsided.

Commissioner Hosie said that he supported Joe Strecker on the public comments issue. He did not want to see public comments taken off the agenda but he did not want to see the commission listening to the same issue over and over again at every meeting when nothing can be done in regard to that issue. Mr. Hosie asked if pool attendance was down. If it is may be something could be done to raise attendance. He asked if he could get some information about pool attendance.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 2, 2003, contd.

Commissioner Slaughter asked if anybody was being considered as a replacement on the Planning Commission to fill the vacancy. Larry Paine informed Mr. Slaughter that several people were being considered and that information would be available to them soon so that they can make a decision. Commissioner Slaughter also wanted to thank Larry Paine for the decision to change city hall hours. He felt it was a good move on the city's part to open at 8:00 a.m. The other commissioners agreed with the change of hours.

Commissioner Hosie asked Larry Remmenga questions concerning the water report that was sent out. Mr. Remmenga stated that it was necessary because of a federal mandate, which states everybody has a right to know what is in the water they use. The city is required to publish it in the local newspaper, send the report to all users, and make it available to all users that are not sent a copy.

STAFF COMMENTS

City Manager Paine told the commissioners that Cheryl Lanoue was responsible for city hall hours changing to make it more user friendly for the customers. Mr. Paine also stated that the flag issue at the complex would be taken care of.

Commissioner Strecker announced there would be a study session to follow the meeting and a study session is scheduled for July 9, 2003 at 5:30 p.m.

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



Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 16, 2003

The governing body met in regular session on July 16, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Jindra, Baumann and Strecker.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Ron Copple, Larry Remmenga, Kirk Lowell, Rev. Gay Robertson, Jeff Stricklin, Buck LaBarge, Steve Dailey, Ron Deal, LaVern Robbins, and Janelle and Jared Goedert.

Rev. Gay Robertson from the Trinity United Methodist Church, provided the invocation before the city commission meeting.

Minutes of the July 2, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 13 APPROVED

Appropriation Ordinance No. 13 was approved according to law.

SECOND QUARTER INVESTMENT REPORT ACCEPTED

City Clerk Lanoue presented the second quarter investment report per Ordinance No. 1860. Total interest for the second quarter in 2003 was \$11,079.31 compared to \$25,403.25 for 2002. Commissioner Strecker moved to place on file the second quarter investment report. Commissioner Jindra seconded. Motion carried.

PROCLAMATION –
SHRINE BOWL DAY – JARED GOEDERT

Mayor Strecker read a proclamation and declared July 26, 2003 as Kansas All-Star Football Shrine Bowl Day and recognized Jared Goedert as a player this year.

Jared Goedert stated he was honored to be able to play in the Kansas All-Star Football Shrine Bowl game.

PUBLIC COMMENTS

Armand Balthazor stated he supported CloudCorp's fee of \$15,000 from the city as long as the city did not hire an employee. Mr. Balthazor did not support paying CloudCorp \$90,000 to \$100,000. Mr. Balthazor asked about the payment (\$1995) on the Kloster case. Larry Uri, City Attorney, advised the fee is for work done on the appeal.

Jack Gould stated he felt there was a cover up going on and it depends on who you are whether there is an investigation.

Lavern Robbins stated he knew they were working on budget and he would like them to read what the City of Belleville was doing and take some ideas from them.

BID AWARD – DEMOLITION
6th & LINCOLN LAUNDROMAT SMITH CONSTRUCTION

Larry Paine, City Manager, advised the commission the city received bids from the following:

<u>BIDDER</u>	<u>AMOUNT</u>
Leland Snavelly	\$11342.50
Western Sales	\$23450.00
Victor Collins	\$18250.00
Smith Construction	\$ 4850.00

Following discussion, Commissioner Strecker moved to accept the low bid from Smith Construction in the amount of \$4,850.00 for the demolition of the building at 6th & Lincoln (Laundromat). Commissioner Jindra seconded. Motion carried.

BID AWARD –
FIRE SAFETY TRAILER SURREY FIRE SAFETY HOUSE

Larry Paine, City Manager, advised the commission the city received bids from the following:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 16, 2003, contd.

<u>BIDDER</u>	<u>AMOUNT</u>
Surrey Fire Safety House	\$32,182.00
Mobile Concepts by Scotty	\$37,200.00

Following discussion, Commissioner Baumann moved to accept the low bid from Surrey Fire Safety House in the amount of \$32,182.00 for the two-level, 29-31 foot fire safety trailer for the Concordia Fire Department. Commissioner Hosie seconded. Motion carried.

DISCUSSION –
PROCEDURES FOR CITIZENS COMMENTS

Larry Paine, City Manager advised he had done some research on how public comments are conducted. Mr. Paine advised citizen comments are not required. City Manager Paine advised the following are some responses he received from other communities.

- Signing in prior to the meeting
- Stating the presenter's name and address for the record.
- Each presenter will have a time limit to speak
- The commission may or may not choose to have a staff response, either then or at a future meeting.
- A citizen comment is not a time for debate. Discussion of issues will be scheduled for a future commission agenda at the discretion of the commission.
- The commission member can ask clarifying questions to assist the commission's understanding of the issue.
- No decisions will be made during citizen comment except for the decision of whether to place the question on a future agenda.

Commissioner Strecker directed to the City Manager to prepare a resolution outlining the procedures for citizen comments. Commission Slaughter seconded. Motion carried.

SETTING AUGUST 6, 2003 FOR PUBLIC
DISCUSSION ON COMMISSION COMPENSATION

Larry Paine, City Manager advised he had talked about the salary for city commission a few weeks ago wanting citizen input. Mr. Paine asked the City Commission to place the discussion of City Commission salary on the August 6, 2003 agenda for public discussion. Commissioner Strecker moved to place the discussion of Commission compensation on the August 6, 2003 agenda. Commissioner Jindra seconded. Motion carried.

RESOLUTION NO. 2003-1485 – PATRICIA L. VOSS &
ERIC L. VOSS – 1304 CEDAR –
N.71' of 1 & 2 BLOCK 64 - NUISANCE ABATEMENT ASSESSMENT APPROVED

Cheryl Lanoue, City Clerk, advised that the property owner has been billed in the amount of \$180.84 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$180.84 to the property taxes of the property owner. Commissioner Strecker moved to pass Resolution No. 2003-1485 assessing the amount of \$180.84 to the property owner. Commissioner Jindra seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS

Commissioner Baumann stated Mr. Robbins public comments were exceptional.

Commissioner Hosie stated he would like to hear from the public, whether it will encourage or discourage individuals from running for city commissioner. Mr. Hosie also stated if there was a crime the individuals should go through the process.

STAFF COMMENTS

Larry Remmenga provided the commission with an update on the well status at the complex.

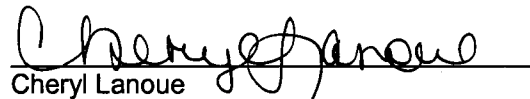
Burl Maley stated that criminal investigation is not an open record and that anyone with information about a crime should contact the agency doing the investigation, whether it be the city, county or KBI.

Larry Paine, asked the commission to schedule the public hearing for the 2004 budget. All commissioners agreed to August 20, 2003.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 16, 2003, contd.

Mayor Strecker announced there would be a study session following the meeting, a study session on July 28th at 5:30 p.m. and the commission would be attending a city picnic on July 18, 2003 at 6:30 p.m. West Shelter, City Park.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 6, 2003

The governing body met in regular session on August 6, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Baumann, Jindra and Strecker.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Larry Remmenga, Kirk Lowell, George Knox, Jeff Stricklin, Ron Deal, Dallas Nading, Steve Dailey, Charlie & Elaine Bowers and Janet & Larry Eubanks.

Pastor Tim Harlan, First United Methodist Church, provided the invocation before the city commission meeting.

Minutes of the July 16, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 14

APPROVED

Appropriation Ordinance No. 14 was approved according to law.

APPOINTMENT – PLANNING COMMISSION

DR. GEORGE KNOX

City Manager Paine stated that Danielle Istas resigned her position on the Planning Commission. Staff advertised for interested citizens to complete an Expression of Interest form. Dr. George Knox was the only applicant that completed an Expression of Interest form and would like to serve on the Planning Commission. Commissioner Jindra moved to appoint Dr. George Knox to the unexpired term on the Planning Commission. Dr. Knox's term will expire 11-1-2003. Commissioner Slaughter seconded. Motion carried.

PUBLIC COMMENTS

Armand Balthazor stated he hoped the commission would not adopt the public comment policy.

DISCUSSION ON CITIZEN COMMENT POLICY

TABLED

Commissioner Strecker advised he would like to discuss this at the study session following the meeting. Following discussion, Commissioner Strecker moved to table the citizen comment policy. Commissioner Baumann seconded. Motion carried.

BID AWARD

TORNADO SIREN

TABLED

Larry Paine, City Manager, advised the commission the city received two bids from the following:

<u>BIDDER</u>	<u>AMOUNT</u>
Blue Valley Public Safety, Inc.	\$80,351.32
Radio Communications/RCSystems	\$60,766.31

Following discussion, Commissioner Hosie moved to table the bid award on the tornado sirens. Commissioner Baumann seconded. Motion carried.

COMMISSION SALARIES DISCUSSION

City Manager Paine advised staff has received no comments from the public.

Commissioner Strecker stated he had one call and the individual was not in favor of raising the mill to increase the commission salaries.

Commissioner Hosie stated he had one call and the person felt they should add back the insurance and no salary.

Commissioner Baumann asked Armand what the committee thoughts were on the salary. Armand Balthazor advised he felt it was the wrong time to increase the salary.

Jack Gould stated the salary should be \$1200 a month, with the commission doing the job they were elected to do and to get rid of the City Manager.

Steve Dailey felt the salary should stay the same or decrease.

Commissioner Jindra directed the City Manager to draft an ordinance to do away with the commission salary. Commissioner Slaughter seconded. Motion carried.

RESOLUTION NO. 2003-1486 - (AUTHORIZATION TIF-CONCORDIA AUTO MART) APPROVED

Thereupon there was presented a Resolution entitled:

A RESOLUTION WHERE THE GOVERNING BODY HAS DETERMINED THAT IT IS ADVISABLE TO PROCEED WITH PUBLIC IMPROVEMENTS, WITH COSTS TO BE PAID FROM AVAILABLE FUNDS OF THE CITY, SUCH PAYMENTS TO BE REIMBURSED AS A REDEVELOPMENT PROJECT OF CONCORDIA REDEVELOPMENT DISTRICT 2000.

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

Yes: Commissioners Strecker, Baumann, Jindra, Hosie and Slaughter.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Ordinance No. 2003-1486 was signed and approved by the Mayor and attested by the Clerk.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Bauman stated he hoped we are not eliminating the common man from running for city commission.

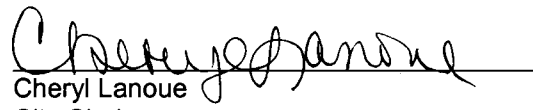
STAFF COMMENTS

City Manager Paine advised the Director of Utilities is putting together specifications on the cleaner/vacuum/camera unit and is making calls to engineering firms for the wastewater treatment plant upgrade.

Burl Maley, Police Chief, advised the commission he was seeking proposals for a computer upgrade at the Police Department.

Commissioner Strecker announced there would be a study session following the meeting.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 20, 2003

The governing body met in regular session on August 20, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, with the Mayor Strecker presiding and the following members present: Commissioners Slaughter, Baumann, Hosie and Jindra.

Absent: None.

Other Officers: City Manager Paine, City Attorney Uri and City Clerk Lanoue.

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

Visitors: Armand Balthazor, Jessica LeDuc, Ron Copple, Larry Remmenga, Brian Strait, Jeff Stricklin, Jack Gould, Ron Deal, Greg Hattan, Ima Jean Chavey, Darrell Dowell, Ledona Dowell, Darlene Danielson, Don Danielson, Susan Sutton, Joyce Dowell, Pam Dowell, Harold Dowell, Brenton Phillips, Walt Huber, Burl Maley, Isadore Bombardier, Judy Hill, Steve Dailey, Roy Reif, Roberta Lowery, Linda Houser, Don Dean, Kirk Lowell and Amanda Strait.

Pastor Jim McVicar provided the invocation before the city commission meeting.

Commissioner Hosie stated under Commission Salaries Discussion, in the August 6, 2003 minutes, the motion by Commissioner Jindra should have stated Commissioner Jindra **moved to** direct the City Manager to draft an ordinance to do away with the commission salary. Following discussion, Commissioner Hosie moved to approve the amended August 6th regular meeting minutes. Commissioner Baumann seconded. Motion carried.

APPROPRIATION ORDINANCE NO. 15

APPROVED

Appropriation Ordinance No. 15 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor stated he felt the fire hydrants that were not working needed to be replaced before purchasing tornado sirens.

PROCLAMATION – ORPHAN TRAIN

Mayor Strecker read a proclamation and declared August 20, 2003 as Clara Reed Morgan Day.

PUBLIC HEARING 2004 BUDGET

HELD

City Manager Paine presented the following information on the 2004 budget:

- Purpose of the budget
 - Prepare an expenditure plan for the year
 - Outline expected accomplishments based on those expenditures
 - Identify and meet the needs of the community
- Budget Highlights
 - No change in mill levy
 - Assimilated State cutbacks
 - Reduced level of 2 director positions to staff positions
 - Reduced one staff member
 - CloudCorp's support
 - Continue equipment replacement funding plan
 - Small TIF projects
 - Reserve fund
 - Storm retention structure
 - CIP

Recommend changing Recreation structure

- Park facilities division to Public Works
- Property Tax Ordinance
 - 2004 Budget doesn't require ordinance
- Concordia Levy Rates
- Top Ten (10) Revenue
- Sales Tax History
- Change in Assessed Valuation
- Aggregate Tax Levy
- Debt Issues
- Lease Purchases
- Use of Carryover Funds
 - Use of cash carryover to balance budget
 - Former plan to spend cash balances
 - Hold value of carryover to 20%
- Carryover Funds
- Overview of Individual Departments

City Manager Paine recommendations to the City Commission are as follows:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 20, 2003, contd.

Redesign the Recreation Commission
 Develop a plan for user fees to support Recreation Programs
 Engage in discussion with Cloud County concerning Ambulance/EMS Services
 Continue financial support for CIP and Equipment Replacement

Mayor Strecker opened the Public Hearing stating the city will be levying 55.428 mills for the 2004 budget. Mayor Strecker asked for comments either in support or against the proposed budget.

Dr. Greg Hattan stated he had some questions on the following:

- The Capital Improvement Plan did not list the storm retention structure; Dr. Hattan was wondering how that would be paid for and where it was?

Mayor Strecker stated the cost would probably be paid for with TIF funds and/or a grant and it was the south dam project.

- On page 5, sales tax was estimated at \$1,060,000, Dr. Hattan was wondering if the number was estimation or were sales declining 20% for 2003?

City Manager Paine advised

- Dr. Hattan asked where the 20% reserves were put into the 2004 budget. Was each department budgeting 20% more?

Commissioner Hosie stated he hoped that the departments did not spend the total budget.

City Manager Paine advised the departments were not budgeting a 20% reserve.

- Dr. Hattan stated is it coming then from underestimating revenue and not spending the total expenditures?

The answer was yes.

- Dr. Hattan asked who was doing planning currently?

City Manager Paine stated Bruno Rehbein and Jim Kaup.

- Dr. Hattan asked if the city was planning for some annexations or rezoning for the planner to do?

City Manager Paine advised there is no planned annexation or rezoning.

- Dr. Hattan had a question on personnel cost in the Public Works department?

Staff commented there was a shift of staff from Special Highway to the General Fund Public Works department.

- Dr. Hattan had concerns with the City paying more than the County to CloudCorp for economic development. Dr. Hattan stated when this started the agreement was the City would match the County support.

Commissioner Hosie stated the County has to do what is right and the City has to do what is right. Commissioner Hosie felt there is a short period of time to capitalize on US 81.

- Dr. Hattan also commented the City taxpayers probably would like to only pay 3 mills for ambulance instead of 33 mills.

Commissioner Hosie stated the commission, at some point, would have to decide if the City is willing to provide ambulance to the county.

- Dr. Hattan asked for the detail in the Water Administration budget of \$558,307.

Ima Jean Chavey asked about the following:

- In the notice of hearing there were no transfers on the budget-hearing sheet, she was just wondering why?

City Manager Paine stated it was an oversight.

- Ms. Chavey stated there were several transfers on page 3 that did not match and was wondering why they were different?

- Ms. Chavey asked why the City Commission would pass a budget with the questions on transfers.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 20, 2003, contd.

- Ms. Chavey also stated there should not be a user fee for our children's recreation programs in the community.

Jack Gould commented that the County Commissioners did not increase the funding to CloudCorp because they received telephone calls from the community and the people did not want to increase the support.

Armand Balthazor thanked Greg Hattan and Ima Jean Chavey for going through the budget.

Bob Clark asked what the Planners duties were

City Manager Paine stated they would cover the basic planning issues and development in the community.

There being no further comments Mayor Strecker closed the public hearing.

ORDINANCE - (ADOPTING THE 2004 BUDGET)

TABLED

Mayor Strecker requested staff resolve the transfers on page 3 of the state budget form. Commissioner Baumann moved to table the Ordinance adopting the 2004 budget until August 21, 2003 at 8:00 p.m. Commissioner Slaughter seconded. Motion carried.

ORDINANCE NO. 2003-2857

ELIMINATING COMPENSATION FOR CITY COMMISSIONERS

PASSED

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE ELIMINATING THE COMPENSATION OF THE BOARD OF COMMISSIONERS OF THE CITY OF CONCORDIA, KANSAS; REPEALING CONCORDIA CODE SECTION 2-71; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 2-71.

Thereupon, Commissioner Jindra moved that said Ordinance be passed. The motion was seconded by Commissioner Hosie. 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: Commissioners Slaughter, Strecker, Baumann, Hosie and Jindra

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2857 was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1487 – TERRANCE EATON
323 E. 12TH – LOT 15 OF BLOCK 78 IN ORIGINAL TOWN

PASSED

Cheryl Lanoue, City Clerk, advised that the property owner has been billed in the amount of \$287.92 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$287.92 to the property taxes of the property owner. Commissioner Hosie moved to pass Resolution No. 2003-1487 assessing the amount of \$287.92 to the property owner. Commissioner Strecker seconded. Motion carried.

RESOLUTION NO. 2003-1488 – PATRICIA VOSS/ERIC VOSS
1304 CEDAR – N 71' OF 1, 2, BLOCK 64 IN ORIGINAL TOWN

PASSED

Cheryl Lanoue, City Clerk, advised that the property owner has been billed in the amount of \$95.00 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$95.00 to the property taxes of the property owner. Commissioner Jindra moved to pass Resolution No. 2003-1488 assessing the amount of \$95.00 to the property owner. Commissioner Slaughter seconded. Motion carried.

RESOLUTION NO. 2003-1489 – MICHAEL STORTZ
440 W 13TH – LOTS 9 AND 10 OF BLOCK 64 IN ORIGINAL TOWN

PASSED

Cheryl Lanoue, City Clerk, advised that the property owner has been billed in the amount of \$383.34 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$383.34 to the property taxes of the property owner. Commissioner Baumann moved to pass Resolution No. 2003-1489 assessing the amount of \$383.34 to the property owner. Commissioner Strecker seconded. Motion carried.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 20, 2003, contd.

CITIZEN COMMENT POLICY

Mayor Strecker read staff report on citizen comments as follows:

"Over the past several meetings, the Commission has been discussing the procedure in which citizens can make their public comments at the commission meeting. As discussed before, the purpose of citizen comments, as an agenda item, is to allow members of the community to speak to the commission regarding issues the speaker believes to be in the public interest.

We propose the following guidelines:

Citizens Guidelines:

1. The mayor would recognize each speaker to address the governing body. Each person shall speak from the podium and shall state her or his name, address, and whom they might be representing.

Commission guidelines:

2. Public comment will be limited to five minutes per person. The mayor or other presiding member of the governing body may terminate any speaker's comments, may refuse to recognize any person desiring to speak, may limit the number of persons who are to speak on any issue, and may terminate the public comment portion of the agenda at any time.
3. Members of the governing body will refrain from argument with members of the public during the public comments.

Staff Guideline:

4. Staff member will not respond to a public comment unless requested to do so by a member of the governing body. The governing body may direct the staff to prepare a response for discussion at a later meeting.

The comments that could be added to the agenda might look like the following:

Comments from the public are encouraged as long as persons use common sense, courtesy, and good judgment. Persons making comments must come to the podium, state their name, and whom they might be representing. The Commission might not comment on the presenter's comments, but may schedule the topic for discussion at a later Commission meeting."

Commissioner Hosie moved to adopt the above guidelines for citizen comments. Commissioner Strecker seconded. Motion carried.

BID AWARD – TORNADO SIREN

City Manager Paine advised the following information regarding the tornado siren bids:

	RC Systems	Blue Valley Public Safety
Siren Equipment	\$46,687.00	\$40,890.00
50 ft Class 2 Pole	Included	7,200.00
Installation	11,600.00	11,200.00
Batteries	Included	1,280.00
FC Programming	3,200.00	187.50
1 way control		
desk mount	2,479.17	1,125.00
High Band Informer	3,207.44	3,168.00
Freight	Included	903.45
Total	\$67,173.61	\$65,953.95

Following discussion, Commissioner Strecker moved to approve the bid from Blue Valley Public Safety for \$65,953.95. Commissioner Jindra seconded. Motion carried.

EASEMENT – CHARLIE & ELAINE BOWERS

ACCEPTED

City Attorney Uri advised the commission Charlie and Elaine Bowers are requesting an easement to run a private communications cable above city alleys between their two places of business. After discussion, Commissioner Strecker moved to accept the easement from Mr. & Mrs. Bowers. Commissioner Jindra seconded. Motion carried.

ENGINEERING CONTRACT – GEOMETRIC IMPROVEMENT
6TH & LINCOLN - STATE, CAMPBELL & JOHNSON & CITY

ACCEPTED

Ron Copple, Director of Public Works advised the commission of a contract for engineering services between the State of Kansas, Campbell & Johnson and the City of Concordia for a Geometric

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 20, 2003, contd.

Improvement Project at the 6th & Lincoln Street intersection. The state would fund 90% of the project and the city would fund 10%. Total cost to the city would be under \$10,000. Commissioner Strecker moved to accept the contract. Commissioner Baumann seconded. Motion carried.

STAFF COMMENTS

City Manager Paine advised Cloud County Community College opened their new building on Monday with a temporary Occupancy Permit.

EXECUTIVE SESSION - ATTORNEY CLIENT RELATIONSHIP/DISCUSSION OF CONFIDENTIAL DATA RELATING TO FINANCIAL AFFAIRS OR TRADE SECRETS OF CORPORATIONS, PARTNERSHIPS, TRUSTS, AND INDIVIDUAL PROPRIETORSHIPS.

At this time Commissioner Strecker moved that the commission recess into executive session for twenty (20) minutes to discuss attorney client relationship/discussion of confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts and individual proprietorships.. Commissioner Hosie seconded. Motion carried. Time: 7:55 p.m. Inviting: Lawrence R. Paine and Larry Uri.

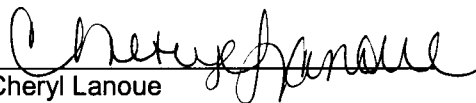
The commission reconvened at 8:15 p.m.

Mayor Strecker announced that there was no binding action taken.

PUBLIC COMMENTS

Dr. Greg Hattan advised the commission on what the differences on transfers were.

There being no further business, Commissioner Strecker moved to adjourn the meeting to August 21st at 8:00 p.m. in the City Commission Room, at City Hall. Commissioner Jindra seconded. Motion carried.


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE ADJOURNED CITY COMMISSION MEETING HELD AUGUST 21, 2003

The governing body met in a adjourned session on August 21, 2003, at 8:00 p.m. in the City Commission Room with the Mayor Strecker presiding and the following members present: Commissioners Baumann, Slaughter and Jindra.

Absent: Commissioner Hosie.

Other Officers: City Manager Paine, City Attorney Uri and City Clerk Lanoue.

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

Visitors: Steve Dailey, Ima Jean Chavey, James LaBarge, Melvin Kennedy, Courtney Lanoue, Armand Balthazor, Mark C. Morgan, Jessica LeDuc, Brian Strait, Ron Deal, Robert L. Steimel, Ron Cailteux, Dave Aggson, and Isadore Bombardier.

ORDINANCE NO. 2003-2858 **ADOPTION OF 2004 BUDGET**

APPROVED

City Manager Paine advised the Commission of the changes made on the transfers.

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE APPROVING, ADOPTED AND APPROPRIATING BY FUND THE CITY OF CONCORDIA FOR THE YEAR BEGINNING JANUARY 1, 2004, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS.

Thereupon, Commissioner Jindra moved that said Ordinance be passed. The motion was seconded by Commissioner Baumann. 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:

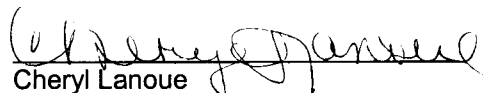
Yes: Commissioners Slaughter, Strecker, Baumann, and Jindra

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2858 was signed and approved by the Mayor and attested by the Clerk.

Mayor Strecker stated the commission challenged to staff to leave the mill levy the same. This was accomplished even with the loss of demand transfers and the additional expenditures for the townships ambulance service.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 3, 2003

The governing body met in regular session on September 3, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Hosie, Baumann, Jindra and Strecker.

Absent: Commissioner Slaughter.

Other Officers: City Manager Paine, Deputy City Clerk Deneault and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Larry Remmenga, Jeff Stricklin, Ron Deal, John D. States, Kenneth P. Johnson, Isadore Bombardier, Doug McKinney, Ron Copple, Tim Orrick and Kim Lapo.

Pastor John States, Christian Church, provided the invocation before the city commission meeting.

Minutes of the August 20, 2003 regular meeting and August 21, 2003 adjourned meeting were approved as written.

APPROPRIATION ORDINANCE NO. 16

APPROVED

Appropriation Ordinance No. 16 was approved according to law.

Commissioner Hosie suggested arranging for the city's auditor to review the state budget forms and report to us as part of the September 17, 2003 commission meeting. Commissioner Hosie made a motion to have the City Manager arrange for the City's auditor to review the state budget forms and report to us as part of the September 17th commission meeting. He would like to have the auditor look at whether all the transfers were properly entered; whether the actual expenditures were entered and why the city should add all the non budgeted funds to the state budget form. Commissioner Baumann seconded. Motion carried.

PUBLIC COMMENTS

First Speaker

Armand Balthazor said he did not understand how we could have a one million dollar increase in the 2003 budget and then have another increase in the amount of \$596,000.00 for the 2004 budget. He felt the taxpayers cannot handle any more tax increases and it's the job of the commissioners to hold the line on tax increases by not increasing the budget. His next comment was he felt the commission should do whatever it takes to change the way commissioners are elected. He felt one commissioner should be elected from each ward and one at large. This would allow for better representation of each ward. Currently all of the commissioners are from the west side of town and there is nobody representing the Fourth Ward.

Second Speaker

John States said he was not in favor of representation by ward. He was on the committee to change Concordia to a five-member commission but he felt that representation by ward would feed negative ideas in our town and possibly create division. He also said that he really liked the welcome committee which is a positive influence for new people moving to Concordia.

Third Speaker

Izzy Bombardier was present and said he felt that city staff and the commission did a fine job preparing the 2004 city budget. He also wanted to thank all the city employees for the work they do.

Fourth Speaker

Jack Gould stated that he agreed with Armand Balthazor, there should not be commissioners voted for at large. A commissioner should be elected from each ward with one being elected at large.

PUBLIC HEARING – CONSIDER APPLICATION TO SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT

HELD

A public hearing was held to consider an application to Small Cities Community Development Block Grant. The Commission asked what the deadline was for submission of the grant. Doug McKinney stated that September 30th was the deadline and if the grant was approved it could be December before the city would know anything. Armand Balthazor wanted to know if the city was replacing any water or sewer lines if we received the grant. Director of Public Works Ron Copple stated that this grant did not include any improvement to the water and sewer system. Armand Balthazor felt that if we were going to be doing any street improvements that we should be replacing any old water or sewer lines before we fix the streets.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 3, 2003, contd.**RESOLUTION NO. 2003 -1490- LEGAL AUTHORITY
TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK
GRANT & MAYOR TO SIGN APPLICATION****APPROVED**

Thereupon there was presented a Resolution entitled:

RESOLUTION CERTIFYING LEGAL AUTHORITY TO APPLY FOR THE FISCAL YEAR 2004 KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR TO SIGN AND SUBMIT SUCH AN APPLICATION AND COMMITTING LOCAL MATCHING FUNDS TO THE PROJECT.

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

Yes: Commissioners Strecker, Baumann, Jindra and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1490 was signed and approved by the Mayor and attested by the Clerk.

**RESOLUTION NO. 2003 -1491-ASSURING KS DEPT. OF
COMMERCE THAT FUNDS WILL BE PROVIDED FOR
OPERATION & MAINTENANCE FOR STREET SYSTEM****APPROVED**

Thereupon there was presented a Resolution entitled:

A RESOLUTION ASSURING THE KANSAS DEPARTMENT OF COMMERCE THAT FUNDS WILL BE CONTINUALLY PROVIDED FOR THE OPERATION AND MAINTENANCE OF IMPROVEMENTS TO THE STREET SYSTEM TO BE FINANCED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

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

Yes: Commissioners Strecker, Baumann, Jindra and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1491 was signed and approved by the Mayor and attested by the Clerk.

**RESOLUTION NO. 2003-1492 – SUE JACK
LOT 14, BLOCK 78 IN ORIGINAL TOWN****PASSED**

Phil Deneault, Deputy City Clerk, advised that the property owner has been billed in the amount of \$172.92 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$172.92 to the property taxes of the property owner. Commissioner Strecker moved to pass Resolution No. 2003-1492 assessing the amount of \$172.92 to the property owner. Commissioner Jindra seconded. Motion carried.

ANTI-DISPLACEMENT PLAN

Doug McKinney, North Central Regional Planning, was present to outline requirements of the Anti-displacement and Relocation Assistance Plan. As stated in the plan, the City of Concordia, Kansas will provide relocation assistance, as described in Section 570.488 to each low- and moderate-income household displaced by the demolition of housing or by the conversion of a low- and moderate-income dwelling to another use as a direct result of assisted activities. Commissioner Hosie moved to authorize Mayor and City Clerk to sign the Anti-Displacement Plan. Commissioner Baumann seconded. Motion carried.

NEK-CAP, INC. – KIM LAPO

Kim Lapo, Needs Assessment Coordinator for NEK-CAP, Inc. introduced to the commission the NEK-Cap, Inc. program. This program is dedicated to the total family approach to self sufficiency. NEK-CAP promotes community partnerships to improve community life for all. Ms. Lapo outlined the community programs that NEK-CAP offer. Mayor Strecker asked that Kim Lapo meet with the City Manager to discuss the programs that are available.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 3, 2003, contd.**AGREEMENT – CAMPBELL & JOHNSON &
CITY OF CONCORDIA – THREE DOWNTOWN PROJECTS****APPROVED**

Ron Copple, Director of Public Works advised the commission of a contract for Professional Services between Campbell & Johnson and the City of Concordia. This agreement is for engineering and architectural design work completed for three projects designated as (1) 6th & Lincoln – Parking Lot, (2) Mid Block Crossings/ADA Parking and (3) NCK Carpet Curb & Gutter/Sidewalk in the City of Concordia, Kansas. Commissioner Jindra moved to authorize the Mayor and City Clerk to sign the agreement. Commissioner Strecker seconded. Motion carried.

VOTING DELEGATES TO 2003 LEAGUE CONFERENCE

Commissioner Jindra moved to appoint Darrel Hosie and Joe Strecker as voting delegates to the 2003 League Conference and Larry Paine and Cheryl Lanoue as alternate voting delegates. Commissioner Baumann seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

None.

STAFF COMMENTS

Larry Remmenga, Director of Utilities was present to provide an update on the waste water treatment facility improvements. Proposals had been sent out to thirteen engineering firms. We received seven responses to the proposals. Out of the seven responses, only six complied with the guidelines presented. It was then narrowed to three firms of which two were chosen to meet with the city. The engineering firms that were chosen will meet with a selection committee. Larry Paine, Ken Johnson, Ron Copple, Jim Stromberg, Bruno Rehbein and Larry Remmenga will serve on the selection committee. At the current time the city is in favor of a design built project versus a design built bid project. Larry Remmenga said a design built project would offer more flexibility and control over the project with the possibility of saving money.

EXECUTIVE SESSION - ATTORNEY CLIENT/ACQUISITION OF LAND**HELD**

At this time Commissioner Strecker moved that the commission recess into executive session for 1 ½ hours to discuss attorney client/acquisition of land. Commissioner Jindra seconded. Motion carried. Time: 6:15 p.m. Inviting: Lawrence R. Paine, Larry Uri, Ken Johnson and Tim Orrick.

The commission reconvened at 7:44 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Strecker moved to recess into executive session for an additional ½ hour to discuss attorney client/acquisition of land. Commissioner Jindra seconded. Motion carried. Time: 7:46 p.m. Inviting: Lawrence R. Paine, Larry Uri and Tim Orrick.

The commission reconvened at 8:16 p.m.

Mayor Strecker announced that there was no binding action taken.

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


Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 17, 2003

The governing body met in regular session on September 17, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Slaughter, Hosie, Baumann, and Jindra.

Absent: Commissioner Strecker.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Larry Remmenga, Jeff Stricklin, Steve Dailey, Rick Knudsen, Collin Haynes, Lori Adam, Colton Adam and Zachary Blocker.

Pastor John Ward, Baptist Church, provided the invocation before the city commission meeting.

Minutes of the September 3, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 17

APPROVED

Appropriation Ordinance No. 17 was approved according to law.

CITY AUDITOR

Doug Glenn, Mayer Hoffman McCann P.C., advised their firm was asked to answer three questions:

1. Were transfers done correctly
2. Was actual expenditures entered on the 2004 budget
3. Do all funds need to be on the state budget forms

Mr. Glenn stated all funds did agree exactly with the 12-31-2002 audit, for funds on the budget. The transfers in 2002 were done to statutory authority. The problem was some of the transfers pertained to funds that were not listed on the budget forms. By state statute not all funds are required to be budgeted, which is why the transfers did not match. Glenn stated he would list all funds so it would alleviate the questions that have arisen.

Commissioner Hosie stated the city has about 40 and 60 different funds and some of the funds are very small and set up for specific purpose. He felt the city would incur more expense by listing all the small funds, when the answers to those questions are already listed in the audit. Commissioner Hosie asked if listing the funds on the budget would have an affect on the mill levy. Mr. Glenn stated it would not. Mr. Glenn stated as for all funds needing to be budgeted in the actual column which is really a matter of practice or a political decision by the governing body.

Commissioner Slaughter stated the city has done nothing illegal then?

Mr. Glenn stated that is correct.

PUBLIC COMMENTS

Armand Balthazor asked about the settlement on the Kloster claim.

Mayor Pro-Tem Hosie asked City Attorney Uri to respond.

City Attorney Uri stated the \$100,000 loss for Phil Kloster was split between Citizens National Bank and the City. The agreement between both parties was to share the net amount of such recovery equally after deduction of fees and expenses. The city received \$10,000, along with the bank from Brooke Corporation, Dane Devlin & Ross Olsen, Inc. and Ross Olson. The city is expected to receive \$46,000 from the insurance company.

Mr. Balthazor stated the Kloster event was handled poorly.

Mr. Balthazor stated he wished the commission would consider election of commissioners by ward.

PUBLIC HEARING – CURB AND GUTTER
CONCORDIA WESLEYAN CHURCH (NW & NE),
GALE & MARY NEWTON & TED & NANCY COLLINS

HELD

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 17, 2003, contd.

Mayor Pro-Tem Hosie opened the public hearing for the curb & gutter projects. Mayor Pro-Tem Hosie announced that this was a hearing on proposed assessments as set out in the assessment rolls prepared by the City Clerk and on file in the Office of the City Clerk, for the following improvement:

Curb and gutter replacement at the following locations: 1013 Valley, 525 W. 6th, 1603 Cedar (NW) & 1603 Cedar (NE)

The Governing Body determined that the notice of 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).

There were no public comments.

Mayor Pro –Tem Hosie closed the public hearing.

FINAL COST & ASSESSMENT ROLL APPROVED

City Clerk Lanoue presented the following documents:

- Exhibit A – Final Cost
- Exhibit B – Assessment Roll Certification

Ms. Lanoue stated letters would go out to the property owners to advise their portion of the cost and they would have thirty (30) days to make payment to the city before it would be assessed to the property tax roles.

Commissioner Baumann moved to approve the final cost and the assessment roll certification. Commissioner Slaughter seconded. Motion carried.

ORDINANCE NO. 2003 – 2859 APPROVED
2003 CURB AND GUTTER PROJECTS

Thereupon, there was presented 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.

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

Yea: Commissioners Slaughter, Baumann, Jindra and Hosie.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly adopted and the Ordinance was then duly numbered Ordinance No. 2003-2859 and was signed by the Mayor and attested by the Clerk.

RESIGNATIONS – RECREATION COMMISSION JANET EUBANKS & DIANE JENSEN

Janet Eubanks and Diane Jensen submitted their resignation on the Recreation Commission effective immediately. Commissioner Slaughter moved to accept Janet Eubanks and Diane Jensen's resignation from the Recreation Commission. Commissioner Jindra seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Slaughter stated he would like the city staff to organize a Concordia Pride Day maybe the first part of October, where there is lots of volunteer help to clean up Concordia, as in old cars and junk. City Manager Paine stated we would work on it. Commissioner Slaughter stated he was at Chado's and Mr. McDaniel was pleased to work with the Planning Commission and city staff on the relocation of his business.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 17, 2003, contd.

Commissioner Jindra stated he noticed all the improvements in City; the sidewalk, parking and skateboard area, wanted to state Ron Copple's crew was doing a good job.

STAFF COMMENTS

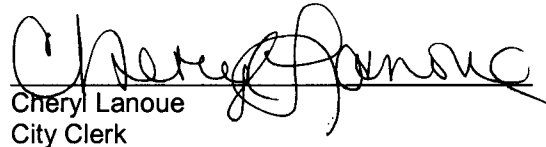
Chief Stricklin introduced the following EMT's:

- Rick Knudsen has been with the City since 2002 and Collin Haynes from March 2003.

City Manager Paine stated Armand Balthazor asked about the black fire hydrants at a previous meeting and he was reporting on the fire hydrants. Mr. Paine stated when the current Director of Utilities Larry Remmenga, started with the city there were 60 to 80 black fire hydrants and over the term of his employment the department has replaced all but four (4), which we hope will be replaced by spring. Also the Utility Department does an annual flushing and testing of hydrants, to monitor the hydrants.

Mayor Pro-Tem Hosie stated there would a study session following the meeting.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 1, 2003

The governing body met in regular session on October 1, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Hosie, Baumann, Slaughter, Jindra and Strecker.

Absent: None.

Other Officers: City Manager Paine, Deputy City Clerk Deneault and City Attorney Uri.

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

Visitors: Burl Maley, Armand Balthazor, Jack Gould, Jessica LeDuc, Larry Remmenga, Jeff Stricklin, Brian Strait, Tim Harlan and Lance Link.

Pastor Tim Harlan, First United Methodist Church, provided the invocation before the city commission meeting.

Minutes of the September 17, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 18

APPROVED

Appropriation Ordinance No. 18 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor said he was present to represent "the Little Guy". He questioned where the money came from to pay for the demo at 6th & Lincoln. He was informed that money from the Community Development Block Grant was used for the demo. He was also informed the property at 6th & Lincoln was given to the city before the demo was done. Mr. Balthazor's reply was that the city lost tax revenue by accepting ownership and tearing down the building. Another issue Mr. Balthazor discussed was the Law Enforcement merge with the County. He said that he hoped a good plan was developed before we spend any money to change a gain. If we can't save any money then we don't need to change the current system. Mr. Balthazor's final comments concerned representation by ward in the city commission elections. He would like the commission to seriously consider voting by ward with one at large.

RESOLUTION NO. 2003 -1493

1302 L STREET NUISANCE ABATEMENT

APPROVED

Thereupon there was presented a Resolution entitled:

THE GOVERNING BODY HAS DETERMINED THAT A NUISANCE EXISTS AT THE FOLLOWING LOT OR PARCEL OF GROUND WITHIN THE CITY OF CONCORDIA:
1302 L STREET

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

Yes: Commissioners Strecker, Baumann, Slaughter, Jindra and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1493 was signed and approved by the Mayor and attested by the Clerk.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Mayor Strecker wanted to thank city crews for their work on the sidewalk at the city park. It was a good project with positive feedback. Commissioner Jindra thanked city crews, fire and police for their participation in the fall fest parade and activities.

STAFF COMMENTS

City Manager Paine stated that Larry Remmenga will be bringing to the next meeting a recommendation for a contract with an engineering firm for the improvements at the wastewater treatment plant. Mr. Paine also informed the commission that a representative with Midwest Environmental Systems, Inc. will be at the study session following the next commission meeting on October 15th to discuss a new design or alternative to lift stations for the city that would give us more versatility.

EXECUTIVE SESSION - ACQUISITION OF LANDHELD

At this time Commissioner Strecker moved that the commission recess into executive session for one hour to discuss acquisition of land. Commissioner Jindra seconded. Motion carried. Time: 5:50 p.m. Inviting: Lawrence R. Paine and Larry Uri.

The commission reconvened at 6:50 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Jindra moved to recess into executive session for an additional 15 minutes to discuss acquisition of land. Commissioner Baumann seconded. Motion carried. Time: 6:53 p.m. Inviting: Lawrence R. Paine and Larry Uri.

The commission reconvened at 7:08 p.m.

Mayor Strecker announced that there was no binding action taken.

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



Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 15, 2003

The governing body met in regular session on October 15, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Hosie, Baumann, Slaughter, and Strecker.

Absent: Commissioner Jindra.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Jack Gould, Jessica LeDuc, Larry Remmenga, Jeff Stricklin, Kenneth P. Johnson, Ron Copple, Jim Stromberg, Marvin Springer, Ted Collins, Phil Gilliland and Bruno Rehbein.

Minutes of the October 1, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 19

APPROVED

Appropriation Ordinance No. 19 was approved according to law.

THIRD QUARTER INVESTMENT REPORT

ACCEPTED

City Clerk Lanoue presented the third quarter investment report per Ordinance No. 1860. Total interest received for the third quarter in 2003 was \$16,582.02 compared to \$18,909.79 for 2002. Commissioner Strecker moved to place on file the third quarter investment report. Commissioner Hosie seconded. Motion carried.

PROCLAMATION – CHANGE YOUR CLOCKS

Mayor Strecker read a proclamation and declared October 26, 2003 as "Change your Clock, Change your Battery Day".

PLANNING COMMISSION APPOINTMENTS

LADONNA PELTIER & DR. GEORGE KNOX

City Manager Paine stated the terms of LaDonna Peltier and Dr. George Knox will expire on 11-1-03. They both have submitted Expression of Interest forms and indicated a willingness to serve another term on the Planning Commission. Commissioner Strecker moved to reappoint LaDonna Peliter and Dr. George Knox to another three (3) year term on the Planning Commission, with their new terms ending November 1, 2006. Commissioner Slaughter seconded. Motion carried.

BOARD OF BUILDING TRADES APPOINTMENT

BRUCE BROWN & ROGER DEMANETTE

City Manager Paine stated the terms of Bruce Brown and Roger Demanette expired 5-31-03. They both have submitted Expression of Interest forms and indicated a willingness to serve another term on the Board of Building Trades. Commissioner Strecker moved to reappoint Bruce Brown and Roger Demanette to another three (3) year term on the Board of Building Trades, with their new terms ending May 31, 2006. Commissioner Baumann seconded. Motion carried.

PUBLIC COMMENTS

Jack Gould asked about the soccer balls and why they were not bought locally?

RESOLUTION NO. 2003 - 1494
JONA MCDANIEL – 707 E. 7TH

PASSED

City Clerk Lanoue advised that the property owner has been billed in the amount of \$558.34 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$558.34 to the property taxes of the property owner. Commissioner Hosie moved to pass Resolution No. 2003-1494 assessing the amount of \$558.34 to the property owner. Commissioner Slaughter seconded. Motion carried.

RESOLUTION NO. 2003 - 1495 -
ELDON & ANITA WISDOM CONTRACT

APPROVED

Thereupon there was presented a Resolution entitled:

WHEREAS, ELDON D. WISDOM AND ANITA M. WISDOM HAVE OFFERED TO
GRANT TO THE CITY OF CONCORDIA AT NO COST REAL ESTATE DESCRIBED AS:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 15, 2003, contd.

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

Yes: Commissioners Strecker, Baumann, Slaughter, and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1495 was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003 -1496
ESCROW TRUST AGREEMENT – Bond 1996

APPROVED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ESCROW TRUST AGREEMENT TO PROVIDE FOR THE PAYMENT AND REDEMPTION OF CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS, SERIES 1996, OF CITY OF CONCORDIA, KANSAS; AND AUTHORIZING CERTAIN ACTIONS TO BE TAKEN IN CONJUNCTION THEREWITH.

Thereupon, Commissioner Strecker moved that said Resolution be adopted. The motion was seconded by Commissioner Slaughter. 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: Commissioners Strecker, Hosie, Baumann, and Slaughter.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1496 signed by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003 -1497
604 W. 6TH NUISANCE ABATEMENT

APPROVED

Thereupon there was presented a Resolution entitled:

THE GOVERNING BODY HAS DETERMINED THAT A NUISANCE EXISTS AT THE FOLLOWING LOT OR PARCEL OF GROUND WITHIN THE CITY OF CONCORDIA:
604 W. 6TH STREET

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

Yes: Commissioners Strecker, Baumann, Slaughter, and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1497 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCE NO. 2003 – 2860
ZONING CHANGE – BLOSSER'S ADDITION

APPROVED

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY AND CHANGING THE ZONING DISTRICT BOUNDARY MAPS OF THE CITY OF CONCORDIA, KANSAS.

Thereupon, Commissioner Hosie moved that said Ordinance be adopted. The motion was seconded by Commissioner Slaughter. Said Ordinance was duly read and considered, and upon being

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 15, 2003, contd.

put, the motion for the adoption of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Strecker, Hosie, Baumann, and Slaughter.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly adopted and the Ordinance was then duly numbered Ordinance No. 2003-2860 signed by the Mayor and attested by the Clerk.

CONSULTANT FOR WASTEWATER TREATMENT PLANT

Larry Remmenga, Director of Utilities, advised the Commission on June 30, 2003 he sent out request for qualification to thirteen firms and received six responses back that responded to all the information. The selection committee was made up of the following:

- Bruno Rehbein, Building Inspector
- Ken Johnson, Campbell & Johnson
- Ron Copple, Director of Public Works
- Jim Stromberg, Plant Manager
- Larry Remmenga, Director of Utilities

The selection committee selected three firms; Burns & McDonnell, Bucher, Willis and Ratliff and Wilson and Company to meet with. The selection committee felt two of the firms were equally qualified and asked for a proposal from each. The proposals received are as follows:

	Bucher Willis & Ratliff	Wilson & Company Design/Build	Wilson & Company Design/Bid/Build
Preliminary Design	\$14695	\$15000	\$15000
Engineering Design	45200		
Inspection	<u>34000</u>	<u>32400</u>	<u>49200</u>
Total	\$93895	\$47400	\$64200

The Commission had several questions regarding the proposals. Mayor Strecker moved the consultant selection to the end of the meeting, in order for Mr. Remmenga to get the proposals and show the commission.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hosie stated he would like to encourage the other City Commissioners to attend next years League meeting.

Commissioner Baumann stated there are three forms of government and the city has the city manager/commission form, which is where the city manager oversees all departments.

Commissioner Baumann stated people who are making public comments during the meetings should first go to the city manager for the answers to their questions. Commissioner Bauman stated there is a chain of command. Individuals need to ask their questions to the city manager first.

Commissioner Baumann stated the media should start reporting things that are positive instead of the negative.

Commissioner Baumann addressed the issue from the Letter to the Editor regarding the soccer balls. Commissioner Baumann stated he asked about the youth soccer program and was advised each child pays a participation fee of \$15 or \$20 (out of town). The money from the participation fee was used to purchase the soccer balls.

Commissioner Baumann said "It says here (in the letter) that I know Sator Sports (where the soccer balls were purchased from) are not a local business, and that Coach Baumann, as a coach, and Mr. Slaughter, as a retailer, don't know what they're doing. Now, I agree with your right to disagree, but when it becomes personal, it becomes libel." Commissioner Baumann stated we should be a community that works together for a common goal.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 15, 2003, contd.

Commissioner Slaughter said, "There are three things I would like to remind our concerned citizens.

1. When you came and complained about the faulty fire hydrants, the City had a remedy to the problem in place for over three years. What happened before that period is long before me.
2. Then there was a letter that complained about the \$2,000 we paid for soccer balls. I have done some research. First, the recreation staff did contact local sports equipment suppliers to price soccer balls. Mr. Kennedy contacted one and was told about the request for a quote before writing his letter. Did he say that in his letter to the newspaper? Soccer is one of the fastest growing sports programs in the United States and the world. There are around 300 children involved in this program, ranging in age from 4 to 14. Each child paid a participation fee of \$15.00 in town and \$20.00 outside the City limits. We also have kids coming from towns within 40 miles. The soccer program managers wanted every child to have a soccer ball so they could hone their soccer skills. Buying soccer balls was cheaper than T-shirts, which were purchased in the past.
3. When you complained about the transfer of funds that we have to account for and some small funds that we don't have to budget. The budget was gone over by competent city officials, commissioners, and the City Manager. Our regular city auditors told us a few months ago that we were keeping a good set of books, with all things accounted for and within the law. Then you complained about the budget not balancing, so we went to our auditor and asked if we had done anything wrong. These auditors follow State and Federal guidelines when they audit our books. This last additional audit just cost the City of Concordia and you an extra \$950 (about 17 cents per man, woman and child in this community) because you thought we were wrong.

Has the objective of the Concerned Citizens fallen to a level where it is appropriate to slap the City down? The proper role should be to point out where we need to improve instead of suggesting Concordia is full of dummies. This does nothing to build our community. We have competent city staff and commissioners who have the heart to work for what is good for good old Concordia."

STAFF COMMENTS


Chief Stricklin advised the commission the sight locations for the tornado sirens have been picked and the poles installed. All the equipment has been received by the city and installation should start within the next week or two.

CONSULTANT FOR WASTEWATER TREATMENT PLANT (CON'T)

WILSON & COMPANY

Larry Remmenga showed the commission the proposal packets from Bucher Willis and Ratliff and Wilson and Company. Following discussion, Commissioner Hosie moved to accept the Preliminary engineering proposal from Wilson & Company for \$15,000. Commissioner Baumann seconded. Motion carried.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 5, 2003

The governing body met in regular session on November 5, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Hosie, Jindra, Baumann, Slaughter, and Strecker.

Absent: None.

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

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

Visitors: Burl Maley, Jack Gould, Jessica LeDuc, Larry Remmenga, Jeff Stricklin, Ron Copple, Bob Burns, Jim Stromberg, Brian Strait, Ben Budreau, Kelsey Farha, Nicole Copple, Armand Balthazor, Naomi Davis, Melinda Lambert, Robert Magaua-Garcia, Brian Kropp, Chelsey Horkman, Kirk Lowell, Larry Eubanks and Bruno Rehbein.

Minutes of the October 15, 2003 regular meeting were approved as written.

Bob Burns, Wesleyan Church, provided the invocation before the city commission meeting.

APPROPRIATION ORDINANCE NO. 20

APPROVED

Appropriation Ordinance No. 20 was approved according to law.

PUBLIC COMMENTS

Kirk Lowell addressed the commission to thank the City and EMS services for their help with the youth football program. There was an injury on the field and it made it a lot easier for the injured player knowing he had the EMS there to assist.

Brian Strait from KNCK also wanted to thank the city for its participation in the football program.

Melinda Lambert with Utility Maintenance was present to answer any questions regarding the bid they submitted for the sewer cleaner being purchased by the city.

Armand Balthazor asked the commission again to change the way the commissioners are elected at large. He asked the commission to revive the committee that recommended the "five member commission" to research changing the commission being voted at large to voting for commissioners by ward. He stated they could vote for the commissioners from each side of the highway and one at large. Mayor Strecker responded that the committee recommended a five member commission with the commissioners being voted at large and the commission accepted their recommendation. The issue of changing it again is dead. Commissioner Hosie stated there has just not been enough interest to consider any change. Commissioner Baumann said he did some research and to change the way commissioners are elected would require changing the wards because they are not equal in size. This could take a lot of time and cost a lot of money.

Brian Kropp, soccer coach at the college, was present to address the commission about the money spent on the youth soccer program. He stated it is a self funded program that is very successful with over 300 kids in the program. Two college students who helped with coaching the soccer program were also present to talk about their experiences with the youth soccer program.

Jack Gould approached the commission about remarks being said about him by one of the commissioners.

RESOLUTION NO. 2003-1498 - (AUTHORIZATION TIF-BUDREAU)

APPROVED

Kirk Lowell, Director of CloudCorp, presented the commissioners with information regarding the TIF project at Mid-America Auto Mart, owners Ben and Julia Budreau. Mayor Strecker was concerned that a sewer line in the northwest corner of the property would be under a retaining wall when the project was finished. If the sewer line had to be accessed at any time and the wall removed he wanted to know who would be responsible for replacing the wall. Ben Budreau was present and stated if the wall had to be removed at any time for repairs he would assume all costs for the repairs to the wall. Commissioner Hosie asked that the total dollar amount being spent by the city on this TIF project and all other TIF projects be stated in the resolution. All of the commissioners were in agreement that the total amount of the projects being paid for by the city should be in the resolutions. City Attorney Uri recommended the commission pass Resolution No. 2003-1498 with said resolution stating the maximum dollar amount the city will pay on this project to be \$71,527.00.

Thereupon there was presented a Resolution entitled:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 5, 2003, contd.

A RESOLUTION WHERE THE GOVERNING BODY HAS DETERMINED THAT IT IS ADVISABLE TO PROCEED WITH PUBLIC IMPROVEMENTS, WITH COSTS TO BE PAID FROM FUND AVAILABLE FUNDS OF THE CITY, SUCH PAYMENTS TO BE REIMBURSED AS A REDEVELOPMENT PROJECT OF CONCORDIA REDEVELOPMETN DISTRICT 2000.

Thereupon, Commissioner Hosie moved that said Resolution be passed with the maximum TIF dollar amount being \$71,527.00. The motion was seconded by Commissioner Jindra. Said Resolution was duly read and considered, and upon being put, the motion for the passage of said Resolution was carried by the vote of the City Commission, the vote being as follows:

Yes: Commissioners Strecker, Baumann, Jindra, Hosie and Slaughter.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1498 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCE NO. 2003 – 2861
BOARD OF BUILDING TRADES

APPROVED

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE INCREASING THE MEMBERSHIP OF THE BOARD OF BUILDING TRADES OF THE CITY OF CONCORDIA; REPEALING PARAGRAPH (B) OF CONCORDIA CODE SECTION 7-65; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW PARAGRAPH (B) TO SECTION 7-65.

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

Aye: Commissioners Strecker, Hosie, Baumann, Jindra, and Slaughter.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly adopted and the Ordinance was then duly numbered Ordinance No. 2003-2861 signed by the Mayor and attested by the Clerk.

EMPLOYEE SERVICE AWARD

JIM STROMBERG

Larry Remmenga presented Jim Stromberg with an award for ten (10) years of service with the City of Concordia. Mr. Remmenga stated Jim started with the city in 1993 at the wastewater treatment plant.

BID AWARD
SEWER CLEANING MACHINE

Larry Remmenga advised the commission the city received two bids from the following:

<u>BIDDER</u>	<u>PRICE</u>
* Key Equipment & Supply (Total package for both units)	\$108,650.00
* Utility Maintenance Contractors, L.L.C.	
Combination Sewer Cleaner	\$ 30,000.00
Television Camera System	
- Option 1	\$ 30,820.00
Options to specifications	2,600.00
- Option 2	\$ 43,957.88

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 5, 2003, contd.

Following discussion, Commissioner Hosie moved to accept the bid from Key Equipment in the amount of \$108,650.00 for the sewer cleaning machine. Commissioner Strecker seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Slaughter offered congratulations to Lisa Fleming for completing three years of training at the city clerks institute in Wichita.

Commissioner Baumann thanked Kirk Lowell for his involvement in the youth football program.

Commissioner Jindra said the Air Force concert at the Brown Grand was a big success and wanted to thank Brad Lowell for his involvement in getting it organized. He also thanked Kirk Lowell for his work with the Concordia Youth Football and Roberta Lowrey for her involvement in the Cloud County Health Fair.

STAFF COMMENTS

Jeff Stricklin informed the commission that the Concordia Fire Department was awarded a grant in the amount of \$8,140.00. The request was for funds to purchase AED's (Automated External Defibrillators) to be used in several patrol vehicles and possibly state troopers or county sheriff vehicles. The installation of the new tornado warning system has been completed and they will be testing the new system on November 13th at 11:45 a.m. Another item of interest is the Fire Department has secured free batteries for people to use in their smoke alarms in conjunction with the proclamation "Change your Clock, Change your Battery".

Ron Copple told the commission he had been doing some research on changing the lights on some of the traffic signals to LED's. He felt there would be a savings in electricity, bulb life and costs to replace bulbs. Initially the lights would be changed to LED's at 6th & Lincoln, 11th & Lincoln and 15th & Lincoln. Then the city would look at changing others as funds are available. Commissioner Strecker felt the change to LED's in the traffic lights was a good idea and felt the city should look at changing all of them as soon as possible. Ron said that changing some of them might require replacing the whole fixture instead of just the bulb.

Director of Utilities Larry Remmenga informed the commission that the new sewer cleaning equipment being purchased could also be used to clean out storm sewers. He also wanted to thank the commission for approving the purchase of the new sewer cleaning equipment.

EXECUTIVE SESSION - NON-ELECTED PERSONNEL/ACQUISITION OF LAND

HELD

At this time Commissioner Strecker moved that the commission recess into executive session for forty five (45) minutes to discuss non-elected personnel/acquisition of land. Commissioner Hosie seconded. Motion carried. Time: 6:55 p.m. Inviting: Larry Uri.

The commission reconvened at 7:40 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Strecker moved to recess into executive session for an additional fifteen (15) minutes to discuss non-elected personnel/acquisition of land. Commissioner Baumann seconded. Motion carried. Time: 7:42 p.m. Inviting: Larry Uri.

The commission reconvened at 7:57 p.m.

Mayor Strecker announced that there was no binding action taken.

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


Phil H. Deneault
Deputy City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 19, 2003

The governing body met in regular session on November 19, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Hosie, Jindra, Baumann, Slaughter, and Strecker.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Jessica LeDuc, Jeff Stricklin, Ron Copple, Brian Strait, Garrett Jensen, Lisa Fleming, Dutch Braun, David Redmond, Jim Kerr, Becky Condray, Ashly Goddard, Teresa Edmonson, Rose Koeber, Mike Lamm, Kirk Lowell, Ben Budreau, Julia Budreau, David Budreau and Bruno Rehbein.

Minutes of the November 5, 2003 regular meeting were approved as written.

Pastor David Redmond, Wesleyan Church, provided the invocation before the city commission meeting.

APPROPRIATION ORDINANCE NO. 21

APPROVED

Appropriation Ordinance No. 21 was approved according to law.

PROCLAMATION – NATIONAL GUARD & RESERVES

Mayor Strecker read the National Guard & Reserves Statement of Support and declared the City supports the National Guard.

BOARD OF BUILDING TRADES APPOINTMENT

ALAN TRIGG

Bruno Rehbein, Building Inspector, stated after adding another city-at-large member to the Board of Building Trades, the position needed to be filled. Alan Trigg submitted Expression of Interest form and indicated a willingness to serve a term on the Board of Building Trades. Commissioner Jindra moved to appoint Alan Trigg to the Board of Building Trades. His term will run from January 1, 2004 through May 31, 2005. Commissioner Slaughter seconded. Motion carried.

PUBLIC COMMENTS

Dutch Braun, owner of Jammers Sports Pub/Grill, stated that he had to go through so many hoops and still is unable to open his restaurant. Mr. Braun stated the first encounter was on Columbus Day and he had a firm from Great Bend coming to do work on the restaurant and the city was not open for him to turn on his water. The second was on the duct work. Mr. Braun stated he has complied with all the city's requests except one and was asking for a little leniency. Mr. Braun stated he received a letter yesterday and it stated there would be a \$2,000 per day fine for not complying with the building codes.

RESOLUTION NO. 2003-1499 – ESTABLISH URBAN AREA BOUNDARY LINES

APPROVED

Thereupon there was presented a Resolution entitled:

THE ABOVE STATED CITY IS REQUIRED TO DETERMINE AND SUBMIT FOR APPROVAL THE LOCATION OF THE URBAN AREA BOUNDARY LINES FOR SAID CITY.

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

Yes: Commissioners Strecker, Baumann, Jindra, Hosie and Slaughter.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1499 was signed and approved by the Mayor and attested by the Clerk.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 19, 2003, contd.**RESOLUTION NO. 2003-1500 –
URBAN FUNCTIONAL CLASSIFICATION SYSTEMS****APPROVED**

Thereupon there was presented a Resolution entitled:

**THE ABOVE STATED CITY HAS REVIEWED THE FUNCTIONAL CLASSIFICATION
OF STREETS LOCATED WITHIN THE URBAN BOUNDARY.**

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

Yes: Commissioners Strecker, Baumann, Jindra, Hosie and Slaughter.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1500 was signed and approved by the Mayor and attested by the Clerk.

YOUTH CENTER – DONATION REQUEST**MIKE LAMM**

Mike Lamm, Chairperson for Children and Youth Community Resource Council, advised the commission about the youth center and that he applauded the city for the help which was given to them. Mr. Lamm stated the committee was trying to make this project a state of the art center with a theatre, media room, dance area and kitchen for preparing food. The committee is hoping for a 12-31-03 opening. Mr. Lamm stated the \$5,000 requested would be a partial payment on the furniture. Following discussion, Commissioner Baumann moved to approve the request for \$5,000 from the general fund to Children and Youth Committee of the Community Resource Council. Commissioner Strecker seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS AND REPORTS


Commissioner Jindra thanked Mike Lamm and the committees for the positive involvement in the community and to Burl Maley, Police Chief and the dispatch center.

STAFF COMMENTS

Cheryl Lanoue, City Clerk, recognized Lisa Fleming for obtaining 100 institute hours for the Municipal Clerk Institute, which is presented by professors from Wichita State University. Lisa may qualify as a certified municipal clerk with the International Institute of Municipal Clerks. Lisa has been with the city for almost 20 years and is very knowledgeable in her field.

Jeff Stricklin, Fire Chief, updated the city commission on the tornado sirens. Chief Stricklin stated the sirens came in under budget by \$19,500.

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


Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 3, 2003

The governing body met in regular session on December 3, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, the following members being present and participating, to wit: Commissioners Hosie, Jindra, Baumann, Slaughter, and Strecker.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri.

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

Visitors: Burl Maley, Jessica LeDuc, Jeff Stricklin, Ron Copple, Brian Strait, Armand Balthazor, Jim Stromberg, Larry Remmenga, Chuck and George Feriend.

Minutes of the November 19, 2003 regular meeting were approved as written.

Pastor George Feriend, Wesleyan Church, provided the invocation before the city commission meeting.

APPROPRIATION ORDINANCE NO. 22

APPROVED

Appropriation Ordinance No. 22 was approved according to law.

HOUSING AUTHORITY – APPOINTMENT

ARMAND BALTHAZOR

City Manager Paine stated that Armand Balthazor has indicated a willingness to be reappointed to the Housing Authority. Commissioner Jindra moved to reappoint Armand Balthazor to a four (4) year term from 1-1-04 to 12-31-07. Commissioner Strecker seconded. Motion carried.

PUBLIC COMMENTS

Armand Balthazor stated he did not understand TIF.

Mr. Balthazor also stated he did not understand why the city was hiring a Community Development Specialist when there is Kirk Lowell and Bruno Rehbein. Mr. Balthazor felt we have enough people.

Mr. Balthazor requested the banner that states "we support our troops" be put back up.

Commissioner Strecker stated the banner will be put back up and for the questions concerning the TIF and Community Development Specialist please visit with Larry Paine.

ORDINANCE NO. 2003-2862- AMBULANCE BILLING FEES

APPROVED

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE REVISING RATES CHARGED FOR EMERGENCY MEDICAL SERVICES PROVIDED BY THE CITY OF CONCORDIA; REPEALING SECTION 2-8 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE, BY ADDING NEW SECTION 2-8.

Thereupon, Commissioner Hosie moved that said Ordinance be passed. The motion was seconded by Commissioner Strecker. 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: Commissioners Strecker, Baumann, Slaughter, Hosie and Jindra

No: None

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2862 and was signed and approved by the Mayor and attested by the Clerk.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 3, 2003, contd.

RESOLUTION - CLASSIFIED & NON-CLASSIFIED EMPLOYEES

TABLED

Commissioner Hosie moved to table the classified pay plan and non-classified pay plan. Commissioner Jindra seconded. Motion carried.

DESIGNATION OF OFFICIAL DEPOSITORIES

APPROVED

City Clerk Lanoue advised the commission that state law requires that banking institutions holding public funds need to be designated by the elected officials. Commissioner Strecker moved to authorize The Citizens National Bank, UMB, Gold Bank and Peoples Exchange Bank the official depositories for 2004. Commissioner Slaughter seconded. Motion carried.

AFFIRMATION OF EXEMPT PROPERTY STATUS FOR IRB CERTIFICATIONS

City Manager Paine stated the commission is required each year to affirm the tax exempt status for the businesses that have used Industrial Revenue Bonds to insure the use of the property and other criteria of the business continues to exist. Commissioner Hosie moved to affirm the Industrial Revenue Bond Certification on Alstrom Air Preheater, F & A Food Sales, Inc., Marquis Place of Concordia, LLC, and Mount Joseph Senior Village, LLC and direct the city clerk to notify the Division of Property Values. Commissioner Baumann seconded. Motion carried.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Strecker thanked the staff for putting up the decorations.

Commissioner Baumann stated we need to put more flags up.

Commissioner Hosie stated he would like to see each department's policy on uniforms, memberships, fees, dues and organizations list.

STAFF COMMENTS

City Manager Paine stated as for Commissioner Hosie's last request there is someone compiling that information.

Mr. Paine stated we were trying to organization a community send off for the local National Guard Troop.

Mr. Paine advised the Community Development Specialist is for land use and planning.

Commissioner Strecker stated the city is currently contracting with Mr. Kaup for the service.

City Clerk Lanoue advised the changes in collection of the water payments.

EXECUTIVE SESSION - NON-ELECTED PERSONNEL

HELD

At this time Commissioner Strecker moved that the commission recess into executive session for fifteen (15) minutes to discuss non-elected personnel. Commissioner Jindra seconded. Motion carried. Time: 6:00 p.m.

The commission reconvened at 6:15 p.m.

Mayor Strecker announced that there was no binding action taken.

EXECUTIVE SESSION - ACQUISITION OF LAND

HELD

At this time Commissioner Strecker moved that the commission recess into executive session for thirty (30) minutes to discuss acquisition of land. Commissioner Jindra seconded. Motion carried. Time: 6:17 p.m. Inviting: Larry Paine and Larry Uri.

The commission reconvened at 6:47 p.m.

Mayor Strecker announced that there was no binding action taken.

Commissioner Strecker moved to recess into executive session for an additional ten (10) minutes to discuss acquisition of land. Commissioner Baumann seconded. Motion carried. Time: 6:48 p.m. Inviting: Larry Paine and Larry Uri.

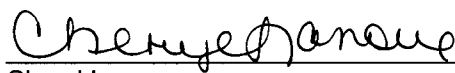
MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 3, 2003, contd.

The commission reconvened at 6:58 p.m.

Mayor Strecker announced that there was no binding action taken.

Mayor Strecker announced there would be a study session following the meeting.

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



Cheryl Lanoue
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 17, 2003

The governing body met in regular session on December 17, 2003, at 5:30 p.m. in the City Commission Room in the City Hall, with the Mayor Strecker presiding and the following members present: Commissioners Slaughter, Hosie, Baumann and Jindra.

Absent: None.

Other Officers: City Manager Paine, City Clerk Lanoue and City Attorney Uri,

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

Visitors: Jessica LeDuc, Jeff Stricklin, Burl Maley, David Redman, Larry Remmenga, Ron Copple, Kirk Lowell, Armand Balthazor, Ima Jean Chavey, Robert Steimel, Damon Christensen, Roy Wilson, Leonard Hruza, Todd Anderson, Isadore Bombardier, Jerome Sorell, Steve Dailey, Jack Gould, Bev Mortimer, Roger Hamilton, Chuck Nondorf, Brian Strait and Larry Eubanks.

David Redman of the Wesleyan Church provided the invocation before the city commission meeting.

Minutes of the December 3, 2003 regular meeting were approved as written.

APPROPRIATION ORDINANCE NO. 23 APPROVED

Appropriation Ordinance No. 23 was approved according to law.

PUBLIC COMMENTS

Armand Balthazor stated he hoped the commission used common sense when approving the emergency vehicle and telephone system. Mr. Balthazor stated he felt CloudCorp funding should be paid out of TIF.

PUBLIC HEARING – 2003 BUDGET AMENDMENT HELD

Mayor Strecker opened the 2003 budget amendment hearing as required by state statute.

City Manager Paine stated during the 2003 budget process staff and the city commission were unaware the debt payments for the tax increment financing would be paid out of general bond and interest fund and per bond ordinance the funds are required to be transferred creating a budget violation. The budget amendment would correct the budget violation. Also in water connect fees the city has paid off the 1996 bond issue and was unaware of the additional cost until this year.

Ima Jean Chavey stated she had discussions with Steve Seawall, Divisions of Accounts and Reports, regarding the City of Concordia 2003 budget. Mr. Seawall asked her to ask what authority the city had to exclude funds from the budget.

City Manager Paine asked that Mr. Seawall direct his question to the appropriate individual.

Mayor Strecker closed the public hearing.

AMENDMENT TO 2003 BUDGET

Commissioner Jindra moved to adopt the 2003 amended budget. Commissioner Strecker seconded. Motion carried.

ACCEPT BID ON EMERGENCY VEHICLE TABLED

City Manager Paine advised Mr. Lamm is providing additional information and should have it by January 7, 2004. Commissioner Baumann moved to table the emergency vehicle bid until January 7, 2004. Commissioner Strecker seconded. Motion carried.

TELEPHONE SYSTEM CITY HALL/FIRE DEPARTMENT TELEPHONE SALES & SERVICE

City Manager Paine advised the city has two proposals for the telephone system for the City Hall/Fire Department and they are as follows:

	Telephone Sales and Service	Southwestern Bell
	Dave Tangeman	Rick Cole
	753 N 12th	154 North Broadway
	Salina, KS	Wichita, KS
System	IWATSU	MERLIN
	IWATSU ADIX Digital System	MERLIN Magix



Following discussion, Commissioner Strecker moved to approve the low proposal of \$13,992.25 with the options of battery backup, five (5) headsets, cordless phone and installation of four (4) lines, for a total of \$14,997.50. Commissioner Jindra seconded. Motion carried.

APPROVED

APPROVED

- Replace the current method of aeration with a more energy-efficient air supply/mixing method.
- Replace one influent pump with a more energy efficient pumping system.
- Replace one (the oldest) of the current sludge pumps.
- Make structural repairs and paint the steel structure of the north clarifier.
- Make improvements to the headwork's screening system not in service.
- Replace the current return sludge pump system with a more energy efficient system.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 17, 2003, contd.

Mr. Remmenga stated the cost savings in utilities could be up to \$35,000 a year. Staff is recommending a design/build project with a cost not to exceed \$422,000 for the design engineering, cost of new equipment, construction and construction engineering and inspection.

Following discussion, Commissioner Strecker moved to approve the project up to \$422,000. Commissioner Jindra seconded. Motion carried.

EXECUTIVE SESSION - ACQUISITION OF LAND

HELD

At this time Commissioner Strecker moved that the commission recess into executive session for fifteen (15) minutes to discuss acquisition of land. Commissioner Baumann seconded. Motion carried. Time: 6:17 p.m. Inviting: Larry Paine and Larry Uri.

The commission reconvened at 6:32 p.m.

Mayor Strecker announced that there was no binding action taken.

**RESOLUTION NO. 2003-1501 - MATTHEWS/KEY
604 W 6TH STREET – N. 139' OF LOT 1, BLOCK 7
NUISANCE ABATEMENT ASSESSMENT**

APPROVED

Larry Paine, City Manager, advised that the property owner has been billed in the amount of \$60.00 and the bill remains unpaid. Staff is recommending the City Commission consider passing a resolution to assess the amount of \$60.00 to the property taxes of the property owner. Commissioner Hosie moved to pass Resolution No. 2003-1501 assessing the amount of \$60.00 to the property owner. Commissioner Slaughter seconded. Motion carried.

RESOLUTION NO. 2003-1502 - (CLASSIFIED EMPLOYEES)

APPROVED

Thereupon there was presented a Resolution entitled:

**A RESOLUTION ESTABLISHING A SCHEDULE OF PAY GRADES FOR
CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA, KANSAS.**

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

Yes: Commissioners Baumann, Jindra, Strecker, Slaughter and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1502 and was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1503 - (NON-CLASSIFIED EMPLOYEES)

APPROVED

Thereupon there was presented a Resolution entitled:

**A RESOLUTION ESTABLISHING A SCHEDULE OF PAY GRADES FOR
NON-CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA, KANSAS.**

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

Yes: Commissioners Baumann, Jindra, Strecker, Slaughter and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1503 and was signed and approved by the Mayor and attested by the Clerk.

**RESOLUTION NO. 2003-1504 -
BOWERS TIF PROJECT**

APPROVED

Thereupon there was presented a Resolution entitled:

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 17, 2003, contd.

A RESOLUTION, THE CITY OF CONCORDIA, KANSAS IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN CONCORDIA REDEVELOPMENT DISTRICT 2000 PURSUANT TO K.S.A. 12-1770 ET SEQ.; AND

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

Yes: Commissioners Baumann, Jindra, Strecker, Slaughter and Hosie.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1504 and was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1505 –
EMINENT DOMAIN

APPROVED

Thereupon there was presented a Resolution entitled:

THE GOVERNING BODY HEREBY FINDS THAT WITH RESPECT TO CERTAIN PARCELS NEGOTIATIONS HAVE TO DATE BEEN UNSUCCESSFUL, AND THEREFORE FINDS THAT THE EXERCISE OF EMINENT DOMAIN MAY BE NECESSARY FOR THE LAWFUL PUBLIC PURPOSES AND USE OF THE CITY FOR THE PROJECTS.

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

Yes: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter.

No: None

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2003-1505 and was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION NO. 2003-1506 -
ESTABLISH REDEVELOPMENT DISTRICT

APPROVED

Thereupon there was presented a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS STATING THAT THE CITY IS CONSIDERING ADOPTING A REDEVELOPMENT PROJECT PLAN FOR USE IN A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT IN THE CITY, DECLARING AN INTENT TO FINANCE A REDEVELOPMENT PROJECT WITHIN SUCH PROPOSED REDEVELOPMENT DISTRICT, ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTERS, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING.

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

Aye: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter.

Nay: None.

The above Resolution thereupon on motion of Commissioner Strecker and seconded by Commissioner Baumann, to be amended in Section 5 of the Public Hearing to read as follows:

A public hearing is hereby established to be held at 5:30 p.m., CST on January 21st, 2004, at the Commission Room at City Hall, 701 Washington Street, Concordia, Kansas.

Was adopted by the following roll call vote:

Aye: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter.

Nay: None.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 17, 2003, contd.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission it was given No. 2003-1506, and was directed to be signed by the Mayor and attested by the City Clerk.

RESOLUTION NO. 2003-1507 -**AUTHORIZE IMPROVEMENTS TO CITY WATER SUPPLY****APPROVED**

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS, AUTHORIZING IMPROVEMENTS TO THE CITY PUBLIC WATER SUPPLY SYSTEM; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

Thereupon, Commissioner Baumann moved that said Resolution be adopted. The motion was seconded by Commissioner Slaughter. 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:

Yea: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2003-1507 and was signed by the Mayor and attested by the Clerk.

**ORD. NO. 2003-2863 – AUTHORIZE PURCHASE
AND ACQUISITION OF REAL ESTATE****APPROVED**

Thereupon, there was presented an Ordinance entitled:

A HOME RULE ORDINANCE OF THE CITY OF CONCORDIA, KANSAS AUTHORIZING THE PURCHASE AND ACQUISITION OF REAL ESTATE FOR ECONOMIC AND COMMERCIAL DEVELOPMENT PURPOSES; AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PROVIDE FUNDS FOR SUCH PURPOSES.

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

Aye: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2863 and was signed by the Mayor and attested by the Clerk. The Clerk was further directed to publish the Ordinance one time in the official City newspaper.

**ORD. NO. 2003-2864 – AUTHORIZE STORM
DRAINAGE IMPROVEMENTS****APPROVED**

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, AUTHORIZING AND PROVIDING FOR THE CONSTRUCTION OF STORM DRAINAGE IMPROVEMENTS TO THE CITY; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

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

Aye: Commissioners Strecker, Hosie, Baumann, Jindra and Slaughter.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2003-2864 and was signed by the Mayor and attested by the Clerk. The Clerk was further directed to publish the Ordinance one time in the official City newspaper.

**ORD. NO. 2003- 2865 -
ADULT ORIENTED BUSINESS LICENSES****APPROVED**

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 17, 2003, contd.

City Attorney Uri advised the governing body of numerous studies that have documented the harmful effects on the community of unregulated adult businesses.

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE ESTABLISHING DEFINITIONS AND STANDARDS WITH RESPECT TO THE OPERATION OF ADULT-ORIENTED BUSINESSES, RESTRICTING THE LOCATION OF SUCH BUSINESSES, AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW ARTICLE, TO BE IDENTIFIED AS ARTICLE IV, TO CHAPTER 14.

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

Yea: Commissioners Slaughter, Baumann, Strecker, Jindra and Hosie.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly adopted and the Ordinance was then duly numbered Ordinance No. 2003-2865 and was signed by the Mayor and attested by the Clerk.

MAYOR/COMMISSIONER COMMENTS

Mayor Strecker thanked Larry Paine for the dinner in support of the troops.

Mayor Strecker thanked the Public Works Department for the snow removal.

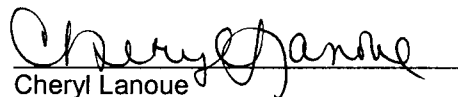
Mayor Strecker announced the commission would be attending the holiday dinner for city employees on December 24, 2003 at noon.

STAFF COMMENTS

City Manager Paine advised 174 people attended the dinner and raised \$1336.00. The funds will be managed by the VFW, American Legion and Larry Eubanks and will support the families with financial need.

Mayor Strecker announced there would be a study session following the meeting.

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


Cheryl Lanoue
City Clerk

(Seal)