

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 6, 2010

The governing body met in regular session on January 6, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, John States, Doug Jackson, Kirk Lowell, Melvin Jeardoe, Marvin Copple, Don Lanoue, William Navis, Harley Adams, Dana Brewer, Tom Tuggle, Jim Coash, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson.

Rev. John States gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri noted the new agenda, which dropped the public hearing and moved the item to a resolution.

APPROVAL OF MINUTES

APPROVED

Commissioner Hosie moved to approve the minutes of the December 16, 2009, meeting. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Hosie moved to approve the minutes of the December 21, 2009, special meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #24

APPROVED

Commissioner Johnson asked where Thompson & Thompson was located. City Manager Uri answered Scandia. Commissioner Johnson asked if ICMA was paid every two weeks, to which it was answered yes.

Commissioner Johnson moved to approve appropriation ordinance #24. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS:

COMMISSION MEETING MINUTES DISCUSSION

City Manager Uri said that the minutes of February 4 and February 18 had been changed to reflect Commissioner Johnson's requests, and recommended a vote to amend them.

Mayor Hattan moved to amend the February 4 and February 18 minutes. Commissioner Lanoue seconded. Motion carried unanimously.

FLOOD CONTROL

City Manager Uri discussed the upcoming Washington D.C. trip to help procure federal funds for the dam project. He said tentative appointments have been made with Representative Moran's and Senator Roberts' offices.

Commissioner Hosie said that he had made the decision not to go, and felt it was in the City's best interests if Mayor Hattan goes, along with City Manager Uri, to represent the City. Commissioner Jindra said that he had planned to make the trip, but commitments at work would not allow. Mayor Hattan said he would check his schedule and notify City Manager Uri if it would be possible for him to go.

RESOLUTIONS:

2010-1864 319 E. 17TH FIRE PROCEEDS

PASSED

The resolution allows for returning funds to the landowner after being notified by the engineer that the property is structurally safe. Bruno Rehbein declared the property no longer unsafe and dangerous. Commissioner Hosie abstained due to a conflict of interest.

Commissioner Jindra moved to approve resolution 2010-1864. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, and Lanoue.
Nay: None.
Abstain: Commissioner Hosie.

ORDINANCES:

2010-2985 CONCORDIA TRACTOR ANNEXATION **PASSED**

City Manager Uri said that the following two ordinances are the final stage of the annexation of the north development, for Concordia Tractor and CloudCorp. KDOT will be annexed at a later date. CTI's property is approximately 20 acres, with CloudCorp's two tracts at approximately 55 acres.

Commissioner Jindra moved to approve ordinances 2010-2985. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.
Nay: None.

2010-2986 CLOUDCORP **PASSED**

Commissioner Jindra moved to approve ordinances 2010-2986. Commissioner Hosie seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.
Nay: None.

MANAGER'S REPORT

After studying the 911 contract with AT&T, City Manager Uri said that the \$3500 annual fee was a legitimate charge. Commissioner Lanoue, upon hearing that previous police chief Danny Parker had been the one to sign the contract, stated that only the mayor or city manager should sign contracts for the City. City Manager Uri agreed.

A tentative date of February 10 was set for the next intergovernmental meeting. Commissioner Hosie suggested inviting other communities within the county.

Linda Bogart, County Clerk, had asked for the commissioners' suggestions on having either one or two polling places for the upcoming election. Mayor Hattan said that two would be better, as that is what has been done in the past.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked if the flood control project with Nowak Construction was completed. Ron Copple said there were a few things that still needed to be done, and they have not been paid in full. Commissioner Johnson said he'd had a request from a citizen to install a speed limit sign on Church between 7th and 11th, and also that there needed to be signs on Hwy. 81 to notify semi trucks to get in the left lane, before the right lane turns into a turning lane.

Commissioner Hosie congratulated Chad Buckley, whose interim title was dropped.

Commissioner Lanoue noted that on non-snow route streets, where cars were parked on both sides, there is not room to drive an emergency vehicle or a snow plow, and should they be ticketed. City Manager Uri said possibly an ordinance would have to be passed to ticket citizens, but for the time being, a public service announcement could be put out through the media notifying citizens to move their vehicles.

STAFF COMMENTS

Ron Copple handed out a contract with KDOT on the 5th Street project, to be considered at the next meeting. The contract states the City's portion of the project, which would be \$556,000. Mayor Hattan said that although he was disappointed that the project was quite a bit above the engineer's original estimate for the City's share, the funds may never be available again and the project certainly would not get cheaper the longer it was put off.


Larry Eubanks informed the commission of a grant for \$78,000 that was recently awarded to the fire department. These funds would replace all hose and nozzles. Because hose had been purchased in 2009, this was considered the City's match for the grant.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 20, 2010

The governing body met in regular session on January 20, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Mark Morgan, Bev Mortimer, John States, Johnita Crawford, Marcia Allen, Jolene Kindel, Gary Caspers, Ron Deal, Kirk Lowell, Les Evans, Doug Jackson, Gary Fraser, Charley Lowers, Marvin Copple, Phil Gilliland, Jean Rosemarynoski, Don Lanoue, Susan Retter, Arlene Clayton, Suzy Tuggle, Don Dean, Ken Johnson, Thaniel Monaco, Harley Adams, Tom Tuggle, John Hood, Allan Miller, Chuck Look, Jim Coash, Dana Brewer, Bruno Rehbein, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson.

Rev. John States gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said that perhaps since such a large number of interested people were in attendance for the TIF discussion under old business, that whoever wished to be allowed to speak at that time. Commissioner Jindra requested an executive session for non-elected personnel at the end of the meeting.

APPROVAL OF MINUTES**APPROVED**

Commissioner Hosie moved to approve the minutes of the January 6, 2010, meeting. Commissioner Lanoue seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #1**APPROVED**

Commissioner Johnson asked about the charge for "used turf with markings". Ron Copple said this was used artificial turf he purchased for the batting cages and pitching mounds. Commissioner Johnson stated there were large charges on the purchasing cards, including this one for almost \$1000, and he did not think purchases that large were to be charged on the cards. Commissioner Johnson said this did not allow for the commission to approve the charges before the vendor was paid. Commissioner Lanoue wanted to know the limits on the department heads' cards. City Manager Uri said he did not know at this time.

Mayor Hattan moved to approve appropriation ordinance #1. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

Arlene Clayton said that the Cloud County Tourism board had agreed to recognize Kansas Day at the museum, and urged the City to host a Kansas Day event at City Hall.

OLD BUSINESS:**NORTH DEVELOPMENT ENGINEERING UPDATE**

Thaniel Monaco of BG Consultants provided an update on the engineering of the utility infrastructure. He has received verbal approval from KDHE on the sewer, and is expecting water approval very soon. Permits are currently being obtained.

5TH STREET PROJECT

Ron Copple discussed the option of cutting back the 5th Street project in order to save money, but said it would not be cost effective due partly to the fact that with a smaller project, bids would be high.

Mayor Hattan said that this project has been our #1 project for public funds for several years. With the high truck traffic, the street needs immediate attention. He said though the project started out at \$25,000 and now is at \$556,000 for the City's share, it is not the good deal we originally had, but the State is still paying \$425,000 of money the City will not have to spend.

Commissioner Jindra said he is disappointed with the project, that such a project could cost the City over half a million dollars for just one block, and felt the state should shoulder more of the responsibility, due to this being a state highway.

Commissioner Jindra moved to not sign the contract with KDOT. Commissioner Hosie seconded. More discussion ensued. Commissioner Hosie said that the money had not been budgeted to pay for the project, as originally the City was only contributing \$25,000. Commissioner Lanoue said her problem was with the local engineer, not KDOT, who had been so far off on their original estimate.

Ron Copple reminded the commission that the slurry seal program had been budgeted for 2010, and these funds could be used to pay for the project. Half would come from the CIP, or about \$278,000, with the other half coming from TIF. Commissioner Johnson said he felt more comfortable voting on this after hearing about the Broadway sewer project. Commissioner Jindra withdrew his motion.

BROADWAY SEWER PROJECT

Chad Buckley discussed the possibility of cutting this project in half, but this would not cut the funds in half. The City had applied for a community development block grant but had been denied.

Commissioners Hosie and Jindra felt that there was a rush to do the project, and more time should be taken to make sure the project was done right, and possibility a grant could be obtained. TIF partners are opposed to the project using TIF funds, and Commissioner Jindra said the City would alienate itself by approving this project despite the opposition.

Mayor Hattan said that the sewer line has lived 40 years over its life expectancy and the project is crucial. He explained that with the college putting in a new dorm, the strain on the line would only worsen. Commissioner Hosie asked that the TIF partners speak at this time before deciding anything.

Rick Limon, representing the USD 333 Board of Education, Bev Mortimer, USD 333 superintendent, and Gary Caspers, Cloud County Commissioner, all expressed opposition to the expenditure of TIF funds for infrastructure project, due to the projects not generating tax revenues.

Commissioner Jindra listed several successful TIF projects and spoke of the jump in sales tax revenue since TIF was formed.

City Manager Uri stated that staff recommends both projects be done.

After considerable discussion, Mayor Hattan moved to approve the 5th Street project as a TIF project, using an estimated \$260,000. Commissioner Lanoue seconded. Motion carried 3-2, with Commissioners Jindra and Hosie opposing.

Commissioner Hosie moved that no TIF funds be used for the Broadway sewer project. Commissioner Jindra seconded. Mayor Hattan voiced his support of this as a TIF project, citing the inception of TIF which stated that projects such as this could be considered eligible for funds. Commissioner Lanoue said that when the TIF district was sited, the downtown people, whose businesses were labeled blighted, were promised that funds would be used in the downtown area. Other than the theatre, no projects could be listed for funds used for this area of town. Motion carried 3-2, with Mayor Hattan and Commissioner Lanoue opposing.

Mayor Hattan moved to approve resolution 2010-1866, 5th Street contract with the state. Commissioner Hosie asked what the process would be, should there be a protest and the City portion of this project could not use TIF funds. City Manager Uri said alternative funding would have to be found. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, and Lanoue.

Nay: Commissioners Jindra and Hosie.

NEW BUSINESS:

CMB LICENSE

DRAGON HOUSE

Commissioner Johnson moved to approve the Dragon House CMB license. Commissioner Lanoue seconded. Motion carried unanimously.

DEMO PROJECT – 336 W. 6TH STREET

No action was needed on this item. Bruno Rehbein made the information available to the commission on funds of \$2500.00 to be reimbursed to the Baptist Church for the demo at 336 W. 6th.

RESOLUTIONS:

2010-1865 TIF RESOLUTION OF INTENT

PASSED

The resolution allows for payment of funds through TIF for the drainage structure at the dam in the amount of \$28,395.20.

Mayor Hattan moved to approve resolution 2010-1865. Commissioner Johnson seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie and Lanoue.

Nay: None.

MANAGER'S REPORT

City Manager Uri told of the plans for the Washington D.C. trip next week. Mayor Hattan will attend as well, and both will meet with state legislators to help procure funds for the dam project.

City Manager Uri said he planned to attend City Hall Day Feb. 3 at the state house, and welcomed the commission to attend.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hosie said he was glad to hear that Mayor Hattan was going to Washington D.C. and wished good luck on the trip.

Commissioner Lanoue echoed Commissioner Hosie's comments.

STAFF COMMENTS

There were no comments.

EXECUTIVE SESSION – NON-ELECTED PERSONNEL

HELD

Mayor Hattan moved that the commission recess into executive session for five (5) minutes for non-elected personnel. Inviting: Interim City Manager Uri. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

Time: 8:05 p.m.

The commission reconvened at 8:10 p.m.

Mayor Hattan announced there was no binding action taken.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)

Stacey Crum
City Clerk

ATTACHMENTS

IN

FILE

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 3, 2010 (Amended)

The governing body met in regular session on February 3, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Jean Rosemarynoski, Tammy Britt, Don Dean, Don Lanoue, Kirk Lowell, Doug Jackson, Les Evans, Marsha Wentz, Marvin Copple, Jason Grogan, Ron Deal, Tom Tuggle, Harley Adams, Jim Coash, Chuck Look, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson.

Rev. Jason Grogan gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri added an item under New Business to discuss the ARRA bonds being issued for Concordia Tractor.

APPROVAL OF MINUTES**APPROVED**

Commissioner Hosie asked that during the 5th Street discussion, City Manager Uri's comments be added stating that staff recommended we do both projects.

Commissioner Johnson moved to approve the minutes of the January 20, 2010, meeting, with changes. Mayor Hattan seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #2**APPROVED**

Commissioner Hosie moved to approve appropriation ordinance #2. Commissioner Lanoue seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS**HOUSING AUTHORITY**

City Manager Uri recommended the reappointment of Ellen Anderson to the Housing Authority Board.

Commissioner Johnson moved to reappoint Ellen Anderson to the Housing Authority Board. Commissioner Lanoue seconded. Motion carried unanimously.

NEW BUSINESS:**APPROVE 2009 AUDIT ENGAGEMENT LETTER**

City Manager Uri said that this will be the second year with Jarred, Gilmore & Phillips, who will be doing 2009's audit the week of February 22. Commissioner Johnson questioned the sentence that stated, "If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement." He asked that the language be changed, as this sounded to him as if we might not get an audit even though we paid for it. City Manager Uri promised to ask for a modified contract.

Commissioner Johnson moved to authorize the city manager to sign the audit engagement letter with new terminology stating we will get a report or not pay for the audit. Commissioner Lanoue seconded. Motion carried unanimously.

ARRA BONDS FOR CONCORDIA TRACTOR

City Manager Uri said the CTI project was selected to receive two million dollars (\$2,000,000) of ARRA (federal stimulus money) bonds. Of the four million dollars (\$4,000,000) in industrial revenue bonds, two million (\$2,000,000) will be tax exempt IRBs.

RESOLUTIONS:**2010-1867 INTENT TO ISSUE IRBS****PASSED**

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

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS OF SAID CITY FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, INSTALLATION, AND EQUIPPING OF A COMMERCIAL FARM IMPLEMENT AND EQUIPMENT FACILITY TO BE LOCATED IN SAID CITY

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

Aye: Hattan, Jindra, Johnson, Hosie and Lanoue.

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission, it was given No. 2010-1867, and was directed to be signed by the Mayor and attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said he sent out letters to local insurance agents seeking bids for the City's general liability insurance. The current policy renews on April 1 so this matter will be addressed in March. Commissioner Hosie requested that the City accept bids splitting up the property and vehicles. City Manager Uri said he could send out the letters again. City Manager Uri said he and Ron Copple had attended City Hall Day in Topeka. He said the newly formed recreation advisory board had their first meeting this week. He also praised the street department for the refurbished trash cans downtown. City Manager Uri said that the Northwest Kansas Regional Planning Commission asked for a representative from the City. Mayor Hattan moved to appoint the city manager. Commission Lanoue seconded. Motion carried unanimously.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked Bruce Johnson if the recently confiscated guns were those stolen last year. Chief Johnson said with the serial numbers removed from some, he could not answer at this time.

Commissioner Hosie mentioned the article in last month's Kansas Government Journal, featuring a story on the Whole Wall submitted by City Clerk Crum. He requested an airport report from the FBO, Brian Donovan.

Commissioner Hosie spoke of his disapproval on the Commission's vote at the last meeting to allocate TIF money for the 5th Street project.

Commissioner Hosie moved that no TIF funds be used on the 5th Street project. Commissioner Jindra seconded.

Commissioner Hosie explained his reasoning for the motion. He said that this project would take a large percentage of the TIF funds for the remaining life of TIF. He worried about a potential lawsuit from the TIF partners, citing a legal dispute in Kansas City pitting the City against the taxing districts.

Mayor Hattan said he had personally spoken to all the TIF partners in the last week and there was no ill will. He said barring an unforeseen calamity, the fund will not run out of money.

There was discussion on the public hearing procedure, allowing for public input.

The original motion was voted upon. The motion failed 2-3, with Commissioners Hattan, Lanoue and Johnson voting against the motion to not use TIF funds for the project.

Commissioner Hosie said the total cost of the project is \$1,031,283, of which \$606,000 is the City's portion, money that had not been budgeted.

Commissioner Lanoue thanked Finance Director Farha for the financial reports that she provides. She also countered Commissioner Hosie's previous comment on the funds not being budgeted, stating that the City would forego the slurry seal and street overlay projects this year, and those budgeted finances would be used to help fund the project.

Commissioner Johnson asked about the \$129,000 in engineering costs. Ron Copple said it was construction inspection and state inspection estimates.

Mayor Hattan talked of the Washington, D.C. trip with City Manager Uri. He said they found those they met with well informed of Concordia's needs with the dam project, and hopeful the City will see funds from the Corps of Engineers.

STAFF COMMENTS

Ron Copple brought the commission up to date on the airport taxiway design. Plans are being sent to the FAA. The FAA has earmarked \$600,000 built up over four years for Concordia. A project must be in place by May 1, or the City will lose \$150,000 of those funds.

Finance Director Farha presented a report requested by Commissioner Jindra showing the properties currently on tax abatements in the City, when they would be added to the tax rolls and estimated amounts to be collected on future tax rolls.

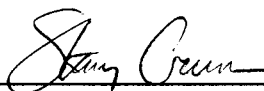
Kirk Lowell provided a copy of the ad that will run in the economic development guide put out by the Kansas Department of Commerce. The City had provided half the funds for the ad.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 17, 2010

The governing body met in regular session on February 17, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Jeremy Keezer, Toby Nosker, Jason Grogan, Ron Deal, Gary Fraser, Doug Jackson, Brian Donovan, Marcia Allen, Brad Waller, Harley Adams, Marvin Copple, Ken Johnson, Tony Studt, Janet Eubanks, Don Lanoue, Scott Condray, Jim Coash, Judy Stephens, Mari Detrixhe, Jean Rosemary Noski, Brian Foster, Sam Johnson, Bruno Rehbein, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson.

Rev. Jason Grogan gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said an item had been added to the study session to discuss the Broadway sewer project.

APPROVAL OF MINUTES**APPROVED**

Commissioner Hosie requested that the total project cost of \$1,031,283 for 5th Street be included in his commissioner comments.

Commissioner Johnson moved to approve the minutes of the February 3, 2010, meeting, with changes. Mayor Hattan seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #3**APPROVED**

Commissioner Johnson asked if the HWS Consulting bill is the final payment on the design. City Manager Uri said there is still approximately \$4000 left to pay. Commissioner Johnson noted there were charges again on the purchasing cards above \$1000, resulting in higher priced items the commission is not allowed to approve, and requested a list of limits for each employee.

Commissioner Johnson moved to approve appropriation ordinance #3. Mayor Hattan seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS:**CLOUD COUNTY COMMUNITY COLLEGE BOOSTER STATION DISCUSSION**

Brian Foster and Sam Johnson were on hand to discuss BG Consultants' involvement in the new booster station. Mr. Foster discussed the time frame of start and completion dates, and listed the various pumps to be installed. Completion is anticipated before college classes begin in August. Chad Buckley said that a block building will be constructed, at a similar price to the premade structure that usually comes with the booster stations.

City Manager Uri said that Bob Maxson, from the college, was comfortable with the time frame given for the project. BG Consultants will be bringing a purchase agreement for the station for approval at the next meeting.

NORTH DEVELOPMENT BIDS/TIMETABLE

Brian Foster said they have approval from the state agencies for infrastructure, and are still waiting on KDOT for the use of right-of-way. A March 10 bid letting date is favored in order to expedite the process. August 1 is the date set for completion of the project, with a possibility of moving it back to September 1.

CONCORDIA TRACTOR IRB & SPECIAL ASSESSMENTS

Kevin Cowan, of Gilmore & Bell, presented paperwork for Concordia Tractor's industrial revenue bond to be issued and explained the process to initiate the IRB with a future resolution and a public hearing. The bond will not exceed \$4,000,000, with \$2,000,000 tax exempt. CTI will pay \$500,000 in special assessments.

NORTH DEVELOPMENT ELECTRIC FRANCHISE

City Manager Uri spoke of previous study sessions in which Rolling Hills Electric and Prairie Land Electric contested for the rights for the north development. Prairie Land currently services the entire City, but Rolling Hills has the rural area that has recently been annexed. Prairie Land has agreed to erect a substation in the area which could possibly provide more reliable service. City Manager Uri presented a memo to the commission with staff's recommendation to utilize Prairie Land as the electric company for the north development.

Doug Jackson, of Rolling Hills Electric, and Jim Coash, of Prairie Land Electric, each gave one final pitch for their company to be chosen.

Mayor Hattan thanked both for their presentations, but said the pledge of the new substation provided more promise. Commissioner Johnson said that Rolling Hills currently serves the north development and didn't want to see them lose the territory. He said the information that City Manager Uri provided was biased. Commissioner Lanoue said both had provided good presentations.

Commissioner Jindra moved to approve the recommendation by City Manager Uri to award the franchise to Prairie Land Electric with the stipulation that a new substation be erected by the end of 2011. Commissioner Hosie seconded. Motion carried 4-1, with Commissioner Johnson opposing.

CONSIDER CITY PARTICIPATION IN NEIGHBORHOOD REVITALIZATION PLAN

Mari Detrixhe, chair of CloudCorp's committee that formed this plan, spoke requesting the City's support. The County, in order to act, needs the knowledge that other governing boards are supportive. Participation is not required, but any entity that constructs in their territory would not be eligible for rebates.

Commissioner Jindra moved the City participate in the neighborhood revitalization plan, subject to participation by the Cloud County commission. Commissioner Lanoue seconded. Motion carried unanimously.

NEW BUSINESS:**5TH STREET PROJECT SUPPLEMENTAL AGREEMENT**

The agreement allows for the payment of the City's portion of the 5th Street project in two installments, with the last payment due by June 30.

Commissioner Johnson asked Ron Copple if the area businesses had been contacted about the project, and was concerned that the traffic is not going to be rerouted. Mr. Copple said that the project would have to be rebid if anything different was to be done with the traffic. Both Commissioners Hosie and Johnson expressed concern that some businesses in the area would not be able to handle the possible loss of business during the project.

Mayor Hattan moved to approve the 5th Street project supplemental agreement. Commissioner Johnson seconded. Motion carried 4-1, with Commissioner Jindra opposing.

AIRPORT TAXIWAY

Ron Copple explained that the City has \$600,000 banked in a federal entitlement fund, comprising of four years of \$150,000 each year. A project must be bid by May 1 or the City will lose one year from the fund. The City's match is 5%, which could partially be paid for by CIP funds. The proposed project is a new taxiway and adjacent apron.

Commissioner Jindra moved to authorize the City staff to let public bids for the Blosser Municipal Airport taxiway reconstruction project while understanding that the City commission can reject any or all submitted bids. Commissioner Lanoue seconded. Motion carried unanimously.

RESOLUTIONS:**2010-1868 SUPPORT OF RESIDENT JUDGE IN EACH COUNTY****PASSED**

City Manager Uri explained the need for support. The Kansas Legislature is considering removing the law that states there shall be a judge in every county. The implications for smaller, rural communities could leave citizens without local representation, and to share one judge with several counties. This could possibly result in the loss of jobs from the County on down to the City.

Mayor Hattan asked the Sisters from the convent in attendance their opinion. A concern was that the poorer residents would have a disadvantage, making it harder to travel to see the nearest judge.

Commissioner Hosie suggested tabling the vote on the resolution until he could learn more about the court system and how it functions. As the legislation is soon to be addressed, it was decided that the matter could not wait.

Commissioner Johnson moved to approve resolution 2010-1868. Mayor Hattan seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie and Lanoue.

Nay: None.

MANAGER'S REPORT

City Manager Uri said a request had come for a donation from the City for the after prom party. Mayor Hattan stated he did not think it was appropriate for the City to donate. City Manager Uri said that Springsted had put together preliminary TIF paperwork, with a schedule of projects. He also noted that sales tax was down, and if the next month is also down, the department heads would plan for cuts.

City Manager Uri reminded the commissioners that the auditors will arrive next week. Commissioner Johnson was unhappy with the changes he requested in the audit letter at the last meeting, stating the new language still did not provide for receiving a report from the auditors or they would not receive payment. City Manager Uri said the purpose of the audit letter is the promise of the auditor to provide services for payment. Commissioner Lanoue agreed that the language had not changed to Commissioner Johnson's specifications, reading Commissioner Johnson's motion from the minutes. It was decided that Mayor Hattan would meet with the auditors during their visit, and request a change from them.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Jindra said that he would be absent for the March 3 and March 17 meetings.

Commissioner Lanoue thanked Finance Director Farha for her financial reports.

STAFF COMMENTS

Larry Eubanks said that the advertising on the smoke detectors is going well. Also, he noted that the department is now doing fire inspections at all businesses.

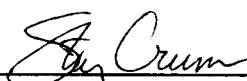
Bruce Johnson, on a comment from Commissioner Johnson at a recent meeting, did a traffic survey on Church Street near the school and found that only a very small percentage were driving over the speed limit, and therefore did not warrant a new lower speed limit in that area.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 3, 2010

The governing body met in regular session on March 3, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Johnson, Lanoue, and Hosie.

Absent: Commissioner Jindra.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Bob Burns, Kirk Lowell, Brad Waller, Harley Adams, Marvin Copple, Don Lanoue, Ron Deal, Marsha Wentz, Jim Coash, Gary Fraser, Janet Eubanks, Shirley Gropp, Casey Fraser, Chad Blackwell, Brian Whitwam, Bruno Rehbein, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson, Chris Edin.

Rev. Bob Burns gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said that Brad Waller of HWS Consulting needed to leave and perhaps the first item under new business on the airport taxiway rehabilitation bidding could be discussed immediately before public comments.

APPROVAL OF MINUTES**APPROVED**

Commissioner Johnson moved to approve the minutes of the February 17, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #4**APPROVED**

Mayor Hattan moved to approve appropriation ordinance #4. Commissioner Johnson seconded. Motion carried unanimously.

NEW BUSINESS:**AIRPORT TAXIWAY REHABILITATION BIDDING SCOPE OF SERVICES**

Brad Waller of HWS Consulting said that he had received approval from the FAA on specifications for advertisement. The agreement of \$5470 includes advertising, bid opening, grant applications and paperwork.

Commissioner Hosie asked for an explanation of exhibit C, which are overhead expenses based on percentage of profits. Commissioner Johnson pointed out typographical errors in the consultant agreement.

Commissioner Hosie moved to authorize the mayor to sign the consultant agreement for \$5470. Commissioner Lanoue seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:**RECREATION ADVISORY BOARD****WITHDRAWN**

City Manager Uri requested that the item be withdrawn, due to earlier commissioner requests that all applicants' expression of interest be considered. City Manager Uri said that the applicants not appointed to the advisory board would be asked if they still had an interest, and those that do will be considered at the next meeting. Mayor Hattan stated that having seven board members rather than five would utilize the services of all seven volunteers. City Manager Uri said the bylaws, which states five members, could be changed.

OLD BUSINESS:**CCCC BOOSTER STATION PURCHASE AGREEMENT**

City Manager Uri said BG Consultants had received proposals for the booster station pumps. The recommendation was to accept the proposal by Pump & Power of Lenexa. The \$79,905 bid came in lower than expected. BG Consultants is requesting a letter of approval, as expression of intent to Pump & Power to proceed with the project.

Commissioner Hosie moved to authorize the mayor to sign a letter of intent to Pump & Power to purchase a Grundfos BoosterpaQ pump skid for \$79,905. Commissioner Johnson seconded. Motion carried unanimously.

NEW BUSINESS (cont.):

BWR BROADWAY SEWER CONTRACT
CAMPBELL & JOHNSON BROADWAY SEWER CONTRACT

TABLED

Both items pertain to the study of the condition of the Broadway sewer, studying the flow, and perhaps rerouting some of the flow. The proposal from Bucher, Willis & Ratliff was included in the packet because that firm seemed the most interested in collecting the data. BWR's proposal includes data collection, interpretation and summary, and traveling to Concordia to share their findings at a total cost of \$4442.

Campbell & Johnson submitted two proposals for a study of rerouting part of the sewer load to another sewer line. The first one would cover a 30-day continuous in-line flow study using BG Consultants' in-line sewer flow monitors at a cost of \$6131. The second would cover a 30-day twice per week measurement of the sewer flow at a cost of \$3251.

Commissioner Hosie inquired about purchasing flow monitoring equipment rather than paying someone to do it, so that City staff could monitor on a regular basis. The equipment would be available for future monitoring, with the possibility of sharing with local communities. City Manager Uri said this would be investigated and brought before the commission with some prices.

Mayor Hattan moved to table the contract with BWR and Campbell & Johnson. Commissioner Johnson seconded. Motion carried unanimously.

RESOLUTIONS:

2010-1869 CONCORDIA TRACTOR SPECIAL ASSESSMENT

TABLED

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

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CONCORDIA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SEWER AND WATER IMPROVEMENTS/NORTH DEVELOPMENT—CONCORDIA TRACTOR, INC.)

The Resolution was considered and discussed. Commissioner Johnson noted Section 2 which states that the improvements are authorized and ordered to be made. As of now, no contracts for construction have been seen. Thereupon, Commissioner Johnson moved that said Resolution be tabled until these contracts are approved. The motion was seconded by Mayor Hattan. Said Resolution was duly read and considered, and upon being put, the motion for tabling of said Resolution was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

2010-1870 SETTING TIF PUBLIC HEARING

PASSED

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

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS STATING THAT THE CITY IS CONSIDERING ADOPTING REDEVELOPMENT PROJECT PLANS 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. Commissioner Hosie asked if there would be one public hearing for five different projects, or five different public hearings. City Manager Uri said we could do it either way. Commissioner Hosie said that the dollar amounts should be included with each project. Thereupon, Mayor Hattan moved that said Resolution be adopted, with the addition of the costs of the projects, and was seconded by Commissioner Lanoue. Said Resolution was duly read and considered, and upon being put, the motion for adoption of said Resolution was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission it was given No. 2010-1870, and was directed to be signed by the Mayor and attested by the City Clerk.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for preliminary discussion for attorney-client privilege. Inviting: City Manager Uri. Commissioner Johnson seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Time: 6:16 p.m.

The commission reconvened at 6:26 p.m.

Mayor Hattan announced there was no binding action taken.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION FOR ACQUISITION OF REAL ESTATE **HELD**

Mayor Hattan moved that the commission recess into executive session for fifteen (15) minutes for preliminary discussion for acquisition of real estate. Inviting: City Manager Uri. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Time: 6:27 p.m.

The commission reconvened at 6:42 p.m.

Mayor Hattan announced there was no binding action taken.

MANAGER'S REPORT

City Manager Uri thanked interim police chief Bruce Johnson for his eight months of service, and introduced the new police chief, Chris Edin. He invited the commission and the public to get acquainted with coffee for the chief at Jitter's Coffee House on Friday. City Manager Uri said that the one judge per county legislation was narrowly defeated but this topic would probably be revisited by the State. He said the commissioners were provided a rough draft of the recently completed audit, and praised finance director Farha for the efficiency of this year's audit.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked for a study session discussion on the purchasing cards for next meeting.

Commissioner Hosie asked if the property owners along Hwy. 81 towards the north development had been contacted concerning the new water and sewer lines. City Manager Uri said they hadn't as of yet. Commissioner Hosie suggested that the League be contacted to hold a workshop on public records and electronic media, and invite area public officials.

Commissioner Lanoue welcomed the new police chief Chris Edin, and said thanks to Bruce Johnson.

Mayor Hattan asked if a study had been completed on truck weights on 5th Street. City Manager Uri said a report would be given at the next meeting.

STAFF COMMENTS

Bruce Johnson gave a tactical team update. There will be a new job position called tactical EMT, with the police and fire departments working closely together on this team. Mr. Johnson spoke highly of his time spent in Concordia.

Ron Copple said there will be a public meeting on March 11 for discussion on the 5th Street project.

Chad Buckley said that as of today, the valve for the new dorm had been installed.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 17, 2010

The governing body met in regular session on March 17, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Johnson, Lanoue, and Hosie.

Absent: Commissioner Jindra.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Tony Studt, Kirk Lowell, Chris Workman, Holly Thoman, Marvin Copple, Connie Walenta, Gary Fraser, Don Dean, Don Lanoue, Harley Adams, Marcia Allen, Casey Fraser, Loren Medley, John Degand. Staff present: Bruno Rehbein, building inspector; Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

There was no invocation.

The Pledge of Allegiance was recited.

Mayor Hattan asked for changes to the agenda. City Manager Uri suggested moving the executive session immediately after the new business item on north developments bids, since the executive session covered a related topic.

APPROVAL OF MINUTES**APPROVED**

Commissioner Johnson moved to approve the minutes of the March 3, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #5**APPROVED**

Several questions were addressed and answered that Commissioner Johnson had asked earlier in the day.

Commissioner Hosie moved to approve appropriation ordinance #5. Commissioner Lanoue seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING**CTI INDUSTRIAL REVENUE BOND**

The public hearing pertains to CTI's IRB, and as required, no ordinance authorizing the issuance of revenue bonds will be adopted until the public hearing has been concluded.

There were no comments from the public. Mayor Hattan moved to close the public hearing. Commissioner Hosie seconded. Motion carried unanimously.

PROCLAMATION**NATIONAL RED CROSS MONTH**

John Degand, volunteer with the North Central Kansas chapter of the American Red Cross presented the proclamation. Mayor Hattan read the proclamation, and signed it, proclaiming March as National Red Cross Month.

APPOINTMENTS:**BOARD OF BUILDING TRADES**

Bruno Rehbein said that John Hood's and Dennis Fleming's positions on the board were about to expire, and both have expressed interest in continuing to serve another three (3) year term.

Commissioner Lanoue moved to appoint John Hood and Dennis Fleming to the board of building trades for a three (3) year term. Mayor Hattan seconded. Motion carried unanimously.

RECREATION ADVISORY BOARD

City Manager Uri said two additional members of the public, Regena Beldon and Derrick Hittle, have expressed interest serving on the recreation advisory board. The rules of the advisory board would need to be changed to accommodate them.

Mayor Hattan moved to change the wording of the rules to reflect a minimum of five (5) members and a maximum of seven (7) members. Commissioner Hosie seconded. Motion carried unanimously.

Mayor Hattan moved to appoint Regena Beldon and Derrick Hittle. Commissioner Johnson seconded. Motion carried unanimously.

OLD BUSINESS:

BROADWAY SEWER EVALUATION CONTRACT

City Manager Uri said that flow meters have been scheduled to be installed at various sections of the Broadway sewer, to monitor the condition and the flow. The data would be reviewed by Bucher, Willis & Ratliff, at a cost of \$6590.00. The evaluation of the data was deemed a reasonable fee by staff in order to assess the urgency for replacing the sewer line.

Mayor Hattan thought this a substantial fee considering City staff would actually do the work to collect the data. Also, many reports over the years have already confirmed that the sewer line is in need of replacement. Chad Buckley stated that this monitoring would let staff know how much of the line needs immediate replacement.

Commissioner Johnson moved to table the agreement until City staff can evaluate the data collected. Mayor Hattan seconded. Commissioner Hosie said that the flow meters were a good idea, and would like to see one put close to the hospital and other lines that branch off of the Broadway sewer. Motion carried unanimously.

NEW BUSINESS:

EQUIPMENT BIDS

Ron Copple presented bids on a grader purchase. They were as follows:

		<u>Cost</u>	<u>Trade</u>	<u>Net Cost</u>
Foley Equipment	Cat 120M	\$193,539	\$26,212	\$167,327
Murphy Tractor	JD 670GP	\$201,000	\$30,000	\$167,500
Murphy Tractor	JD 670G	\$187,000	\$30,000	\$153,500

Staff recommended purchasing from Foley Equipment. There was discussion on purchasing a grader with a joystick control rather than a steering wheel. Commissioner Johnson noted that Murphy Tractor's bid of \$153,500 was considerably less than Foley's. Mr. Copple said that the JD 670G did not fit the specifications, and pointed out that Foley is a local business, with contributions of property and sales taxes, as well as employment. Casey Fraser answered questions on behalf of Foley Equipment.

Commissioner Lanoue moved to accept the bid from Foley Equipment for the grader, for a net cost of \$167,327, with the funds to come from the equipment reserve. Mayor Hattan seconded. Motion carried unanimously.

Mr. Copple presented bids for a 2010 pickup for the public works department, trading a 1999 ½ ton pickup. Two bids were received, with Babe Houser Motor Company coming in lower. However, Babe Houser had since retracted their bid due to a calculation error. Mr. Copple recommended the bid from Womack Sunshine Ford, for \$19,927.65, with a trade-in price of \$900.00, for a net cost of \$19,027.65.

Commissioner Johnson moved to accept the bid from Womack Sunshine Ford for \$19,027.65. Commissioner Lanoue seconded. Motion carried unanimously.

Mr. Copple presented bids for a new mower, to be used in the parks, cemetery, airport, right-of-ways, and College Drive. Only one bid was received, from Budreau Muffler, for \$25,918.40, with a trade-in of \$2,000, for a net cost of \$23,918.40.

Commissioner Hosie moved to accept the bid from Budreau Muffler for \$18,357. Mayor Hattan seconded. Motion carried unanimously.

Chad Buckley said that Babe Houser had withdrawn their bids for a public utilities vehicle as well. Therefore, he was recommending purchasing the same vehicle as the public works department, at a cost of \$19,927.65, with a trade-in price of \$500, for a net cost of \$19,427.65. Mr. Buckley said that \$17,000 had been budgeted for this, and asked permission to take available funds out of the equipment reserve fund to make up the difference.

Mayor Hattan moved to accept the bid from Womack Sunshine Ford for \$19,427.65. Commissioner Hosie seconded. Motion carried unanimously.

INSURANCE BIDS

Chris Workman of Peoples Insurance, and Connie Walenta, of Kastl-Powell Agency, presented their bids for the City's policy and fielded questions. Ms. Workman asked for a five year agreement with the City, where the City would not actively pursue a new company unless dissatisfied with Peoples. The bids were as follows:

Peoples Insurance	\$91,253.50
Kastl-Powell Agency	\$157,115.00

Commissioner Hosie stated he would feel more comfortable with a three year agreement. City Manager Uri said that three years is what the City has done in the past.

Mayor Hattan moved to accept the low bid with Peoples Insurance for \$91,253.50, and not actively seek bids for a three year period. Commissioner Lanoue seconded. Motion carried unanimously.

NORTH DEVELOPMENT BIDS

Brian Foster, of BG Consultants, brought before the commission the bids received for the north development infrastructure. All but one bid out of the ten received was under the engineer's estimated probable cost of \$2,467,593.00. The bids were as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Bid Alternate</u>
J&K Contracting, LC	\$1,756,753.07	\$1,843,754.53
Stevens Contractors, LLC	\$1,830,397.00	\$1,919,202.00
Cronister & Company Inc.	\$1,854,799.25	\$1,929,996.75
Nowak Construction	\$1,876,530.50	\$2,059,544.00
Walters Morgan Construction *	\$1,971,446.00	\$2,058,880.00
Middlecreek Corporation	\$2,079,920.00	\$2,198,278.00
Emerson Construction Inc.	\$2,117,202.70	\$2,160,522.60
Carlson Utility, LLC *	\$2,122,900.00	\$2,279,498.00
Mies Construction *	\$2,148,149.00	\$2,232,764.00
EOPCC	\$2,467,593.00	\$2,519,462.00
Duling Construction Co. Inc.	\$2,680,281.00	\$2,871,612.00

The bid alternate is materials for a 14" line, rather than a 12" line. Going to a 14" line would increase the total bid by approximately \$164,000. This would increase J&K's bid to \$1,920,911.53. BG Consultants and staff recommend the smaller 12" line. A 14" line would create more stale water in the line, among other things.

Commissioner Johnson moved to accept the bid for the north development from J&K Consulting for \$1,756,753.07. Commissioner Lanoue seconded. Motion carried unanimously.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION FOR ACQUISITION OF REAL ESTATE (1) HELD

Mayor Hattan moved that the commission recess into executive session for fifteen (15) minutes for preliminary discussion for acquisition of real estate. Inviting: City Manager Uri, Chad Buckley, and Brian Foster. Commissioner Johnson seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Time: 6:47 p.m.

The commission reconvened at 7:02 p.m.

Mayor Hattan announced there was no binding action taken.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION FOR ACQUISITION OF REAL ESTATE (2) HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for preliminary discussion for acquisition of real estate. Inviting: City Manager Uri, Chad Buckley, and Brian Foster. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Time: 7:02 p.m.

The commission reconvened at 7:12 p.m.

Mayor Hattan announced there was no binding action taken.

NEW BUSINESS (cont):**NORTH DEVELOPMENT EASEMENTS**

City Manager Uri withdrew the item from the agenda due to not having information to provide at this time.

EMERGENCY OPERATION PLAN ADOPTION

Larry Eubanks asked that the plan be adopted, to go along with the debris management plan that has already been adopted.

Commissioner Lanoue moved to adopt the emergency operation plan. Mayor Hattan seconded. Motion carried unanimously.

ORDINANCES:**2010-2987 ADOPTING 2006 INTERNATIONAL BUILDING CODE****PASSED**

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE adopting the 2006 International Building Code, the 2006 International Residential Code, the 2006 International Plumbing Code, the 2006 International Mechanical Code, the 2006 International Fuel Gas Code, the 2006 International Fire Code and the 2008 National Electrical Code.

The Ordinance was considered and discussed; and thereupon on motion of Commissioner Johnson, seconded by Commissioner Lanoue, the Ordinance was passed by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Ordinance, given No. 2010-2987, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

2010-2988 CONTRACTOR'S LICENSING**PASSED**

Thereupon there was presented an Ordinance entitled:

AN ORDINANCE amending rules and regulations for the licensing of the electrical, HVAC mechanical, and plumbing trades in the City of Concordia, repealing Article IV of Chapter 11 of the Concordia Code; and amending the Concordia Code, by adding a new Article IV of Chapter 11.

The Ordinance was considered and discussed; and thereupon on motion of Mayor Hattan, seconded by Commissioner Lanoue, the Ordinance was passed by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Ordinance, given No. 2010-2988, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

MANAGER'S REPORT

City Manager Uri suggested scheduling a planning session next month after the election to familiarize the one, and possibly two, new commissioners with the major capital projects in the works. It was decided to schedule it for April 16 at 8:00 a.m.

City Manager Uri said that it would be possible to place cameras at the construction on 5th Street and show this on the City's website so that harvesters could view the traffic backup before heading to the area. The cost would be approximately \$2600.

City Manager Uri said KDOT is asking for the amount they owe the City, and we should see those funds soon.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hosie asked about the progress for finding an alternate route for traffic to avoid the 5th Street construction. Ron Copple had checked out a possible location, at an estimated cost of \$858,000 to prepare the streets and alleyways for the additional traffic. There is concern from some commissioners on the harm this project will do to the businesses near the construction.

STAFF COMMENTS


Chris Edin, in his first report as police chief, notified the commission of a traffic accident involving the animal control officer last week. He discussed adoptions, and the ways in which the public could be educated on the animals needing to be adopted at the shelter. Mr. Edin said that the police department is in dire need of a website, and plans are in the works to get one up and going in the near future.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)

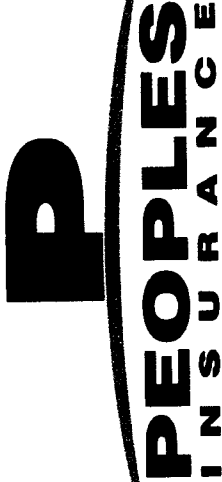


Stacey Crum
City Clerk

PREMIUM SUMMARY

Items	2009/2010		2010/2011		2010/2011	
	Amount of Ins	Annual Premium	STAT QUO	Annual Premium	1.3%INFLATION INCREAS BUILD & PROP IN OPEN	Annual Premium
			Amount of Ins		Amount of Ins	
1.)A Property & Boiler	\$ 18,329,198.00	\$ 35,123.00	\$ 18,329,198.00	\$ 32,504.00	\$ 18,538,590.00	\$ 32,876.00
2.)C Contractor's Equipment		\$ 15,434.00		\$ 13,293.00		\$ 13,293.00
3.) Data Processing		Included		Included		Included
4.)F Comprehensive Crime		\$ 1,336.00		\$ 1,209.00		\$ 1,209.00
5.)D Commercial General Liability/Employee Benefit Liability		\$ 8,352.00		\$ 6,595.00		\$ 6,595.00
6.) Employee Benefit Liability/2010-11 Included with GL		\$ 396.00		\$ -		\$ -
7.)K Linebacker Liability		\$ 4,109.00		\$ 3,296.00		\$ 3,296.00
EMS Professional Liability						
Public Entity Management Liability						
Public Entity Employment Practices Liability						
8.)E Business Automobile		\$ 21,466.00		\$ 17,776.00		\$ 17,776.00
9.)J Umbrella		\$ 6,698.00		\$ 4,945.00		\$ 4,945.00
10.)G Commercial Law Enforcement		\$ 2,398.00		\$ 2,398.00		\$ 2,398.00
EMC Total		\$ 95,312.00		\$ 82,016.00		\$ 82,388.00
11.) Bonds		\$ 375.00	ADDED 1 BOND	\$ 700.00		\$ 700.00
12.) Underground Storage Tank Liability (01/01/09-01/01/2010)		\$ 379.00		\$ 379.00		\$ 379.00
13.) Airport Owners Liability		\$ 3,480.00		\$ 3,480.00		\$ 3,480.00
14.) Special Risk Accident(Sports/non-sports=playground)		\$ 4,505.25	REDUCE PARTICIP	\$ 4,306.50		\$ 4,306.50
GRAND TOTAL:		\$ 104,051.25		\$ 90,881.50		\$ 91,253.50

Note: These premiums may be subject to additional state taxes, surcharges or assessments, surplus lines taxes, and/or fees other than those shown above.





1409 Lincoln Street Concordia, KS 66901
(785) 243-2494 Toll Free 866-243-2494 Fax 785-243-3124

CITY OF CONCORDIA

CASH FLOW PAYMENTS

	Down Payment	9 Installments	Total
1.) (A) Property & Boiler	\$ 6,425.00	\$ 2,939.00	\$ 32,876.00
2.) (C) Inland Marine	\$ 3,330.00	\$ 1,107.00	\$ 13,293.00
3.) (D) General Liability	\$ 1,654.00	\$ 549.00	\$ 6,595.00
4.) (E) Business Automobile	\$ 4,447.00	\$ 1,481.00	\$ 17,776.00
5.) (F) Crime	\$ 309.00	\$ 100.00	\$ 1,209.00
5.) (G) Law Enforcement	\$ 607.00	\$ 199.00	\$ 2,398.00
7.) (J) Umbrella	\$ 1,237.00	\$ 412.00	\$ 4,945.00
8.) (K) Linebacker	\$ 830.00	\$ 274.00	\$ 3,296.00
	\$ 18,839.00	\$ 7,061.00	\$ 82,388.00

Pay in full at time of renewal

1.) Bonds- -April 1	\$ 700.00
2.) Underground Storage- -January 1	\$ 379.00
3.) Airport Liability---April 1	\$ 3,480.00
4.) Special Risk---April 1	\$ 4,306.50

TOTAL YEARLY INSURANCE: \$ 91,253.50



City of Concordia

Insurance proposal Policy Year 2010 – 2011

Continental Western Entity Package

Property	\$	49,289	
Brown Grand	\$	29,269	
General Liability	\$	34,494	
Commercial auto	\$	23,649	
Commercial Crime	\$	1,263	
Commercial Inland Marine	\$	5,228	
Public officials	\$	3,904	
 Fire & EMS PKG (IM,Auto, Liab)			
Airport Liability			
U.S. Specialty	\$	2,290	
	Total	\$	157,115

Underground tank	By agent of Record letter Same as current premium
Treasurers Bond	Application needed Premium Specific information not provided Rates are all similar @ \$250

Connie S. Palencia

March 17, 2010

Mr. Larry Uri
City Manager
701 Washington Street
Concordia, Kansas 66901

Re: City of Concordia 2010 North Development Utility Infrastructure

Larry,

This correspondence is being provided as the "Engineer's Recommendation" for Construction Contract Award for the above referenced project to J&K Contracting LC from Junction City, Kansas. This recommendation is based upon our opinion of the identification of the lowest responsible bidder for the project based on Base Bid and Bid Alternate.

On March 10, 2010 at 2:00 p.m., ten (10) bids and an Engineer Opinion of Probable Construction Cost (EOPCC) were received and read publicly for the above referenced project. J&K Contracting LC of Junction City, KS, was the apparent low bidder for a total base bid of \$1,756,753.07 and for a total bid Alternate of \$1,843,754.53. The EOPCC Base Bid was \$2,467,593.00 and the EOPC Bid Alternate was \$2,519,462.00.

A summary of all the Base Bids and Bid Alternates is provided below:

No.	Bidder		Base Bid	Bid Alternate
1	J&K Contracting, LC		\$1,756,753.07	\$1,843,754.53
2	Stevens Contractors, LLC		\$1,830,397.00	\$1,919,202.00
3	Cronister & Company Inc.		\$1,854,799.25	\$1,929,996.75
4	Nowak Construction		\$1,876,530.50	\$2,059,544.00
5	Walters Morgan Construction	*	\$1,971,446.00	\$2,058,880.00
6	Middlecreek Corporation		\$2,079,920.00	\$2,198,278.00
7	Emerson Construction Inc.		\$2,117,202.70	\$2,160,522.60
8	Carlson Utility, LLC	*	\$2,122,900.00	\$2,279,498.00
9	Mies Construction	*	\$2,148,149.00	\$2,232,764.00
10	EOPCC		\$2,467,593.00	\$2,519,462.00
11	Duling Construction Co. Inc.		\$2,680,281.00	\$2,871,612.00

* Denotes a discrepancy found within the originally submitted bid form. The bid summary above shows the corrected bid amount and the attached bid tabulation spreadsheet describes the error and shows the correct amount.

Following the evaluation of the bidding documents and the itemized unit price bid sheet, it was determined that additional material needed to be accounted for to realize the complete cost of the 14" water main Bid Alternate. The additional material and overhead costs can be quantified as the installed price difference between the 12 and 14 inch Fittings, Valves and Service Connections. These items were not accounted for in the original bid; therefore material invoices



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and additional bid item costs were requested of J&K Contracting and HD Supply Waterworks for review. You will find these documents attached to this recommendation.

We have also provided a summary sheet that interprets all of the additional pricing data. Based on the complete evaluation of the submitted documents, the Revised Bid Alternate cost of \$1,920,911.53 has been determined based on an increase of \$77,157.00 from the originally submitted Bid Alternate.

Following evaluation of the data, it was determined the J&K Contracting had developed a 4.3% installation increase from his original Bid Alternate Submission to handle the larger material.

In summary, J&K Contracting, LC has provided the lowest Base Bid of \$1,756,753.07, and corresponding Revised Bid Alternate of \$1,920,911.53. The difference between Base Bid and the Revised Bid Alternate is \$164,158.46.

In comparison to the next lowest responsible bidder:

Adding just the increased material cost to the next lowest Bid Alternate number (Stevens) results in \$1,993,179.16 which is \$72,268.16 more than the Revised Bid Alternate from J&K Contracting.

Previously Submitted Design Data:

The Bid Alternate increases the water main diameter from 12" to 14" relating to an increase in fire flow performance. Below is a table, initially provided in a design memo to the City dated November 13, 2009, that summarizes this flow performance increase.

Main Supply Line Size	Static Pressure at Hwy 81 & Union (psi)	Residual Pressures @ 1700 gpm (psi)	Max Flow @ 20 psi (gpm)
12"	81.8	32.0	1,800
14"	81.8	56.0	2,700

Although greater flow can be realized with the larger pipe, the fairly significant expense, water stagnation and longer material lead times, which would affect the construction schedule, should be considered. This can only be determined by what the City expects for future development to the North.

Based upon the bids submitted and required bidding documents, BG Consultants Inc. recommends to award the project to J & K Contracting, L.C. for either the Base Bid or Revised Bid Alternate.

As always, our staff will be available for questions pertaining to this project or our recommendation. Please do not hesitate to contact me with any questions or comments.

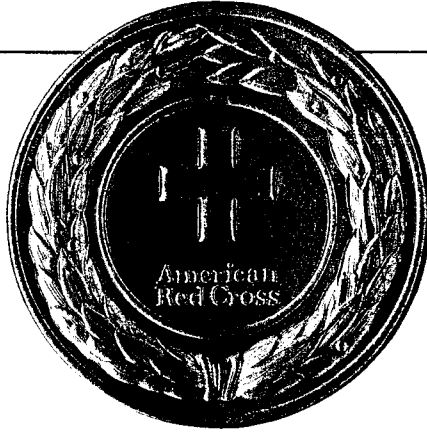
Sincerely,

Brian Foster, P.E.



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American Red Cross Month *March 2010*

Each March we formally recognize the North Central Kansas Chapter of the American Red Cross and its essential humanitarian role in Concordia, Kansas. Every day, Red Cross volunteers and employees provide essential services in this community to help those affected by everything from house or apartment fires, hurricanes, and other natural and human caused disasters, thanks in part to the generous support of the people in Concordia.

For more than 125 years, Concordia residents have relied on the Red Cross to provide disaster relief, water safety and first aid/CPR/AED training. Over the past year, nearly 5,300 people have enrolled in American Red Cross Health and Safety Courses in North Central Kansas. The North Central Kansas Chapter has sent nearly 100 emergency messages to active duty personnel and their families and the NCKC American Red Cross also reaches out to the members of the National Guard and Reserves and their families who reside in nearly every community in North Central Kansas.

NOW, THEREFORE, I, _____, Mayor of Concordia, by virtue of the authority vested in me by the Constitution and laws of Concordia do hereby proclaim March 2010 as American Red Cross Month. Especially during this extraordinary time for our country, I encourage all Americans to support this organization's noble humanitarian mission.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, in the year of our Lord two thousand ten, and of the City of _____.



American Red Cross

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 7, 2010 (Amended)

The governing body met in regular session on April 7, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Sister Beth Stover, Darlene Hepperly, Tom Tuggle, Suzy Tuggle, Steve Wetter, Lowell Thoman, Marsha Wentz, Pat Murk, Don Lanoue, Marvin Copple, Ben Retter, Tim Parker, Sr. Judy Stephens, Jim Coash, Harley Adams, Cameron Presler, Jennie Thrash, Bev Mortimer, Dana Brewer, Kirk Lowell, Denise deRocheffort-Reynolds, Johnita Crawford, Gail Engle, Gary Fraser, Joan Fraser, John Davis, Phil Gilliland, Rick Limon. Staff present: Bruno Rehbein, building inspector; Chad Buckley, director of public utilities; Ron Copple, director of public works; Chris Edin, chief of police.

Sister Beth gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri added a proclamation for Fair Housing Month.

APPROVAL OF MINUTES**APPROVED**

Commissioner Johnson moved to approve the minutes of the March 17, 2010, meeting. Mayor Hattan seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #6**APPROVED**

Commissioner Hosie moved to approve appropriation ordinance #6. Commissioner Lanoue seconded. Motion carried unanimously.

PUBLIC COMMENTS

Mayor Hattan read a letter from the Brown Grand, thanking the City for its help in purchasing the new air conditioning system.

PUBLIC HEARING**5TH STREET-HIGHWAY K-9 PROJECT**

Lowell Thoman encouraged the Commission to look at projects that add growth to the City.

Ben Retter, of CloudCorp, encouraged projects that benefit long term for the TIF partners.

Kirk Lowell, of CloudCorp, commended the City on the use of TIF dollars, and presented a spreadsheet comparing 1999 tax valuations to 2009's.

Bev Mortimer, of USD 333, said that using TIF funds for this project would not increase the tax base or bring families to town.

Johnita Crawford, Cloud County commissioner, said this project will not produce tax revenue for the County or the City.

Gail Engle, Cloud County commissioner, said he believes the majority of the people do not support use of TIF dollars for this project.

Tim Parker, owner of Taco Johns, said his business' use of TIF funds has been beneficial, and wants to make sure funds are available for future businesses.

Mayor Hattan moved to close the public hearing. Commissioner Lanoue seconded. Motion carried unanimously.

PUBLIC HEARING**20TH STREET DRAINAGE STRUCTURE PROJECT**

Dana Brewer, presenting USD 333, was in agreement with completing this project, and said the eventual completion of the dam will open the area to economic development.

Mayor Hattan moved to close the public hearing. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC HEARING**SOUTH CONCORDIA WATER PRESSURE PROJECT**

Bev Mortimer said USD 333 opposes TIF funds on this project for the same reasons as stated on the 5th Street project.

Mayor Hattan moved to close the public hearing. Commissioner Lanoue seconded. Motion carried unanimously.

PUBLIC HEARING

HOMESTORE PROJECT

Steve Wetter, manager of the Homestore, would like to see the west side of the project completed.

Kirk Lowell said CloudCorp supports the project to be fully funded. He explained the cash flow of TIF, and talked of the bonding period reduction of projects as the twenty year plan comes closer to the end.

Dana Brewer said USD 333 supports TIF funding of this project.

Mayor Hattan moved to close the public hearing. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC HEARING

SOUTH CONCORDIA FLOOD CONTROL PROJECT

Kirk Lowell said CloudCorp supports the funding on this project and spoke of Womack Ford's desire to relocate but the inability to due to the dam's current condition. The estimate of \$35,000 to \$50,000 per year would come into the TIF fund with Womack's project.

Dana Brewer said USD 333 supports TIF funding for the flood control project to increase economic development on the south end of town.

Ben Retter said CloudCorp recognizes the importance of the pooled money of the TIF as the plan winds down.

Mayor Hattan moved to close the public hearing. Commissioner Johnson seconded. Motion carried unanimously.

PROCLAMATION

SEXUAL ASSAULT AWARENESS MONTH

Cameron Presler and Jennie Thrash presented the proclamation. Mayor Hattan signed it, proclaiming April as Sexual Assault Awareness Month.

FAIR HOUSING MONTH

Mayor Hattan declared April as Fair Housing Month.

OLD BUSINESS:

REVISED RECREATION ADVISORY BOARD CHARTER

City Manager Uri said the change raised the maximum members to seven (7), but kept the quorum at four (4), to allow for business to continue in spite of absenteeism.

Commissioner Hosie moved to approve the revised charter for the recreation advisory board. Commissioner Lanoue seconded. Motion carried unanimously.

Mayor Hattan moved to appoint Regena Beldon and Derrick Hittle to the recreation advisory board. Commissioner Lanoue seconded. Motion carried unanimously.

BOND AUTHORIZING RESOLUTION FOR NORTH DEVELOPMENT – RE. 2010-1871

PASSED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CONCORDIA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SEWER AND WATER IMPROVEMENTS/NORTH DEVELOPMENT)

Kevin Cowan, of Gilmore & Bell, discussed the resolution. Originally, the costs of improvements were estimated at \$3,500,000, but with the much lower bid being accepted from J&K Contracting, that amount was changed to \$1,790,000. Commissioner Johnson preferred to see a repayment schedule attached before voting on this resolution. Mayor Hattan said that the project should not be held up.

Thereupon, Commissioner Hosie moved that said Resolution be adopted. The motion was seconded by Commissioner Lanoue. 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 Hattan, Jindra, Hosie, and Lanoue.

Nay: Commissioner Johnson.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2010-1871, and was signed by the Mayor and attested by the Clerk; and the Clerk was further directed to cause the publication of the Resolution one time in the official City newspaper and to record the Resolution in the Office of the Register of Deeds of Cloud County, Kansas, all as required by law.

NEW BUSINESS:

PRESENTATION OF 2009 AUDIT

Neil Phillips, of Jarred, Gilmore & Phillips, talked about the recent audit and covered several topics in the audit report. Mr. Phillips stated he found no problems other than suggesting that outstanding checks of two years ago be investigated, and mentioned the City was billed substantially less than the usual fee because this year's audit went much smoother than last year's. Mayor Hattan commended Mr. Phillip's firm for their work.

Commissioner Johnson moved to accept the 2009 audit. Commissioner Lanoue seconded. Motion carried unanimously.

CMB LICENSE – AMERICAN LEGION CLUB 76

APPROVED

City Manager Uri said staff recommends renewal of the license.

Mayor Hattan moved to approve the CMB license for American Legion Club 76. Commissioner Johnson seconded. Motion carried unanimously.

FIREFIGHTERS RELIEF FUND

City Manager Uri said this is an annual event. The firefighters relief fund helps families of injured or fallen firefighters, and at times provides funds to purchase equipment for the department.

Commissioner Jindra moved to declare the firefighters relief association remains entitled to participate in the firefighters relief act. Commissioner Hosie seconded. Motion carried unanimously.

ORDINANCES:

2010-2989 KDOT ANNEXATION ORDINANCE

PASSED

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, ANNEXING PROPERTY INTO THE CITY OF CONCORDIA, KANSAS, PURSUANT TO K.S.A. 12-519 ET SEQ.

The Ordinance was considered and discussed; and thereupon on motion of Commissioner Hosie, seconded by Commissioner Lanoue, the Ordinance was passed by the following roll call vote:

Yea: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Ordinance having been adopted by a 2/3rds vote of the members of the City Commission, it was given No. 2010-2989, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

2010-2990 ELECTRIC FRANCHISE NORTH DEVELOPMENT

PASSED

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE GRANTING PRAIRIE LAND ELECTRIC COOPERATIVE, INC., ITS LESSEES, SUCCESSORS AND ASSIGNS, AN ELECTRIC FRANCHISE AND THE AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN, AND EXTEND AN ELECTRIC DISTRIBUTION PLANT AND SYSTEM, AND GRANTING THE RIGHT TO USE THE STREETS, ALLEYS, AND OTHER PUBLIC PLACES WITHIN THE NORTH DEVELOPMENT WITHIN THE PRESENT OR FUTURE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS.

The Ordinance was considered and discussed; and thereupon on motion of Commissioner Jindra, seconded by Commissioner Lanoue, the Ordinance was passed by the following roll call vote:

Yea: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Ordinance having been adopted by a 2/3rds vote of the members of the City Commission, it was given No. 2010-2990, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

2010-2991 CTI REZONING

PASSED

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AND AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS.

The Ordinance was considered and discussed; and thereupon on motion of Commissioner Johnson, seconded by Commissioner Jindra, the Ordinance was passed by the following roll call vote:

Yea: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Ordinance having been adopted by a 2/3rds vote of the members of the City Commission, it was given No. 2010-2991, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

2010-2992 ADOPTING REDEVELOPMENT PROJECT PLAN

PASSED

Among other business, in accordance with notice published in the *Concordia Blade-Empire*, duly mailed to the Board of County Commissioners of Cloud County, the Board of Education of Unified School District No. 333 and the Board of Trustees of Cloud County Community College, and provided to affected property owners, a public hearing was held by the governing body relating to proposed redevelopment project plans pursuant to the provisions of K.S.A. 12-1770 *et seq.* (the "Act"). The City Manager presented the proposed redevelopment project plans, including feasibility studies, required by the Act. Thereafter, all interested persons were afforded an opportunity to present their views on such matters. Thereupon, the public hearing was closed.

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS ADOPTING REDEVELOPMENT PROJECT PLANS FOR THE 20TH STREET DRAINAGE STRUCTURE PROJECT, SOUTH CONCORDIA WATER PRESSURE PROJECT, HOMESTORE PROJECT, SOUTH CONCORDIA FLOOD CONTROL PROJECT AND 5TH STREET-HIGHWAY K-9 PROJECT, FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

The Ordinance was considered and discussed. Commissioner Hosie said the five projects were unrelated projects, and thought they should be voted on separately. Kevin Cowan reminded the commissioners that a quorum is four, so no more than one commissioner may oppose the ordinance to pass it.

Mayor Hattan moved to approve Ord. 2010-2992. Commissioner Johnson seconded. Commissioner Jindra moved to amend the ordinance by removing the 5th Street Hwy. K-9 project. Commissioner Hosie moved to amend the ordinance by voting on each of the five projects separately. Commissioner Jindra seconded Motion carried unanimously.

Commissioner Jindra withdrew his motion to amend the ordinance by removing the 5th Street Hwy. K-9 project.

It was decided to call a vote for each project individually; then vote on the ordinance as a whole, amending the ordinance to omit those projects that failed the individual vote.

Mayor Hattan called the vote on the 20th Street drainage structure project. The vote was 5-0.

Mayor Hattan called the vote on the south Concordia water pressure project. The vote was 5-0.

Mayor Hattan called the vote on the Homestore project. The vote was 5-0.

Mayor Hattan called the vote on the south Concordia flood control project. The vote was 5-0.

Mayor Hattan called the vote on the 5th Street project. Commissioner Hosie said that this falls into the category of maintenance, which is why TIF funds should not be used for this project. Mayor Hattan said he disagreed, saying the design of the road was being changed, and a "no" vote would put the burden of payment on the taxpayers. Commissioner Lanoue said that the City already puts money into the downtown district, raising its assessed value. The vote was 3-2, with Commissioners Jindra and Hosie opposing.

Commissioner Jindra moved to approve Ord. 2010-2992 as modified, by striking the 5th Street project. Commissioner Hosie seconded. Motion failed by the following roll call vote:

Yea: Commissioners Jindra and Hosie.

Nay: Commissioners Hattan, Johnson and Lanoue.

Thereupon on motion of Commissioner Jindra, seconded by Commissioner Johnson, the Ordinance amended to strike the 5th Street Hwy. K-9 project was passed by the following roll call vote:

Yea: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

Thereupon, the Ordinance having been adopted by a 2/3rds vote of the members of the City Commission, it was given No. 2010-2992, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION FOR ACQUISITION OF REAL ESTATE HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for preliminary discussion for acquisition of real estate. Inviting: City Manager Uri. Commissioner Johnson seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

Time: 7:37 p.m.

The commission reconvened at 7:47 p.m.

Mayor Hattan announced there was no binding action taken.

MANAGER'S REPORT

City Manager Uri said that Larry Eubanks is currently in Pennsylvania, inspecting the new fire truck.

In regards to the recent discussion on an early pool closing, City Manager Uri shared a report from Tom Gennette stating that the high school and college both would like to use it after school starts, until Labor Day.

He reminded the commissioners of the April 16 study session with the commissioners-elect to discuss projects.

City Manager Uri said that the data collection of the Broadway sewer is being held up due to the engineer not returning phone calls. Chad Buckley is investigating other companies.

Department heads were recently asked by City Manager Uri to trim their budgets by 10% in light of recent sales tax revenues, and these figures were shared by Finance Director Farha. Should sales tax continue to fall, these cuts may be implemented.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked several questions of the police chief about the new tactical med team and the drug dog. City Manager Uri said that Chris Edin would have a report with answers at the next meeting.

Commissioner Hosie asked about the fire trucks and ambulance written on the City's insurance policy. Are they replaced on actual cash value at the time or replacement value? City Manager Uri said he would have an answer shortly. Commissioner Hosie suggested changing insurance agents every two to three years.

Commissioner Lanoue thanked Finance Director Farha on the state of the finances since her employment.

Mayor Hattan echoed Commissioner Lanoue.

STAFF COMMENTS

Ron Copple presented his five year plan for streets and this will be a study session item for the next meeting.

Harley Adams invited the commission to the groundbreaking ceremonies for Concordia Tractor the next morning at 10:00 a.m.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

PART III - BUDGET INFORMATION - CONSTRUCTION

SECTION A - GENERAL

1. Federal Domestic Assistance Catalog No. 20-106
2. Functional or Other Breakout BASE BID ONLY

SECTION B -CALCULATION OF FEDERAL GRANT

Cost Classification	Use only for revisions		Total Amount Required
	Latest Approved Amount	Adjustment + or (-)	
1. Administration expense	\$	\$	\$ 5,470.00
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			\$4,990.00
5. Other Architectural engineering fees			
6. Project inspection fees			\$61,180.00
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			315,752.81
12. Equipment			
13. Miscellaneous			
14. Total (Lines 1 through 13)			\$387,392.81
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			\$387,392.81
17. Less: Ineligible Exclusions			
18. Add: Contingencies			
19. Total Project Amt. (Excluding Rehabilitation Grants)			\$387,392.81
20. Federal Share requested of Line 19			\$368,023.00
21. Add Rehabilitation Grants Requested (100 Percent)			
22. Total Federal grant requested (lines 20 & 21)			\$368,023.00
23. Grantee share			\$19,368.81
24. Other shares			
25. Total Project (Lines 22, 23 & 24)	\$	\$	\$ 387,392.81

PART III - BUDGET INFORMATION - CONSTRUCTION

SECTION A - GENERAL

1. Federal Domestic Assistance Catalog No. 20-106
2. Functional or Other Breakout BASE BID PLUS ADD ALTERNATE

SECTION B - CALCULATION OF FEDERAL GRANT

Cost Classification	Use only for revisions		Total Amount Required
	Latest Approved Amount	Adjustment + or (-)	
1. Administration expense	\$	\$	\$ 5,470.00
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			\$4,990.00
5. Other Architectural engineering fees			
6. Project inspection fees			\$73,510.00
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			470,386.21
12. Equipment			
13. Miscellaneous			
14. Total (Lines 1 through 13)			\$554,356.21
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			\$554,356.21
17. Less: Ineligible Exclusions			
18. Add: Contingencies			
19. Total Project Amt. (Excluding Rehabilitation Grants)			\$554,356.21
20. Federal Share requested of Line 19			\$526,638.00
21. Add Rehabilitation Grants Requested (100 Percent)			
22. Total Federal grant requested (lines 20 & 21)			\$526,638.00
23. Grantee share			\$27,718.21
24. Other shares			
25. Total Project (Lines 22, 23 & 24)	\$	\$	\$ 554,356.21

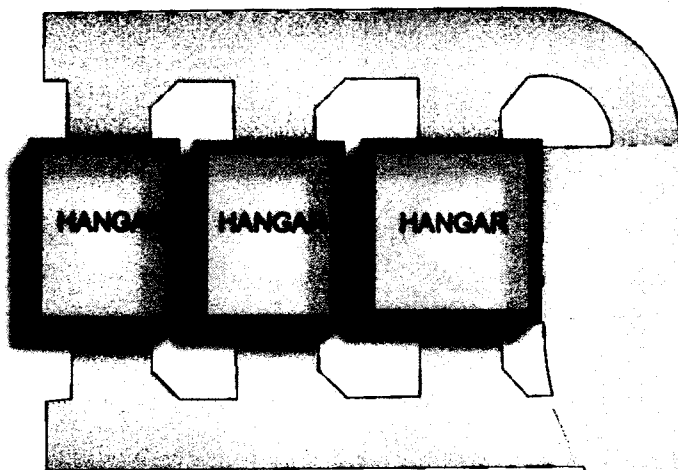
ELECTRICAL ITEM OPTION 1 (Awarded with Base Bid)

1	1/c #6 AWG XHHW Safety Ground Cable In Duct	1,386	L.F.	\$ 1.50	\$ 2,079.00
2	1/c #8 5KV L-824 Cable In Duct	2,565	L.F.	\$ 2.00	\$ 5,130.00
3	2/c #8 Copper & 1/c #6 Safety Ground AWG XHHW, Direct Bury	200	L.F.	\$ 6.00	\$ 1,200.00
4	#6 Solid Bare Counterpoise In Trench	1,292	L.F.	\$ 1.75	\$ 2,261.00
5	Electrical Equipment Area Work	1	L.S.	\$17,500.00	\$ 17,500.00
6	1-Way 2" Schedule 40 PVC Duct In Trench	886	L.F.	\$ 3.00	\$ 2,658.00
7	2-Way 2" HDPE Schedule 80 Duct In Trench	45	L.F.	\$ 6.00	\$ 270.00
8	2-Way 3" HDPE Schedule 80 Duct In Trench	241	L.F.	\$ 8.00	\$ 1,928.00
9	Push Or Bore 2-Way 3" HDPE Schedule 80 Duct	80	L.F.	\$ 25.00	\$ 2,000.00
10	Duct Marker In Pavement	2	Ea.	\$ 100.00	\$ 200.00
11	Steel Handhole	1	Ea.	\$ 1,000.00	\$ 1,000.00
12	L-861T Taxiway Edge Light, LED (Base Mounted)	21	Ea.	\$ 1,200.00	\$ 25,200.00
13	Reused L-858 Sign, Size 1 (Complete)	1	Ea.	\$ 1,000.00	\$ 1,000.00

ELECTRICAL ITEM OPTION 1 (Awarded with Base Bid) \$62,426.00**ELECTRICAL ITEM OPTION 2 (Awarded with Base Bid & Alternate)**

1	1/c #6 AWG XHHW Safety Ground Cable In Duct	1,299	L.F.	\$ 1.50	\$ 1,948.50
2	1/c #8 5KV L-824 Cable In Duct	2,393	L.F.	\$ 2.00	\$ 4,786.00
3	2/c #8 Copper & 1/c #6 Safety Ground AWG XHHW, Direct Bury	200	L.F.	\$ 6.00	\$ 1,200.00
4	#6 Solid Bare Counterpoise In Trench	1,201	L.F.	\$ 1.75	\$ 2,101.75
5	Electrical Equipment Area Work	1	L.S.	\$17,500.00	\$ 17,500.00
6	1-Way 2" Schedule 40 PVC Duct In Trench	795	L.F.	\$ 3.00	\$ 2,385.00
7	2-Way 2" HDPE Schedule 80 Duct In Trench	45	L.F.	\$ 6.00	\$ 270.00
8	2-Way 3" HDPE Schedule 80 Duct In Trench	241	L.F.	\$ 8.00	\$ 1,928.00
9	Push Or Bore 2-Way 3" HDPE Schedule 80 Duct	80	L.F.	\$ 25.00	\$ 2,000.00
10	Duct Marker In Pavement	2	Ea.	\$ 100.00	\$ 200.00
11	Steel Handhole	1	Ea.	\$ 1,000.00	\$ 1,000.00
12	L-861T Taxiway Edge Light, LED (Base Mounted)	23	Ea.	\$ 1,200.00	\$ 27,600.00
13	Reused L-858 Sign, Size 1 (Complete)	1	Ea.	\$ 1,000.00	\$ 1,000.00

ELECTRICAL ITEM OPTION 2 (Awarded with Base Bid & Alternate) \$63,919.25**TOTAL BASE BID \$495,262.00****TOATL BASE & ALTERNATE \$755,156.25**



ADD ALTERNATE

PROPOSED
PAVEMENT



BASE BID w/ BID
BLOSSER MUNIC
CONCORDIA, KANSAS

PROCLAMATION

Walk Me Home Day

WHEREAS, the City of Concordia is the official home of the National Orphan Train Complex, Inc.; and

WHEREAS, Orphan Train Movement spanned 75 years, from 1854 to 1929, and was a forerunner in foster care for children; and

WHEREAS, the National Orphan Train Complex, Inc., in cooperation and collaboration with other foster care and child advocacy agencies wishes to create awareness for and about the importance of foster care of children; and

WHEREAS, the National Orphan Train Complex, Inc. will sponsor "Walk Me Home" on May 23, 2010, an event designed to create awareness for and about the importance of foster care of children; and

WHEREAS, the people of Concordia recognize the importance of foster care for children and prominent role that the National Orphan Train Complex, Inc. has in sponsoring "Walk Me Home."

NOW, THEREFORE, I, Gregory L. Hattan, MAYOR OF CONCORDIA,

Do hereby proclaim May 23, 2010 as

WALK ME HOME DAY

in Concordia, Kansas and urge all citizens to pay tribute to the "Walk Me Home" event, and the sponsor, National Orphan Train Complex, Inc.

DONE this 21st day of April, 2010.

Gregory L. Hattan
Mayor

(Seal)

John Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 21, 2010

The governing body met in regular session on April 21, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Sister Beth Stover, Brad Waller, Mary Jo Thummel, Michael Wentz, RONALDA COPPLE, Carolyn Davidson, Marvin Copple, Linda Houser, Roberta Lowrey, Joan Fraser, Jean Rosemarynoski, Sara Hicks, Katrina Sorell, Maria Jindra, Margo Hosie, Tom Tuggle, Joe Strecker, Art Slaughter, Marcia Johnson, Muriel Anderson, Denise de Rochefort-Reynolds, Janet Lowell, Courtney Lanoue, Donald Lanoue. Staff present: Bruno Rehbein, building inspector; Chad Buckley, director of public utilities; Ron Copple, director of public works; Chris Edin, chief of police.

Sister Beth gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. There were none.

COMMISSION REORGANIZATION:

COMMISSIONER COMMENTS

Commissioner Johnson and Commissioner Hosie thanked Commissioners Jindra and Lanoue for their service.

Mayor Hattan spoke of the big projects that this commission has taken on in the last couple of years, and had several comments on the outgoing commissioners. Mayor Hattan commended Commissioner Jindra on being the "big picture" commissioner, focusing on the bigger projects. He commended Commissioner Lanoue on her attention to detail, and her ability to raise the level of performance of all around her.

Commissioner Jindra had no comments.

Commissioner Lanoue named several projects that had been accomplished, and stressed that the citizens of Concordia should hold their elected officials accountable. She thanked City staff, City board members, and her family.

Mayor Hattan presented a plaque to Commissioner Lanoue for her service and noted that Commissioner Jindra requested no gift. City Manager Uri presented both with keys to the City. Mayor Hattan recessed for refreshments.

ELECTION RESULTS

City Clerk Crum read the report from the Cloud County Clerk and Election Officer Linda Bogart, certifying the results for the City Commission of Concordia held April 6, 2010, to be as follows:

Gary Fraser	726
Jeff Freed	50
Cheryl Lanoue	541
Richard Nault	24
Tony R. Studt	484
Marsha L. Wentz	652
Lisa Huber	1
Sherry Campbell	1
LeRoy Parks	1

Mayor Hattan declared Gary Fraser and Marsha Wentz to the Office of City Commissioner for three (3) year terms.

OATH OF OFFICE

City Ordinance prescribes that elected officials take the Oath of Office before entering into the duties of his/her office. City Clerk Crum administered the Oath of Office to Gary Fraser and Marsha Wentz for three (3) year terms.

ANNUAL COMMISSION REORGANIZATION

City Ordinance requires that 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 Johnson moved to appoint Commissioner Hosie as Mayor. Commissioner Hosie declined. Commissioner Hosie moved to continue with Mayor Hattan serving as Mayor for another year.

Commissioner Johnson seconded. Motion carried unanimously. Commissioner Johnson moved that Commissioner Hosie be elected as Mayor Pro Tem. Commissioner Fraser seconded. Motion carried unanimously.

APPROVAL OF MINUTES

APPROVED

Commissioner Johnson requested that Commissioner Jindra's motion on the TIF ordinance be elaborated. "By striking the 5th Street project" will be added to his motion. Commissioner Hosie moved to approve the minutes of the March 17, 2010, meeting as amended. Mayor Hattan seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #7

APPROVED

Commissioner Johnson asked what business was the recipient of the \$5000 downtown improvement money, which is Neighbor to Neighbor.

It was explained that the check to Charles Chartier was actually a wrong check number. The correct check number did not show up on the check register supplied to the commissioners.

Commissioner Johnson moved to approve appropriation ordinance #7 with the change in the check number for the Chartier check. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS

LIBRARY BOARD

Denise deRocheFort-Reynolds said that Joshua Meyer had expressed interest in serving another four year term on the library board. The position held by Marilyn Douglass, who chose not to be reappointed, was needing filled, and Lori Kemling had expressed willingness to serve.

Commissioner Hosie moved to appoint Joshua Meyer and Lori Kemling to the library board, and thanked Marilyn Douglass for her service. Mayor Hattan seconded. Motion carried unanimously.

PROCLAMATION

WALK ME HOME DAY

Roberta Lowrey presented the proclamation, which recognizes the 75 years of the orphan train movement. The 5K walk in May is to raise awareness of foster care. Mayor Hattan signed it, proclaiming May 23, 2010, as Walk Me Home Day.

NEW BUSINESS:

HAZARD MITIGATION PLAN

Larry Eubanks introduced the hazard mitigation plan, and explained that possible FEMA grants can be obtained with its adoption. Mr. Eubanks will present the plan in every City and school district in the county. Without its adoption, no grants can be obtained.

Commissioner Johnson moved to adopt the hazard mitigation plan. Commissioner Wentz seconded. Motion carried unanimously.

AIRPORT TAXIWAY BIDS

Brad Waller, of HWS Consulting Group, presented the consultant agreement for the taxiway rehabilitation. Wrench Construction, the low bidder for the project, came in much lower than expected, and it is believed that more of the project can be done, including lights and extra apron space. The FAA will pay 95% of the contract, leaving the City's share of \$19,368.81 on a total project cost of \$387,392.81. If the additional project work were to be done, the bid alternate total cost would be \$554,356.21, with \$27,718.21 being the City's share.

Commissioner Johnson moved to approve the Wrench Construction contract with the bid alternate, contingent upon FAA approval. Mayor Hattan seconded. Motion carried unanimously.

LDS CHURCH DEVELOPMENT AGREEMENT & EASEMENT

The Church of Jesus Christ of Latter-Day Saints is planning to build a new church at 11th & L Streets. The storm sewer will be built across their property at their expense, and then the church will dedicate it to the City.

Commissioner Hosie moved to approve the mayor to sign the development agreement and enter into a contract with the Church of Jesus Christ of Latter-Day Saints. Commissioner Fraser seconded. Motion carried unanimously.

DEMO PROJECT – 529 E. 7TH

Bruno Rehbein explained this project as hazardous and unsafe and by resolution, the City has consent to remove the structure. The City received two bids, and staff recommended the bid from Waite Excavating for \$5286.00. The amount will either be collected from the property owner, or special assessments will be added on the property.

Mayor Hattan moved to accept the bid from Waite Excavating. Commissioner Johnson seconded. Motion carried unanimously.

RESOLUTIONS:

2010-1872 REVOLVING LOAN FUND

PASSED

Thereupon there was presented a Resolution entitled:

WHEREAS, THE CITY OF CONCORDIA HAS REQUESTED THAT THE BOARD OF DIRECTORS OF ROLLING HILLS ELECTRIC COOPERATIVE SPONSOR A RURAL DEVELOPMENT LOAN THROUGH THE RURAL BUSINESS-COOPERATIVE SERVICE (RBS) IN THE AMOUNT OF \$740,000.00 AND A GRANT FROM RBS IN THE AMOUNT OF \$300,000.00, FOR A WATER AND SEWER UTILITY PROJECT OF THE CITY OF CONCORDIA;

At an earlier meeting, the possibility of receiving a 1% loan from the USDA was discussed. The money must be administered through a cooperative, rather than paid to the City directly. Rolling Hills Electric has agreed to sponsor this loan. A revolving loan fund would be set up that is administered by the cooperative. Contingent upon receiving the loan, the City would contribute \$42,000 to this fund, with Rolling Hills contributing \$18,000.

Thereupon, Commissioner Johnson 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1872 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said the electricity will be off at City Hall on Friday to install generator hookups.

City Manager Uri said that the American Legion had solicited for funds for the fireworks display this year. Commissioner Hosie moved to appropriate \$500 for fireworks. Commissioner Wentz seconded. Motion carried unanimously.

City Manager Uri said he had received the construction contract documents for the north development and would be presented at the next meeting.

City Manager Uri reported that the TIF projects approved at the April 7 meeting can be paid for from TIF funds on hand, and that a TIF bond issue will not be required.

City Manager Uri said that a review of the Broadway sewer camera data is underway, with the goal of presenting a report at the next commission meeting. A flow meter has been rented for \$1000 for one month.

City Manager Uri said that the commissioners should set aside some days in July for budget planning.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked about the sewer problem by the new Shortstop. Chad Buckley explained the flow problem at that portion of the sewer. Commissioner Johnson requested an upcoming study session involving credit card use and policies.

Commissioner Hosie congratulated Commissioners Wentz and Fraser, and wished Commissioner Wentz a happy birthday. He also asked about the fire truck and ambulance insurance. City Manager Uri said that the City is not covered for replacement cost, but is rectifying that situation.

Commissioner Fraser said he was happy to be serving.

STAFF COMMENTS

Chris Edin answered Commissioner Johnson's questions from the last meeting, including an update on the newly formed tactical team, the multi-jurisdictional team, and the drug dog.


Larry Eubanks invited the commissioners to see the new fire truck, delivered the previous day.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 5, 2010

The governing body met in regular session on May 5, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Eric Johnson, Ken Johnson, Don Dean, Arlene Clayton, Jean Rosemarynoski, Anna Broxterman, Kirk Lowell, Bob Maxson, Cheryl Lanoue. Staff present: Bruno Rehbein, building inspector; Chad Buckley, director of public utilities; Larry Eubanks, fire chief, Ron Copple, director of public works; Chris Edin, chief of police.

There was no invocation.

The pledge of allegiance was recited.

Mayor Hattan asked for changes to the agenda. There were none.

APPROVAL OF MINUTES**APPROVED**

Commissioner Hosie moved to approve the minutes of the April 21, 2010, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #8**APPROVED**

Commissioner Johnson inquired about the check register report, which lists the number of checks including voided checks, and the total money. Finance Director Farha explained how the voided checks are listed.

Commissioner Johnson moved to approve appropriation ordinance #8. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC COMMENTS

Arlene Clayton said that she felt the public was deceived with the recent vote on TIF money for Kansas Lumber, as she said the Homestore told her they were the recipient of the funds, rather than Kansas Lumber.

PUBLIC HEARING**KDOT 5 YEAR PLAN**

Ron Copple said that KDOT requests the 5 year plan be updated every year. The following streets are on the list for 2010:

K-9 Hwy. East side of State to Washington St.
K-9 Hwy. Washington St. to Broadway St.
18th St. – State St. East to Lincoln St.
Cedar St. – 7th St. South to 11th St.
Matthew St. – 6th St. South to 11th St.
Campus Dr./State St. – 18th St. South to Republican St.

If federal funds are received, those funds will pay for 80% of the projects.

Mayor Hattan moved to close the public hearing. Commissioner Hosie seconded. Motion carried unanimously.

PROCLAMATION**MENTAL HEALTH MONTH**

Pawnee Mental Health sponsored the proclamation. Mayor Hattan proclaimed May as Mental Health Month.

MOTORCYCLE AWARENESS MONTH

Larry Eubanks addressed the commission on the proclamation, and asked that everyone share the road with motorcycles and help promote safety. Mayor Hattan proclaimed May as Motorcycle Awareness Month.

NEW BUSINESS:**GILMORE & BELL ENGAGEMENT LETTER FOR BOND ISSUE**

City Manager Uri explained this engages Gilmore & Bell to work with Concordia Tractor on the industrial revenue bonds. CTI will be paying the fees.

Commissioner Hosie moved to accept the letter of engagement from Gilmore & Bell. Commissioner Johnson seconded. Motion carried unanimously.

SOUTH WATER PROJECT BUILDING BID LETTING & CONTRACT

Eric Johnson, of Campbell & Johnson, presented bids for the booster pumps building. The bids were as follows:

Budreau Construction	\$ 90,950.00
Medina Construction	\$139,775.00

The engineer's preliminary estimate was \$47,977.66, but Mr. Johnson said the City's request was for a much better building than the type of building on which the estimate was based. The concrete building will essentially be a storm shelter for the six pumps. The total project is still considerably less than the original estimate of \$400,000. Therefore, Campbell & Johnson recommended awarding the contract to Budreau Construction.

Commissioner Johnson moved to award the contract for the south water project building to Budreau Construction. Commissioner Wentz seconded. Motion carried unanimously.

NORTH DEVELOPMENT CONSTRUCTION CONTRACT

City Manager Uri presented the construction contract. A change order reduces the contract price by \$32,167.25, partly due to an easement on a different property than originally planned. Commissioner Wentz noted that the pipe carried a one year warranty, opposed to a ten year warranty on the original contract. Ken Johnson, of Campbell & Johnson, said this had decreased the contract price as well. The new contract price is \$1,724,585.82.

City Manager Uri said that the contract cannot be signed until the City completes its application for a low interest USDA loan.

Commissioner Hosie moved to authorize the mayor to sign the contract subject to notification of the USDA loan. Commissioner Fraser seconded. Motion carried unanimously.

RESOLUTIONS:**2010-1873 HAZARD MITIGATION PLAN****PASSED**

Thereupon there was presented a Resolution entitled:

A RESOLUTION OF THE CONCORDIA CITY COMMISSION STATING THAT IT IS THE AUTHORITY'S COMMITMENT TO APPROVE AND ADOPT THE MULTI-JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN INCLUDING ALL STATE AND FEMA REQUIREMENTS IN COMPLIANCE WITH FEMA STANDARDS AND GUIDELINES;

City Manager Uri said that the hazard mitigation plan was adopted at the last meeting, but a resolution was needed.

Thereupon, Commissioner Johnson moved that said Resolution be passed. The motion was seconded by Mayor Hattan. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1873 was signed and approved by the Mayor and attested by the Clerk.

2010-1874 5 YEAR PLAN**PASSED**

Thereupon there was presented a Resolution entitled:

WHEREAS, THE KANSAS DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCAL PROJECTS, HAS REQUESTED THAT THE CITY OF CONCORDIA UPDATE THE CITY'S 2011-2015 FIVE-YEAR PLAN PROJECT LIST FOR PARTICIPATION IN THE STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM (STIP) ADMINISTERED BY THE KANSAS DEPARTMENT OF TRANSPORTATION (KDOT) TO USE THE

**SURFACE TRANSPORTATION PROGRAM (STP) AND BRIDGE REPLACEMENT (BR)
CATEGORIES OF FEDERAL FUNDS;**

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

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1874 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2010-2993 NEIGHBORHOOD REVITALIZATION PLAN

TABLED

Thereupon, there was presented to the City Commission an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, ADOPTING THE
"NEIGHBORHOOD REVITALIZATION PLAN FOR CLOUD COUNTY, KANSAS, APRIL
2010" AND AUTHORIZING ENTERING INTO AN INTERLOCAL AGREEMENT FOR THE
ADMINISTRATION OF THAT PLAN.**

City Manager Uri said this plan allows any Cloud County resident outside the TIF district to apply for a property tax rebate on improvements which increase appraised values in excess of \$30,000. Several questions were asked which could not be clarified, as Mari Detrixhe was not present. It was decided to bring this up at the next meeting when Ms. Detrixhe would be available to answer questions.

The Ordinance was considered and discussed; and thereupon on motion of Mayor Hattan, seconded by Commissioner Fraser, the Ordinance was tabled by the following roll call vote:

Yea: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

MANAGER'S REPORT

City Manager Uri spoke of the annual city manager conference he had attended. Collaboration among community entities was the subject of the meeting, City Manager Uri said the collaboration will be a part of the discussion of a new comprehensive plan for the City.

City Manager Uri said that the Brown Grand AC project was complete, and after the City had contributed the portion budgeted, there is \$312.02 remaining. The commission elected to split that with the Brown Grand.

Next week is the next intergovernmental meeting hosted by the County.

Also next week is a Kansas Rural Water meeting in Beloit, addressing many topics concerning the governing body. Staff will be attending.

City Manager Uri addressed the drop in sales tax, and said the budget had been reviewed and it is believed the loss at the current rate can be handled. Mayor Hattan asked for clarification on the sales tax decrease, as well as ambulance and water revenues. Staff addressed these concerns with possible explanations. Discussion included the possibility of meter replacement and updating to radio reads, which might substantially lower the water loss the City is experiencing.

Dates in July were set for budget planning.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz reminded the community of the veterans wall that is currently *will be on display* at the National Guard armory.

Commissioner Johnson asked for an update on Rasure Field. Tom Gennette said that the goal was to solicit volunteers to help complete the project of practice fields and grass, and to utilize the Beloit vo-tech.

Commissioner Hosie asked if we had received approval from the FAA for the airport taxiway project. The City should be notified within a month.

Commissioner Fraser inquired if the Beloit vo-tech would be able to help with Rasure Field during the summer months. Mr. Gennette said the vo-tech could help in the fall, but the use of volunteers has been addressed.

Mayor Hattan asked for Campbell & Johnson's estimate of damage to 11th Street by heavy trucks during the 5th Street project. Ken Campbell addressed the concerns by saying that eventually the street will be destroyed, as 11th Street is a truck route. His best estimate noted Lincoln to Willow would have pot hole repair, while Willow to 2nd Avenue would need major repair.

STAFF COMMENTS

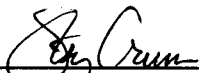
Chris Edin shared his experience earlier in the day of climbing the wind tower at the college. He also spoke of the new changes at the animal shelter, and the new animal control officer. The new police department website is up, and information is being regularly added.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk



MENTAL HEALTH MONTH PROCLAMATION

“Live Your Life Well”

Celebrating over 50 years of service

Whereas, mental health is essential to everyone’s overall physical health and emotional well-being and caring for your mind as well as your body is good for your overall health and vital for success in personal life, at work, and at school; and

Whereas, mental illness will strike nearly one in four adults and children in a given year, regardless of age, gender, race, ethnicity, religion, or economic status; and

Whereas, mental health problems are as treatable as other health problems, and people who have mental illnesses can recover and lead full, productive lives; and

Whereas, an estimated two-thirds of adults and young people who have mental health disorders are not receiving the help they need; and

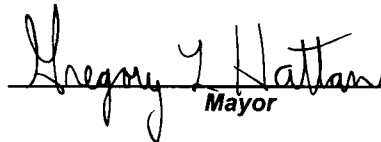
Whereas, the cost of untreated and mistreated mental illnesses and addictive disorders to American businesses, governments, and families has grown to over \$400 billion annually; and

Whereas, community-based services that respond to individual and family needs are cost-effective and beneficial to the individuals served and to the community; and

Whereas, Pawnee Mental Health Services has been helping people to “live their lives well” for over 50 years; and

Whereas, Mental Health America, the National Council for Community Behavioral Healthcare and their national partners, including Pawnee Mental Health Services and this city, observe Mental Health Month every May to raise awareness and understanding of mental illness and mental health.

Therefore, I, Gregory L. Hattan, the Mayor of **Concordia, Kansas**, do hereby proclaim **MAY 2010** as **MENTAL HEALTH MONTH** in the city of Concordia and call upon the citizens, government agencies, public and private institutions, businesses and schools in Concordia to recognize the importance of mental health, and to commit our community to increasing awareness and understanding of mental health and the need for appropriate and accessible services for all people who have mental illnesses and addictive disorders.



Mayor

PROCLAMATION

WHEREAS, motorcycle riding has become a popular form of recreation and transportation for many people in Concordia, Kansas; and

WHEREAS, in order to promote safety, there is a growing need for cooperation among drivers of all motor vehicles, and

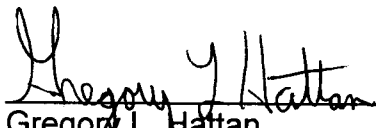
WHEREAS, it is especially important that drivers be aware of motorcycles on our streets and highways; and

WHEREAS, during the month of May, 2010, all street and highway users should unite in the safe sharing of roadways within The City of Concordia;

NOW THEREFORE, I, Gregory L. Hattan, Mayor of The City of Concordia, Kansas, hereby proclaim May 2010 to be:

"MOTORCYCLE AWARENESS MONTH"

We ask all motor vehicle operators to unite in this effort to keep our streets and highways safe as motorists and motorcyclists share the roadways of our city.


Gregory L. Hattan
Mayor

Attest:

(Seal)


City Clerk
Stacey Crum

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 19, 2010

The governing body met in regular session on May 19, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Joe Jindra, Rev. Sandra Moore, Ken Johnson, Ruth Bombardier, Edith Uri, Isadore Bombardier, Chuck Bouly, Patricia Gerhardt, Kirk Lowell, Jean Rosemarynoski, Gloria Hamel, Joe Hamel, Marvin Copple, Marty Tatum, Jin Winter, Frank Hottman, Harley Adams, Kevin Cowan, Cheryl Lanoue, Tom Tuggle. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief, Ron Copple, director of public works; Chris Edin, chief of police.

Rev. Sandra K. Moore gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. Commissioner Hosie asked to add a discussion on the remodeling of the commission room.

APPROVAL OF MINUTES

TABLED

Commissioner Johnson asked that the answers be recorded for all questions noted in the minutes. City Manager Uri said the changes would be made and brought back to the next meeting.

Commissioner Fraser moved to approve the minutes of the May 5, 2010, meeting. Commissioner Johnson seconded. Commissioner Hosie asked if the commission could approve the minutes at the next meeting, after seeing the changes. Commissioner Fraser withdrew his motion.

APPROPRIATION ORDINANCE NO. #9

APPROVED

Mayor Hattan asked about Hart's Supply, and why the auto parts could not be purchased locally. Ron Copple answered that these are special parts that cannot be found at the local stores. Mayor Hattan also asked if sports equipment purchased from Sport Supply could be found at Coppoc's. City Clerk Crum stated that Tom Gennette had told her these items could not be purchased locally. Commissioner Johnson asked about the voided check (#52607) written to the Chartiers several weeks ago and why the commission had not seen the voided check on the check register. City Manager Uri said it would be investigated. Commissioner Johnson asked for the breakdown of the credit card charges, which were not included in the packets. Finance Director Farha passed out copies.

Commissioner Johnson moved to approve appropriation ordinance #9. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC COMMENTS

Jim Winter encouraged the commission to act quickly to complete the dam project.

PROCLAMATION

BUDDY POPPY DAY – MAY 22

Ruth Bombardier and Edith Uri gave the presentation, explaining the origin of the buddy poppies.

NEW BUSINESS:

FUND BALANCE MAINTENANCE AGREEMENT RENEWAL

City Manager Uri said that a commissioner inquiry earlier in the day questioned if any of the applications could be discontinued, answering that GASB and capital assets were not being used at this time. This would save the City almost \$1000, bringing the total of the renewal for support to \$5448.

Commissioner Wentz moved to approve the Fund Balance maintenance agreement renewal. Commissioner Hosie seconded. Motion carried unanimously.

LONG TERM FINANCING ALTERNATIVES

City Manager Uri explained that, by the City receiving bids lower than expected on recent projects, additional bond funds are available for other projects, should the commission choose. Finance Director Farha prepared a spreadsheet with two options; bonding only the actual funds needed for these current projects, or bonding the funds originally estimated. The difference in interest was shown, along with possible projects that could be completed with the additional funds. City Manager Uri reminded the commission, after

questions about the pros and cons of temporary notes, that temporary notes were more desirable, considering there is a possibility of procuring the low interest USDA loan. Mayor Hattan said the City would need funds shortly to pay the contractors, and with the chance of getting the USDA loan for the north development project, temporary notes were the best way to go.

CORPS OF ENGINEERS CONTRACT

City Manager Uri presented the contract that would be signed to enter into the next phase with the Corps of Engineers on the dam project. To proceed with the next phase, \$200,000 would be contributed, which had already been allocated from TIF funds.

Discussion included the Womack Ford project and the location of the dam.

Commissioner Hosie stated he does not have confidence in the Corps, citing the length of this project, and the Corps' schedule for the next phase through completion, and recommended continuing the dam without the Corps' help. Commissioner Hosie said that KLA Environmental, which is familiar with the project, would be a better choice for completing the dam.

Commissioner Hosie moved to postpone action on the agreement between the Dept. of Army and the City of Concordia on the 20th Street dam, and proceed as rapidly as possible to contract with KLA Environmental to design the South Concordia flood control project. Commissioner Wentz seconded.

Mayor Hattan stated that the City already has the backing of the state's legislators, who are familiar with the urgency of the project, and said the Corps of Engineers is the number one builder of flood control projects in the country. Mayor Hattan said that an additional \$1.8 million of taxpayer money would be spent if the City chose to complete the project without the Corps' help. Mayor Hattan said the vote had already taken place to appropriate the \$200,000 feasibility study funds.

Commissioner Hosie fears the City's liability should the City flood, knowing that the dam was inadequate.

Commissioner Wentz discussed the possibility that the sale of land to Womack Ford could lessen the value of the City's contribution of matching funds. Commissioner Wentz said the Corps continues to extend the project completion time.

Commissioner Johnson noted that the major failure of the dam has been corrected by the tube that was recently installed.

City Manager Uri discussed the option of using TIF funds for the completion of the dam, which could be done but would greatly deplete the fund.

The motion was voted upon. Motion carried 3-2, with Mayor Hattan and Commissioner Johnson opposing.

The commission recessed at 7:39 p.m., and returned at 7:50 p.m.

APPROVAL OF KANSAS REVOLVING LOAN FUND WITH KANSAS BOARD OF EMS GRANT

Larry Eubanks informed the new commissioners of a grant he has received, which would purchase a new power cot with a 50/50 match. The City's portion would be \$5982.50. Both Commissioner Wentz and Commissioner Fraser said they had no problem with the prior commission's commitment.

APPROVAL OF NEW FIREFIGHTER GRANT FOR SCBA

Larry Eubanks asked to proceed with applying for a firefighters support grant, which would allow the fire department to purchase self-contained breathing apparatus. Twenty air packs and twenty cylinders would cost \$98,000, with the City matching 5% of the funds.

Mayor Hattan moved to approve the grant application for the breathing apparatus. Commissioner Wentz seconded. Motion carried unanimously.

ORDINANCES:

2010-2993 NEIGHBORHOOD REVITALIZATION PLAN

PASSED

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, ADOPTING THE "NEIGHBORHOOD REVITALIZATION PLAN FOR CLOUD COUNTY, KANSAS, APRIL 2010" AND AUTHORIZING ENTERING INTO AN INTERLOCAL AGREEMENT FOR THE ADMINISTRATION OF THAT PLAN.

Thereupon, Mayor Hattan moved that said Ordinance be passed. The motion was seconded by Commissioner Wentz. 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:

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2010-2993 and was signed and approved by the Mayor and attested by the Clerk.

2010-2994 CTI INDUSTRIAL REVENUE BONDS

PASSED

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE AUTHORIZING THE CITY OF CONCORDIA, KANSAS TO ISSUE ITS RECOVERY ZONE FACILITY BONDS, SERIES A, 2010 (CONCORDIA TRACTOR, INC.) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,000,000, AND ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES B, 2010 (CONCORDIA TRACTOR, INC.) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,000,000 FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, INSTALLING AND EQUIPPING A COMMERCIAL FARM IMPLEMENT AND EQUIPMENT FACILITY; AUTHORIZING EXECUTION OF A BOND AGREEMENT BY AND BETWEEN THE CITY, CONCORDIA TRACTOR, INC. AND THE BENNINGTON STATE BANK, BENNINGTON, KANSAS; AUTHORIZING THE CITY TO LEASE SUCH FACILITY TO CONCORDIA TRACTOR, INC. AND AUTHORIZING EXECUTION OF A LEASE BETWEEN SAID CITY AND CONCORDIA TRACTOR, INC.; AUTHORIZING EXECUTION OF A TAX COMPLIANCE AGREEMENT BETWEEN THE CITY, CONCORDIA TRACTOR, INC. AND THE BENNINGTON STATE BANK; APPROVING THE FORM OF A GUARANTY AGREEMENT BY AND BETWEEN THE TENANT, WESTERN STAR AG RESOURCES, INC. AND THE BENNINGTON STATE BANK; AND AUTHORIZING THE EXECUTION OF ADDITIONAL DOCUMENTS NECESSARY OR DESIRABLE TO EFFECT THE TRANSACTION CONTEMPLATED HEREBY.

Thereupon, Commissioner Johnson 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 governing body, the vote being as follows:

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Commissioner Hosie moved to authorize the city manager or the mayor to sign related documents. Commissioner Wentz seconded. Motion carried unanimously.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-2994 and was signed by the Mayor and the signature attested by the City Clerk.

2010-2995 NORTH DEVELOPMENT SPECIAL ASSESSMENTS

PASSED

Thereupon, and among other business, there were presented certain documents relating to the following described improvements heretofore authorized by the Governing Body:

Construction of sewage collection line and related improvements and construction of public water supply line and related.

The documents presented are as follows:

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

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

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

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

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, an Ordinance was presented entitled:

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF CONCORDIA, KANSAS, AS HERETOFORE AUTHORIZED BY RESOLUTION NO. 2010-1871 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

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

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, a majority of the members of the Governing Body having voted in favor of the adoption of the Ordinance, it was given No. 2010-2995, was signed by the Mayor and attested by the City Clerk; and the City Clerk was ordered to cause the Ordinance to be published one time in the official City newspaper as required by law, and to cause to be mailed a Notice of Assessment to each and all of the known property owners affected thereby on the same date that the Ordinance is published.

2010-2996 K-9 HIGHWAY AS MAIN TRAFFICWAY

PASSED

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE DESIGNATING HIGHWAY K-9 WITHIN THE CITY OF CONCORDIA, KANSAS, AS A MAIN TRAFFICWAY.

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

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2010-2996 and was signed and approved by the Mayor and attested by the Clerk.

RESOLUTIONS:

2010-1875 IMPROVEMENT OF 5TH STREET

PASSED

Thereupon, there was presented a Resolution entitled:

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

Mayor Hattan said he opposed using bonds for this property as he believed this to be a legitimate TIF project.

Thereupon, Commissioner Hosie moved that said Resolution be adopted. The motion was seconded by Commissioner Fraser. 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 Wentz, Hosie, and Fraser.

Nay: Commissioners Hattan and Johnson.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2010-1875 and was signed by the Mayor and attested by the Clerk.

2010-1876 TEMPORARY NOTES

PASSED

The matter of providing for the offering for sale of approximately \$1,900,000 principal amount of General Obligation Temporary Renewal and Improvement Notes, Series A, 2010, came on for consideration and was discussed. Mayor Hattan said extra burden was being put on the taxpayer, and noted this should be a TIF project.

Commissioner Hosie presented and moved the adoption of a Resolution entitled:

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION TEMPORARY RENEWAL AND IMPROVEMENT NOTES, SERIES A, 2010, OF THE CITY OF CONCORDIA, KANSAS.

Commissioner Fraser seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: Commissioners Wentz, Johnson, Hosie, and Fraser.

Nay: Commissioner Hattan.

The Mayor declared the Resolution duly adopted; the Clerk designating the same Resolution No. 2010-1876.

COMMISSION ROOM REMODELING

Commissioner Hosie said that the new project looked nice, but still preferred the commission area to be lowered and handicap accessible. He also would like to see the front tables turned sideways, and the podium and audience moved forward. Commissioners Wentz and Johnson voiced their approval of the remodel. Mayor Hattan said he sees no need to move the tables, as court requires the current setup. Commissioner Fraser said the microphones were too long, making them too close. It was decided to purchase two new microphones.

MANAGER'S REPORT

City Manager Uri said the Boy Scouts were requesting \$30 for activities. There was no opposition to this. There was discussion on the new gazebo's location in the park. It should be installed shortly. City Manager Uri talked of the comprehensive plan which is set to be updated. A topic of discussion at last week's intergovernmental meeting was the acceptance of the gifting proposal from Horizon Energy. City Manager Uri said that a resolution could be passed in support or opposition of the amount. Mayor Hattan said Kirk Lowell is creating a document to aid in negotiations with the wind farm.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked for an update on nuisances. Several letters have been sent to property owners. Commissioner Johnson asked about the number of rumble strips at 5th Street. Ken Johnson said that there are fewer strips than what KDOT requested. There was discussion on filling ruts by the tracks on the railroad's right of way. Commissioner Johnson made a motion to investigate if we can take care of this with the railroad's permission. Commissioner Hosie seconded. The motion and the commission's wishes were so noted.

Mayor Hattan said that the City and the commission had taken a step backwards by destroying the relationship and credibility with the Corps and the congressional representatives.

STAFF COMMENTS

Ken Johnson said that the contractor has begun work on the north development.


Larry Eubanks invited the commission and the public to a meet and greet next Tuesday to show off the new fire truck.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

**VETERANS OF FOREIGN WARS OF THE UNITED STATES
BUDDY POPPY DEPARTMENT**

NEWSPAPER FILLERS

The Veterans of Foreign Wars have been selling "Buddy" Poppies since 1922. The proceeds from "Buddy" Poppy sales are used exclusively to assist disabled and needy veterans and the widows and children of deceased veterans.

The Veterans of Foreign Wars maintains a nation-wide system of Veterans' Service Officers trained to help veterans obtain "veterans benefits", and to assist in establishing disability claims. This service is provided free of charge and a portion of the cost comes from the proceeds of VFW "Buddy" Poppy sales.

Nearly 500,000 men, women and children donate considerable time and effort annually conducting the VFW "Buddy" Poppy sale.

More than 1,300 children of veterans have been, or are being cared for in the Veterans of Foreign Wars National Home in Eaton Rapids, Michigan. A portion of the cost is raised through the annual sale of VFW "Buddy" Poppies.

VFW "Buddy" Poppies are assembled by disabled veterans in hospitals throughout the United States. Funds raised through "Buddy" Poppy sales by VFW Posts and Auxiliaries are used exclusively for aid to veterans and their dependents.

The "Buddy" Poppy has been the symbolic flower of Memorial Day since its first sale by the Veterans of Foreign Wars in 1922.

What better way to bring meaning to the VFW motto "Honor the Dead by Helping the Living" than by buying and wearing a VFW "Buddy" Poppy.

A PROCLAMATION

WHEREAS: The annual sale of Buddy Poppies by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by governmental leaders since 1922, and

WHEREAS: VFW Buddy Poppies are assembled by disabled veterans, and the proceeds of this worthy fund-raising campaign are used exclusively for the benefit of disabled and needy veterans, and the widows and orphans of deceased veterans, and

WHEREAS: The basic purpose of the annual sale of Buddy Poppies by the Veterans of Foreign Wars is eloquently reflected in the desire to "Honor the Dead by Helping the Living", therefore

I, _____, Mayor of the city of _____ do hereby urge the citizens of this community to recognize the merits of this cause by contributing generously to its support through the purchase of Buddy Poppies on the day set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead.

I urge all patriotic citizens to wear a Buddy Poppy as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens.

Signed Gregory L. Hattan
Mayor

Attested

[Signature]
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 2, 2010

The governing body met in regular session on June 2, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Frank Mercurio, Kevin Shamburg, Jean Rosemarynoski, Tom Tuggle, Verna Ferguson, Deb Ohlde, Tina Barnett, Kirk Lowell, Dallas Nading, Crystal Paredes, Jim Coash, Darlene Hepperly, Jean Swiercinsky, Janet Lowell, Marcia Johnson, Suzy Tuggle, Don Dean, Cheryl Lanoue, Gaye Newlin, Lisa Partridge. Staff present: Chad Buckley, director of public utilities; Bruno Rehbein, building inspector; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

Pastor Tina Barnett gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri asked that the commission approve the resolutions out of numerical order, as they are not in order on the agenda. He also said that Finance Director Farha would present two invoices for payment needing approval before the next meeting. Also, a resolution needs authorized for the CDBG grant, and an engineering contract needs approved.

APPROVAL OF MINUTES**APPROVED**

Commissioner Wentz moved to approve the minutes of the May 5, 2010, meeting. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Johnson moved to approve the minutes of the May 19, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #10**APPROVED**

Concerning the \$1100 labor charge to Phone Connections, Commissioner Johnson asked if an employee could be trained to work on the phone system, or if someone local could be hired. City Manager Uri said we have to have someone who is familiar with our phone system, and the alternative would be to purchase a new phone system which would be very costly.

Commissioner Hosie moved to approve appropriation ordinance #10. Commissioner Fraser seconded. Motion carried unanimously.

Finance Director Farha produced two invoices for approval that require payment before the next meeting. These invoices were for payment on temporary notes that were called early, and the first payment to J&K Construction, the contractor on the north development.

Commissioner Fraser moved to approve payment of these two invoices. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

Lisa Partridge said she was concerned about truck traffic using the railroad right of way near 4th Street as a detour to avoid the 5th Street construction. The commission and Ron Copple said that, though the concerns are valid, the street is a private drive not owned by the City, and traffic and speed could not be enforced. Rock is being put down to help with ruts and potholes.

PUBLIC HEARING**CDBG GRANT APPLICATION – BROADWAY SEWER**

Ken Johnson explained the need for the replacement of a section of sewer on Broadway.

Mayor Hattan moved to close the public hearing. Commissioner Johnson seconded. Motion carried unanimously.

Deb Ohlde presented application paperwork for the grant. She said this grant is similar to the one the City applied for last year, except that the match requirement of 15% is lower, and a new resolution is required for the change in funds requested due to scaling back the project.

Commissioner Johnson moved to approve Res. 2010-1879. Commissioner Fraser seconded. Motion carried, with the vote being as follows:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

0216

Ms. Ohlde explained all paperwork needing approval that will be included with the grant application.

Mayor Hattan moved to adopt the Residential Anti-Displacement and Relocation Assistance Plan. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Hosie moved to authorize the mayor to sign the agreement for professional services with Campbell & Johnson, contingent upon receiving the funds. Commissioner Fraser seconded. Motion carried unanimously.

NEW BUSINESS:

BUY THE BOOK REVOLVING LOAN

City Manager Uri said the owners have asked to amend their revolving loan eligibility criteria to reflect that the business created 1.25 jobs, rather than 1.5 as stated in the original documentation.

Mayor Hattan moved to approve the Buy the Book revolving loan amendment. Commissioner Wentz seconded. Motion carried unanimously.

TEMPORARY NOTES BIDS

The Clerk reported that pursuant to the Notice of Note Sale heretofore duly given, bids for the purchase of \$1,900,000 principal amount of General Obligation Renewal and Improvement Temporary Notes, Series 2010-1, dated June 1, 2010, of the City had been received. A tabulation of said bids is set forth as *Exhibit A* hereto.

Thereupon, the governing body reviewed and considered the bids and it was found and determined that the bid of Central National Bank, was the best bid for the Notes, a copy of which is attached hereto as *Exhibit B*.

Mayor Hattan moved that said bid be accepted and that the Mayor and Clerk be authorized and directed to execute the bid form selling the Notes to the best bidder on the basis of said bid and the terms specified in the Notice of Note Sale. The motion was seconded by Commissioner Wentz. Said motion was carried by a vote of the governing body with the vote being as follows:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, there was presented a Resolution entitled:

A RESOLUTION AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF \$1,900,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION RENEWAL AND IMPROVEMENT TEMPORARY NOTES, SERIES 2010-1, OF THE CITY OF CONCORDIA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX, IF NECESSARY, FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID NOTES AS THEY BECOME DUE; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

Thereupon, Commissioner Hosie moved that said Resolution be adopted. The motion was seconded by Commissioner Fraser. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2010-1877 and was signed by the Mayor and attested by the Clerk.

KLA ENVIRONMENTAL – SOUTH CONCORDIA FLOOD CONTROL

City Manager Uri said he had received contact from the Corps of Engineers since the last meeting, expressing interest in working with KLA Environmental Services on the dam project. Any monies paid to KLA, should the City continue with the Corps, would be considered as contribution match. KLA would be considered a subcontractor for the Corps, and the \$200,000 pledged for the feasibility study would be paid to KLA.

Frank Mercurio, of KLA Environmental, gave a power point presentation on the project. KLA's estimate of the total project cost is \$1,828,500. Mr. Mercurio gave a time frame estimate of six months for the design and permit application, twelve months for approval of permits, and twelve months for construction.

Mr. Mercurio said a vital decision for the commission now will be to decide the configuration of the land for development; whether to follow the contours of the land, or do extensive dirt work to make the property square.

City Manager Uri said that after a teleconference call next week with a Corps representative and Mr. Mercurio, there may be a contract for consideration by the next meeting.

CAMPBELL & JOHNSON CONTRACT FOR 11TH STREET SEWER REPAIR

The contract is for sewer repair between 10th & 11th St. in the alley, east of Broadway, and is for engineer & construction administration.

Commissioner Wentz moved to approve the contract with Campbell & Johnson for the 11th Street sewer project. Commissioner Johnson seconded. Motion carried unanimously.

SAFETY MANUAL

Larry Eubanks said that he took the old safety manual and updated it to IMA's standards. Commissioner Wentz said she had several suggestions for changes. Mr. Eubanks asked for all commissioner suggestions before making copies for all City employees.

Commissioner Hosie moved to approve the safety manual with corrections. Commissioner Fraser seconded. Motion carried unanimously.

PRAIRIE LAND ELECTRIC FRANCHISE – ORD. 2010-2997

PASSED

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE GRANTING PRAIRIE LAND ELECTRIC COOPERATIVE, INC., ITS LESSEES, SUCCESSORS AND ASSIGNS, AN ELECTRIC FRANCHISE AND THE AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN, AND EXTEND AN ELECTRIC DISTRIBUTION PLANT AND SYSTEM, AND GRANTING THE RIGHT TO USE THE STREETS, ALLEYS, AND OTHER PUBLIC PLACES WITHIN THE PRESENT OR FUTURE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS, EXCLUDING THAT PORTION OF THE CORPORATE LIMITS KNOWN AS THE NORTH DEVELOPMENT, AS DESCRIBED IN ATTACHED EXHIBIT A AND HEREAFTER REFERRED TO AS THE NORTH DEVELOPMENT

Thereupon, Commissioner Fraser moved that said ordinance be passed. The motion was seconded by Mayor Hattan. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-2997 and was signed by the Mayor and the signature attested by the City Clerk.

CMB LICENSE – EL PUERTO

Commissioner Johnson moved to approve the CMB license for El Puerto. Commissioner Fraser seconded. Motion carried unanimously.

RESOLUTIONS:

2010-1878 CURB & GUTTER IMPROVEMENTS

PASSED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CONCORDIA, KANSAS, AND AUTHORIZING SUCH IMPROVEMENTS IN ACCORDANCE WITH THE FINDINGS OF THE GOVERNING BODY AND K.S.A. 12-6a01 ET SEQ.

Thereupon, Commissioner Wentz moved that said Resolution be adopted. The motion was seconded by Commissioner Johnson. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly

MANAGER'S REPORT

City Manager Uri said the corporation commission had approved Prairie Land's franchise agreement for the north development.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz thanked the animal control officer for the contact she has made with an Iowa rescue to save several dogs. Commissioner Wentz asked the departments receiving Kawasaki Mules from Womack how these vehicles will be used. Chris Edin said the police department will use it for closer contact with the public, and to patrol areas such as the park and the 5th Street construction. Larry Eubanks said the fire department will use their Mule for fire prevention activities.

Commissioner Johnson asked if there was an ordinance for picking up dead animals on the street. City Manager Uri said that animal control takes care of that. Commissioner Johnson asked if ammo could be purchased locally. Chris Edin promised to look into that the next time he orders.

Commissioner Fraser said that it is likely loaded trucks will use 3rd Street as a detour. City Manager Uri said AgMark could be contacted to let the drivers know.

Mayor Hattan said we could contact the railroad to stop all traffic if problems arise.

STAFF COMMENTS

Larry Eubanks said the fire truck that was placed on the Purple Wave auction site sold for \$10,230 to Gove fire department.

Ken Johnson gave an update on the north development construction on 2nd Street, which is now crossing Washington Street.

Don Dean of Campbell & Johnson gave an update on the 5th Street project.

Chad Buckley discussed the progress of the booster pump building project.

Bruno Rehbein said there is money left for demo projects, as there has been less interest this year in participating. He also said the LDS Church project has been slowed due to the rains.

EXECUTIVE SESSION – ATTORNEY CLIENT PRIVILEGE

HELD

Mayor Hattan moved that the commission recess into executive session for five (5) minutes for attorney client privilege. Inviting: City Manager Uri. Commissioner Wentz seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Time: 8:07 p.m.

The commission reconvened at 8:12 p.m.


Mayor Hattan announced there was no binding action taken.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

Exhibit A

City of Concordia North Development

The North Development is described as:

Concordia Tractor, Inc. tract:

A tract of land in the Southeast Quarter SE $\frac{1}{4}$ of the Southwest Quarter SW $\frac{1}{4}$ of Section Sixteen (16), Township Five (5) South, Range Three (3) West of the 6th P.M., Cloud County, Kansas, more fully described as follows:

Commencing at the Southwest corner of said section; thence N 87°33'55" E along the south line of said section for a distance of 1320.13 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence N 00°55'46" W for a distance of 50.00 feet to the Point of Beginning, which is also the Public Road Right-of-Way; thence N 00°55'46" W for a distance of 775.76 feet; thence N 87°34'20" E for a distance of 1120.91 feet to the Highway 81 Right-of Way line; thence S 01°28'50" E along the Highway 81 Right-of Way line for a distance of 53.35 feet; thence S 03°14'35" E along the Highway 81 Right-of-Way line for a distance of 650.31 feet; thence S 69°38'53" W along the Highway Right-of Way line for a distance of 233.32 feet; thence S 87°33'55" W along the Public Road Right-of Way line for a distance of 927.57 feet to the Point of Beginning, containing 20 acres more or less.

Cloud County Development Corporation tract:

A tract of land in the Northeast Quarter (NE/4) of Section Twenty one (21), Township Five (5) South, Range Three (3) West of the 6th Principal Meridian in Cloud County, Kansas, more fully described as follows:

Commencing at the Northeast corner of the NE/4 of Section 21-5-3; thence South 87 Degrees 44 Minutes 34 Seconds West along the North line of the NE/4 for a distance of 1177.96 feet to the POINT OF BEGINNING; thence South 00 Degrees 16 Minutes 11 Seconds East for a distance of 30.02 feet to the South Right of Way line of a public road; thence continuing South 00 Degrees 16 Minutes 11 Seconds East for a distance of 1414.47 feet to the South line of the North Sixty (60) acres of the East One hundred ten (110) acres of the NE/4 as determined by Mr. Ralph E. Campbell, PE #902 in a survey filed of record in the Cloud County Register of Deeds Office in Misc. Book 38, Page 591; thence South 87 Degrees 55 Minutes 36 Seconds West along said South line for a distance of 642.83 feet; thence North 01 Degrees 00 Minutes 53 Seconds West for a

distance of 148.35 feet; thence South 87 Degrees 43 Minutes 12 Seconds West for a distance of 735.31 feet to a point on the East Right of Way line of U.S. Highway 81 that is 99.70 feet East and 1348.22 feet North of the Southwest corner of the NE/4 of Section 21-5-3; thence North 01 Degrees 28 Minutes 50 Seconds West along the East Right of Way line for a distance of 889.48 feet; thence with a curve turning to the right with an arc length of 562.83 feet, with a radius of 499.67 feet, with a chord bearing of North 49 Degrees 39 Minutes 16 Seconds East, with a chord length of 533.55 feet to a point that is 75.0 feet South and 513.20 feet East of the Northwest Corner of the NE/4; thence North 02 Degrees 15 Minutes 59 Seconds West for a distance of 45.00 feet to the South Right of Way line of a public road going East; thence continuing North 02 Degrees 15 Minutes 59 Seconds West for a distance of 30.00 feet to the North line of the NE/4 of Section 21-5-3; thence North 87 Degrees 44 Minutes 34 Seconds East along said North line for a distance of 993.04 feet to the POINT OF BEGINNING. Containing an area of 41.95 acres, more or less, which includes 0.68 acres of public road right of way along the North side of the tract.

and

A tract of land in the Northeast Quarter (NE/4) of Section Twenty one (21), Township Five (5) South, Range Three (3) West of the 6th Principal Meridian in Cloud County, Kansas, more fully described as follows:

Commencing at the Northeast corner of the NE/4 of Section 21-5-3; thence South 87 Degrees 44 Minutes 34 Seconds West along the North line of the NE/4 for a distance of 162.00 feet to the POINT OF BEGINNING; thence continuing South 87 Degrees 44 Minutes 34 Seconds West along the North line of the NE/4 for a distance of 424.29 feet; South 02 Degrees 15 Minutes 26 Seconds East for a distance of 30.00 feet to the South Right of Way line of a public road; thence in a Southerly direction along a drainage ravine whose centerline is describe as; thence South 04 Degrees 35 Minutes 17 Seconds West for a distance of 63.25 feet; thence South 02 Degrees 01 Minutes 02 Seconds West for a distance of 39.30 feet; thence South 01 Degrees 12 Minutes 28 Seconds East for a distance of 78.51 feet; thence South 02 Degrees 52 Minutes 28 Seconds East for a distance of 38.01 feet; thence South 18 Degrees 01 Minutes 44 Seconds East for a distance of 35.68 feet; thence South 12 Degrees 50 Minutes 00 Seconds East for a distance of 24.53 feet; thence South 03 Degrees 53 Minutes 06 Seconds West for a distance of 46.95 feet; thence North 83 Degrees 21 Minutes 50 Seconds East for a distance of 23.74 feet; thence South 05 Degrees 24 Minutes 03 Seconds East for a distance of 47.78 feet; thence South 38 Degrees 56 Minutes 22 Seconds East for a distance of 20.36 feet; thence North 86 Degrees 33 Minutes 48 Seconds East for a distance of 42.03 feet; thence South 60 Degrees 17 Minutes 56 Seconds East for a distance of 20.61 feet; thence South 29 Degrees 20 Minutes 05 Seconds East for a

distance of 71.59 feet; thence South 22 Degrees 39 Minutes 56 Seconds West for a distance of 17.68 feet; thence South 08 Degrees 46 Minutes 09 Seconds West for a distance of 46.01 feet; thence South 53 Degrees 09 Minutes 53 Seconds East for a distance of 30.96 feet; thence South 26 Degrees 57 Minutes 21 Seconds East for a distance of 86.47 feet; thence South 01 Degrees 54 Minutes 32 Seconds West for a distance of 25.78 feet; thence South 45 Degrees 58 Minutes 43 Seconds West for a distance of 51.25 feet; thence South 55 Degrees 16 Minutes 36 Seconds West for a distance of 36.82 feet; thence South 31 Degrees 15 Minutes 06 Seconds East for a distance of 135.06 feet; thence South 19 Degrees 00 Minutes 46 Seconds East for a distance of 78.53 feet; thence South 06 Degrees 38 Minutes 57 Seconds East for a distance of 40.77 feet; thence South 40 Degrees 53 Minutes 25 Seconds East for a distance of 81.08 feet; thence South 03 Degrees 05 Minutes 21 Seconds East for a distance of 68.63 feet; thence South 33 Degrees 51 Minutes 45 Seconds East for a distance of 73.74 feet; thence South 42 Degrees 26 Minutes 13 Seconds East for a distance of 54.17 feet; thence South 32 Degrees 58 Minutes 52 Seconds East for a distance of 83.57 feet; thence South 19 Degrees 59 Minutes 56 Seconds East for a distance of 58.13 feet; thence South 04 Degrees 40 Minutes 47 Seconds West for a distance of 44.92 feet; thence South 09 Degrees 08 Minutes 43 Seconds East for a distance of 50.30 feet; thence South 05 Degrees 52 Minutes 16 Seconds East for a distance of 26.03 feet to the South line of the North Sixty(60) acres of the East One hundred ten (110) acres of the NE/4 as determined by Mr. Ralph E. Campbell, PE#902 in a survey filed of record in the Cloud County Register of Deeds Office in Misc. Book 38, page 591; thence North 87 Degrees 55 Minutes 36 Seconds East for a distance of 299.32 feet to the West Right of Way line of a public road; thence continuing North 87 Degrees 55 Minutes 36 Seconds East for a distance of 20.00 feet to the East line of the NE/4; thence North 00 Degrees 52 Minutes 20 Seconds West for a distance of 127.17 feet to the Southeast corner of the North half (N/2) of the NE/4 ; thence North 00 Degrees 16 Minutes 11 Seconds West for a distance of 514.07 feet to a point 807.00 feet South of the Northeast corner of the NE/4; thence South 87 Degrees 44 Minutes 34 Seconds West for a distance of 20.00 feet to the West Right of Way line of a public road; thence continuing South 87 Degrees 44 Minutes 34 Seconds West for a distance of 142.00 feet; thence North 00 Degrees 16 Minutes 11 Seconds West for a distance of 777.00 feet to the South Right of Way line of public road; thence continuing North 00 Degrees 16 Minutes 11 Seconds West for a distance of 30.00 feet to the POINT OF BEGINNING. Containing an area of 15.80 acres, more or less, including 0.70 acres of public road right of way.

And

Kansas Department of Transportation tract:

A tract of land in the Northeast Quarter (NE/4) of Section Twenty one (21), Township Five (5) South, Range Three (3) West of the 6th Principal Meridian in Cloud County, Kansas, more fully described as follows:

Commencing at the Northeast corner of the NE/4 of Section 21-5-3; thence South 87 Degrees 44 Minutes 34 Seconds West along the North line of the NE/4 for a distance of 748.29 feet to the POINT OF BEGINNING; thence South 02 Degrees 15 Minutes 26 Seconds East for a distance of 30.00 feet to the South Right of Way line of a public road; thence in a Southerly direction along a drainage ravine whose centerline is described as; thence South 04 Degrees 35 Minutes 17 Seconds West for a distance of 63.25 feet; thence South 02 Degrees 01 Minutes 02 Seconds West for a distance of 39.30 feet; thence South 01 Degrees 12 Minutes 28 Seconds East for a distance of 78.51 feet; thence South 02 Degrees 52 Minutes 28 Seconds East for a distance of 38.01 feet; thence South 18 Degrees 01 Minutes 44 Seconds East for a distance of 35.68 feet; thence South 12 Degrees 50 Minutes 00 Seconds East for a distance of 24.53 feet; thence South 03 Degrees 53 Minutes 06 Seconds West for a distance of 46.95 feet; thence North 83 Degrees 21 Minutes 50 Seconds East for a distance of 23.74 feet; thence South 05 Degrees 24 Minutes 03 Seconds East for a distance of 47.78 feet; thence South 38 Degrees 56 Minutes 22 Seconds East for a distance of 20.36 feet; thence North 86 Degrees 33 Minutes 48 Seconds East for a distance of 42.03 feet; thence South 60 Degrees 17 Minutes 56 Seconds East for a distance of 20.61 feet; thence South 29 Degrees 20 Minutes 05 Seconds East for a distance of 71.59 feet; thence South 22 Degrees 39 Minutes 56 Seconds West for a distance of 17.68 feet; thence South 08 Degrees 46 Minutes 09 Seconds West for a distance of 46.01 feet; thence South 53 Degrees 09 Minutes 53 Seconds East for a distance of 30.96 feet; thence South 26 Degrees 57 Minutes 21 Seconds East for a distance of 86.47 feet; thence South 01 Degrees 54 Minutes 32 Seconds West for a distance of 25.78 feet; thence South 45 Degrees 58 Minutes 43 Seconds West for a distance of 51.25 feet; thence South 55 Degrees 16 Minutes 36 Seconds West for a distance of 36.82 feet; thence South 31 Degrees 15 Minutes 06 Seconds East for a distance of 135.06 feet; thence South 19 Degrees 00 Minutes 46 Seconds East for a distance of 78.53 feet; thence South 06 Degrees 38 Minutes 57 Seconds East for a distance of 40.77 feet; thence South 40 Degrees 53 Minutes 25 Seconds East for a distance of 81.08 feet; thence South 03 Degrees 05 Minutes 21 Seconds East for a distance of 68.63 feet; thence South 33 Degrees 51 Minutes 45 Seconds East for a distance of 73.74 feet; thence South 42 Degrees 26 Minutes 13 Seconds East for a distance of 54.17 feet; thence South 32

Degrees 58 Minutes 52 Seconds East for a distance of 83.57 feet; thence South 19 Degrees 59 Minutes 56 Seconds East for a distance of 58.13 feet; thence South 04 Degrees 40 Minutes 47 Seconds West for a distance of 44.92 feet; thence South 09 Degrees 08 Minutes 43 Seconds East for a distance of 50.30 feet; thence South 05 Degrees 52 Minutes 16 Seconds East for a distance of 26.03 feet to the South line of the North Sixty (60) acres of the East One hundred ten (110) acres of the NE/4 as determined by Mr. Ralph E. Campbell, PE #902 in a survey filed of record in the Cloud County Register of Deeds Office in Misc. Book 38, Page 591; thence South 87 Degrees 55 Minutes 36 Seconds West along said South line for a distance of 859.85 feet; thence North 00 Degrees 16 Minutes 11 Seconds West for a distance of 1414.47 feet to the South Right of Way line of a public road; thence continuing North 00 Degrees 16 Minutes 11 Seconds West for a distance of 30.02 feet to the North line of the NE/4 of Section 21-5-3; thence North 87 Degrees 44 Minutes 34 Seconds East along said North line for a distance of 429.67 feet to the POINT OF BEGINNING. Containing an area of 20.30 acres, more or less, including 0.30 acres of public road right of way along the North side of the tract.

ATTACHMENTS

IN

FILE

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 16, 2010

The governing body met in regular session on June 16, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Joshua Meyer, Elaine Florea, Verle Florea, Tina Barnett, Sister Judy Stephens, Susan Cantine-Maxson, Susan Sutton, Kirk Lowell, Denise de Rochefort-Reynolds, Marie Bower, Robin Isaacson, David Redmond, Emmet Rudolph, Cheryl Lanoue, Gary Dvorak, Jim Coash, Ken Johnson. Staff present: Chad Buckley, director of public utilities; Bruno Rehbein, building inspector; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

Pastor Tina Barnett gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said a last minute resolution had been added to the agenda concerning a demo project, due to the schedule of the cleanup.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the June 2, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #11

APPROVED

Commissioner Hosie moved to approve appropriation ordinance #11. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:

AIRPORT ADVISORY BOARD

City Manager Uri said there were five applicants for two vacancies, including two present members, Mike Holmes and Brian Donovan. The recommendation from the advisory board is to reappoint those two members. Another applicant, Don Scheetz, has expressed interest in serving but with his schedule, does not think he can attend meetings regularly. The advisory board recommends appointing him as an ex-officio member to receive board meeting information and draw on his expertise.

Mayor Hattan moved to reappoint Mike Holmes and Brian Donovan to the airport advisory board, and to appoint Don Scheetz as an ex-officio member. Commissioner Wentz seconded. Motion carried unanimously.

BOARD OF BUILDING TRADES

Cheryl Lanoue had expressed interest in several other boards. As there was a position open, Bruno Rehbein asked her to consider an interest in the Board of Building Trades.

Commissioner Hosie asked if there were guidelines for membership with the Board of Building Trades, as there are with other City boards. Mr. Rehbein said there are not, other than two membership positions cannot be associated with a general contractor. One general public membership has been vacant for several years. Commissioner Fraser inquired what the board's purpose is. Mr. Rehbein said they oversee contractor licensing rules, how to interpret rules, and what codes to adopt, among other things.

Commissioner Johnson moved to appoint Cheryl Lanoue to the Board of Building Trades. Commissioner Wentz seconded. Motion carried unanimously.

OLD BUSINESS:

FLOOD CONTROL CONTRACTS

City Manager Uri explained that the two contracts, one for the Corps of Engineers, and the other for KLA Environmental, allows for KLA to complete the design work, with the City still being permitted to use the Corps for matching funds. The total study costs are projected to be \$500,000, with \$235,000 being the City's

share. An earlier estimate of costs was approximately \$432,000, with the additional amount attributed to the Corps not originally understanding the design goals of the City. The contract contains a fee of \$15,000 for administrative work. Essentially, KLA will focus on upstream from the dam, and the Corps downstream. An additional \$50,000 must be paid to the Corps in 2011 to complete the study, but if the City wishes to discontinue their involvement with the Corps, these funds will not be contributed.

Commissioner Johnson moved to approve the contract with the Corps of Engineers and to authorize the mayor to sign. Commissioner Fraser seconded. Motion carried unanimously.

Commissioner Hosie moved to approve the contract with KLA Environmental and to authorize the mayor to sign. Commissioner Wentz seconded. Motion carried unanimously.

NEW BUSINESS:

FRANK CARLSON LIBRARY – REQUEST OF FUNDS

Joshua Meyer presented the request for the library. The library is asking for \$146,679 for 2011, an increase of \$3578. He said \$2100 has been cut from the operating costs for 2010. The library serves a high number of patrons on a minimal budget and the funds are used wisely.

BROWN GRAND THEATRE – REQUEST OF FUNDS

Susan Cantine-Maxson thanked the commission for last year's matching funds to purchase the new air conditioning. She said a structural engineer had been hired to establish immediate safety concerns, which should be at the top of the list for consideration. These include the rigging, catwalk, and the ropes that hold the curtains. Ms. Cantine-Maxson said preliminary estimates put these repairs at \$50,000. She suggested the City set up a matching fund account to help offset these expenses.

RESOURCE COUNCIL – REQUEST OF FUNDS

Marie Brewer, executive director, and Emmet Rudolph, director of Club 81, presented numbers of local families served by the agency. In 2010, the resource council requested \$12,000. They are asking for \$14,000 for 2011.

SENIOR CITIZENS CENTER – REQUEST OF FUNDS

Gary Dvorak, North Central Flint Hills Area Agency on Aging, said that funds received from the City go directly towards supplementing wages. Approximately one hundred citizens are served meals, with an average of forty-eight people a day who visit the center for activities. He is requesting \$4000, the same as previous years.

DEMO PROGRAM – 124 W. 11TH

Bruno Rehbein explained that this property, which recently was involved in a fire, was accepted into the demo program. In the meantime, the City has received the 15% of fire proceeds from the insurance company, which helps pay the cleanup in the event the property owner does not do it. The City received a bid of \$7900 for demolition of the structure. The question now is whether to continue with the demo program process, in which case the property could possibly be cleared in two to three weeks, or go through the proper procedure with fire insurance proceeds, which includes a public hearing. This would not allow the property to be cleared before October. If the demo program is utilized, the City will contribute up to \$4000 for demolition. If the property owner clears the property and the fire proceeds are used, the cost to the City would be nothing. Staff recommends clearing the property immediately, as the structure is extremely unstable and dangerous.

Commissioner Johnson moved to accept 124 W. 11th into the demo program. Mayor Hattan seconded. Motion carried unanimously.

Commissioner Hosie suggested taking a look at the demo program procedures to see if we can recover funds in the future, should this issue happen again.

COMPREHENSIVE PLAN

City Manager Uri said that Finance Director Farha has found money in the budget to pay the nearly \$30,000 cost of the plan. As the current plan is more than ten years old, it was decided the need was there to update this. The plan would be assembled by Jim Kaup, who wrote the City's zoning code, and Wyndee Lee, former Concordia city manager.

Commissioner Hosie inquired into the reasoning for updating the plan. City Manager Uri said that several projects listed in the plan have already been done. Also, a current plan is required for some funding and grants. Bruno Rehbein said that the current plan shows zoning that does not exist, and a new plan would alleviate problems during zoning changes. Commissioner Hosie suggested waiting on this project until next year, to facilitate the busy schedules of the department heads this year during big projects that are being undertaken at this time.

Mayor Hattan said the time was right to do this, and lack of a current plan could hold up progress on the north development.

Commissioner Johnson moved to authorize the mayor to sign the contract to engage in the comprehensive plan. Commissioner Wentz seconded. Motion carried 4-1, with Commissioner Hosie opposing.

RESOLUTIONS:

2010-1880 124 W. 11TH UNSAFE AND DANGEROUS

PASSED

Thereupon, there was presented a Resolution entitled:

WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 2-351 OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURE IS UNSAFE AND DANGEROUS:

Thereupon, Mayor Hattan moved that said Resolution be adopted. The motion was seconded by Commissioner Wentz. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2010-1880 and was signed by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said it was decided that July 7 would be too early to start the budget discussion. The originally scheduled meeting on July 14 will be the first budget meeting.

City Manager Uri heard from Deb Ohlde on the CDBG process. There are sixty-four applications to vie for \$7,000,000. One thing that might hinder the City's chances of receiving the grant is that the City's sewer rates are half the state norm.

Landowners and interested parties around the dam will be invited to attend a meeting as the design phase begins. City Manager Uri asked for additional names to add to the current list. Commissioner Fraser suggested adding the County to that list.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson thanked the police chief on the recent drug busts.

Commissioner Hosie asked if the tree trimming project would continue this year, and suggested possibly the street crew might have time to do some of the work. City Manager Uri said that there were plans to continue the project, but he hesitated to put City crew in a hazardous situation and preferred to hire a professional tree trimmer.

Commissioner Fraser asked if the 5th Street project was on schedule.

STAFF COMMENTS

Ron Copple said 5th Street is on schedule for the most part, but could use several days without rain in order for his crew to do the curb and gutter.

Bruno Rehbein touched on the memo included in the commissioner packets, which included all property that might be considered for the demo program.

Chris Edin said that a volunteer with animal control started yesterday, and there are now opportunities for volunteers in the police department. He is interested in bringing back the explorer program.

Larry Eubanks notified the commission he had received a \$1000 grant from State Farm Insurance for smoke detectors.

Chad Buckley gave a progress report on the booster station.


Ken Johnson gave a progress report on the north development and said the project is three weeks ahead of schedule.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 7, 2010

The governing body met in regular session on July 7, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Joe Jindra, John States, Mary Jo Thummel, Jean Rosemarynoski, Tom Tuggle, Kristina Edin, Ken Johnson, Kirk Lowell, Cheryl Lanoue. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

Pastor John States gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said there were none.

APPROVAL OF MINUTES**APPROVED**

City Manager Uri said that the date was wrong on the minutes and would be changed. Also, in response to an earlier question by Commissioner Hosie, during the library discussion a figure of \$3578 was given as the requested increase from the previous year, when, in fact, it is \$3378. City Manager Uri said that the minutes must reflect what was said, but that the correct figure would be duly noted in the July 7 minutes.

Commissioner Wentz moved to approve the minutes of the June 16, 2010, meeting. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #12**APPROVED**

Commissioner Wentz questioned why Brian Donovan was paid through accounts payable. City Manager Uri explained that the FBO is not a paid employee, but contract labor.

Commissioner Hosie asked what the cameras would be used for after the 5th Street project is complete. City Manager Uri said they could be placed around the community, such as downtown, in the same way.

In answer to Commissioner Wentz's question, City Manager Uri said that the grader purchase had been approved by a prior commission.

Commissioner Fraser inquired about the nature of the building permit refund. City Manager Uri promised an answer after talking to Bruno Rehbein.

Commissioner Johnson moved to approve appropriation ordinance #12. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC COMMENTS

City Manager Uri said that Lisa Valcoure, of Mount Joseph, was on hand requesting the commission approve their fireworks display for July 11, due to the inclement weather the previous weekend.

Commissioner Hosie moved to permit Mount Joseph to hold their fireworks display on July 11. Commissioner Wentz seconded. Motion carried unanimously.

OLD BUSINESS:**ORD. 2010-2998 PRAIRIE LAND FRANCHISE****PASSED**

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE GRANTING PRAIRIE LAND ELECTRIC COOPERATIVE, INC., ITS LESSEES, SUCCESSORS AND ASSIGNS, AN ELECTRIC FRANCHISE AND THE AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN, AND EXTEND AN ELECTRIC DISTRIBUTION PLANT AND SYSTEM, AND GRANTING THE RIGHT TO USE THE STREETS, ALLEYS, AND OTHER PUBLIC PLACES WITHIN THE PRESENT OR FUTURE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS, EXCLUDING THAT PORTION OF THE CORPORATE LIMITS KNOWN AS THE NORTH DEVELOPMENT, AS DESCRIBED IN ATTACHED EXHIBIT A AND HEREAFTER REFERRED TO AS THE NORTH DEVELOPMENT

Thereupon, Commissioner Wentz moved that said ordinance be passed. The motion was seconded by Commissioner Johnson. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-2998 and was signed by the Mayor and the signature attested by the City Clerk.

NEW BUSINESS:

POLICE DEPARTMENT COMPUTERS

Chris Edin presented the bids for the department computers. They are as follows:

Print 5	8 desktops, 5 laptops, 1 projector, MS Office	\$23,504.34
Computer Solutions	7 desktops, 5 laptops, 1 projector, MS Office	\$24,087.95

Therefore, Mr. Edin is recommending the bid from Print 5. He explained the difference in the number of desktops. Originally, both companies came in over the \$25,000 limit in the fund. Ideally, the police department needs nine desktop computers.

Mayor Hattan noted the different prices on the items, and suggested breaking up the bids in order to get the best price. Print 5 has the lowest prices on the laptops, and CSI is less expensive on the desktops. He said by doing it this way, nine desktops could be purchased and still be less than \$24,000. After discussion on this, installation, and the difference in warranties, it was decided to approve a dollar amount and the best deal would be sought out before ordering.

Commissioner Fraser voted to approve spending around \$24,000 for computers for the police department. Commissioner Wentz seconded. Motion carried unanimously.

AUTHORIZE SLUDGE WAGON PURCHASE

Chad Buckley said that, as discussed at the last meeting, he recommended the larger tank in order to cut down on the number of trips needed to haul off the sludge. The bid is for \$16,805.45 from Zeitlow Distributing.

Commissioner Johnson asked that Mr. Buckley make sure the tank's frame can handle the larger tank. Mr. Buckley said he would ask before ordering it.

Commissioner Hosie moved to approve the purchase of the sludge wagon tank for \$16,805.45 from Zeitlow Distributing. Commissioner Wentz seconded. Motion carried unanimously.

CLOUDCORP 2011 APPROPRIATION REQUEST

Kirk Lowell asked the commission to consider \$50,000 for CloudCorp, the same as last year. Mr. Lowell offered information and his services during the budget process. Mr. Lowell spoke highly of City projects in the works.

2010 BUDGET AMENDMENT

Finance Director Farha explained the amendment is necessary in the Emergency Telephone System fund as the annual maintenance for the system had not been budgeted. The budgeted amount would go from \$21,500 to \$25,639.

Mayor Hattan moved to set the public hearing for the 2010 budget amendment for the July 21 meeting. Commissioner Wentz seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri reminded the commission of the July 14 budget meeting.

City Manager Uri said that the first public meeting for flood control would be held July 28 at 3 p.m. The contracts with KLA Environmental and the Corps of Engineers have been signed. The public is invited, and special invitations are being sent to landowners and businesses in the area. The configuration of the dam will be considered.

City Manager Uri talked about last year's tree trimming project. The fire department has \$5000 in their budget to continue this program, and would like to do 5th and 6th Streets.

Mayor Hattan said he was not in favor of the City doing this project, and thinks this is a homeowner responsibility.

Commissioner Hosie moved to authorize the city manager to spend up to \$5000 to trim trees on 5th & 6th Streets. Commissioner Fraser seconded. Motion carried 4-1, with Mayor Hattan opposing.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz thanked the American Legion for taking over the fireworks display, and also thanked the City crew for picking up limbs after the last storm.

Commissioner Johnson asked about the City's liability with the reserves/volunteer positions, and the liability with the tactical unit. The responsibility is with the area being served at the time, unless gross negligence is involved. Chris Edin explained the roles of Explorers and reserve police officers. City Manager Uri said that our insurance company would be notified of these new positions.

Commissioner Johnson said a citizen had talked to him about overgrown trees in the alley of their property. Ron Copple said this was not a City maintained alley.

Commissioner Johnson asked if the City was still taking care of mowing nuisances. Ron Copple said some had been cleaned up. Commissioner Johnson gave some areas of town that hadn't been done yet.

Commissioner Johnson suggested next year there be fireworks education, as he saw someone throw a firecracker in a storm sewer.

Commissioner Johnson said that he'd seen near wrecks on 6th & Lincoln, and asked if that area is patrolled. Chris Edin said it is, and said possibly it could be patrolled in an unmarked vehicle.

Commissioner Hosie seconded the thanks given by Commissioner Wentz to the City crew.

Mayor Hattan discussed TIF financing, and bonding, to leave more funds for possible upcoming projects like Heavy's.

STAFF COMMENTS

Chris Edin thanked the Sisters of St. Joseph for their help on patch removal of older uniforms.

Larry Eubanks said the County has been declared a disaster from the last storm, and had a meeting with FEMA, to receive aid for the debris removal. He estimates the entire County's damage at \$400,000 to \$500,000.

Ken Johnson gave an update on the north development, and said despite the recent rains, the project is ahead of schedule.

Ron Copple gave an update on the 5th Street project.

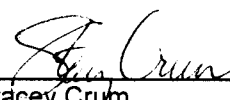
Chad Buckley gave an update on the booster pump project, and said the project is two weeks ahead of schedule.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

ATTACHMENTS

IN

FILE

MINUTES OF THE SPECIAL CALL COMMISSION MEETING HELD JULY 14, 2010

The governing body met in special call meeting for budget planning on July 14, 2010,, at 7:00 p.m., in the City Commission room in the City Hall, the following members being present and participating, to wit: Commissioners Hattan, Johnson, Fraser, and Wentz.

Absent: Commissioner Hosie.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Toby Nosker, Kirk Lowell. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector; Tom Gennette, recreation.

**CALL FOR SPECIAL CITY COMMISSION MEETING
CITY OF CONCORDIA, KANSAS**

TO THE BOARD OF CITY COMMISSIONERS:

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

Place: City Commission Room, City Hall, Concordia, Kansas
Date: July 14, 2010
Time: 7:00 o'clock p.m.

The object of said meeting will be as follows:

1. Call to Order
2. Budget Planning
3. Adjournment

CHARLES JOHNSON
COMMISSIONER

GREG HATTAN
COMMISSIONER

DARREL HOSIE
COMMISSIONER

GARY FRASER
COMMISSIONER

MARSHA WENTZ
COMMISSIONER

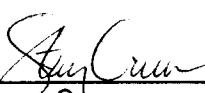
RETURN OF SERVICE

The undersigned received the original notice of Special City Commission meeting, of which the foregoing is a copy, at 1:00 o'clock p.m., July 13, 2010 (Greg Hattan); _____ o'clock p.m., July 13, 2010 (Darrel Hosie); 1:35 o'clock p.m., July 13, 2010 (Charles Johnson); 1:30 o'clock p.m., July 13, 2010 (Gary Fraser) and 2:45 o'clock p.m., July 13, 2010 (Marsha Wentz).

1. Served the same personally on Greg Hattan. /s/ Chad Buckley.
2. Served the same personally on Darrel Hosie. /s/ _____.
3. Served the same personally on Charles Johnson. /s/ Chad Buckley.

4. Served the same personally on Gary Fraser. /s/ Chad Buckley.
5. Served the same via email on Marsha Wentz. /s/ Stacey Crum.

A discussion was had concerning repairs to the Broadway sewer and the means of financing the project. The preliminary 2010 budgets of all departments were presented by each department head. Discussion was held by the commission on these preliminary figures. The departments were asked to return with requested information to clarify projects or update budget figures.



Stacey Crum
City Clerk

(Seal)

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 21, 2010

The governing body met in regular session on July 21, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, John States, Jody Staehr, Jean Rosemarynoski, Kayla Sicard, Don Dean, Kirk Lowell, Cheryl Lanoue, Ben Budreau. Staff present: Chad Buckley, director of public utilities; Jim Menard, fire captain; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

Pastor John States gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said one item, a proclamation, had been added and a new copy of the agenda was provided.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the July 7, 2010, regular meeting and the July 14, 2010, special meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #13

APPROVED

Commissioner Johnson moved to approve appropriation ordinance #13. Commissioner Fraser seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PROCLAMATION

20th ANNIVERSARY OF AMERICANS WITH DISABILITIES ACT

Mayor Hattan read the proclamation sponsored by OCCK and declared July 26 as the 20th anniversary of the signing of the Americans with Disabilities Act (ADA).

NEW BUSINESS:

AIRPORT HANGAR ROOF BIDS

Ron Copple presented the airport hangar roof bids. They are as follows:

<u>Bidder</u>	<u>Main Hangar Roof</u>	<u>Office Roof</u>	<u>Total Bid</u>
Budreau Construction	15,450.00	450.00	15,900.00
Geisler Roofing	23,595.00	900.00	24,495.00
Protec Roofing	18,000.00	500.00	18,500.00
Yutzy Roofing Service	10,826.00	2560.00	13,386.00

Mr. Copple explained that the low bidder, Yutzy Roofing, has stated they will not use local labor and equipment. Budreau Construction is 19% higher than the lower bid (\$2514) but is a local contractor. Therefore, staff recommends accepting one of the two lowest bidders. Mayor Hattan suggested accepting the low bid, as 19% is significant. Commissioner Hosie disagreed, saying that \$2514 is not enough savings to award the bid to an outside contractor.

Mayor Hattan voted to accept the low bid from Yutzy Roofing for \$13,386.00. Commissioner Johnson seconded. Motion carried 4-1, with Commissioner Hosie opposing.

AMBULANCE BIDS

Jim Menard presented the bids received for a new ambulance. They are as follows:

<u>Bidder</u>	<u>Diesel</u>	<u>Gas</u>
FireFox Rescue Equipment	143,970.00	140,230.00
Horton Emergency Vehicles	156,421.00	151,191.00

Jody Staehr from FireFox Rescue was also on hand to answer questions. At the commission's request, he explained the differences between the gas and diesel engines, and the performance of both, including fuel mileage. As the diesel engine in the E-Series trucks is being phased out this year, the fire department opted to purchase now, rather than wait one to two years. Mayor Hattan asked about the solvency of Road Rescue, the manufacturer. It was explained that the company is being offered for sale, and all warranties would still be honored as per federal law, regardless of the outcome of the sale.

Commissioner Hosie moved to accept the bid from Firefox Rescue for \$143,970.00. Commissioner Fraser seconded. Motion carried unanimously.

ORDINANCES:

2010-2999 UTILITIES COLLECTION FEES

PASSED

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE ESTABLISHING FEES FOR COLLECTION OF DELINQUENT UTILITY ACCOUNTS BY THE CITY OF CONCORDIA, KANSAS; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 20-37 .

Thereupon, Commissioner Johnson moved that said Ordinance be passed. The motion was seconded by Mayor Hattan. 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:

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2010-2999 and was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said the second Wednesday of September has been scheduled for the next intergovernmental meeting.

City Manager Uri talked about a KDOT grant that was applied for several years earlier and just received for a lighted windsock and P.A.P.I.S. for the airport. Matching funds are 25%. The airport advisory board considered the grant, and recommended denying it. If installed, they would be located in the wrong place in the future of the master plan, and the City possibly could receive a grant later for the same objects at a 5% match.

Mayor Hattan moved to concur with the airport advisory board's decision and decline KDOT's grant offer. Commissioner Wentz seconded. Motion carried unanimously.

City Manager Uri said that he and Bruno Rehbein plan to meet with Deb Ohlde. There is a possibility of receiving a neighborhood development grant for future demo projects.

The city manager of St. Marys is asking for support from cities for new legislation to push back municipalities' budget due date. City Manager Uri said that such legislation may not be received well from the counties. Commissioner Hosie recommended talking with the County to get their thoughts before considering a resolution.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hosie asked that staff give a cost estimate on all the paperwork that the commission receives.

Commissioner Fraser said he'd like the option of declining documents, rather than receiving duplicates or unwanted items.

STAFF COMMENTS

Don Dean of Campbell & Johnson gave a report on the 5th Street project. Much of the concrete is ready to pour, but the rain has held up construction. With the rain, the project is 2-3 weeks behind schedule.

Chad Buckley gave a north development update on the boring. Also, he said the booster pumps have been turned on, increasing water pressure at the college.

Chris Edin thanked the commission for the police department's new computers, which have been delivered.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 4, 2010

The governing body met in regular session on August 4, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Armand Balthazor, Retta Waite, Larry Bergstrom, Gloria Bergstrom, Jean Rosemarynoski, Ken Johnson, Cory Jadwin, John States, Marcia Allen, Kirk Lowell, Cheryl Lanoue, Denise de Rochefort-Reynolds, Robin Isaacson. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

Pastor John States gave the invocation, followed by the reciting of the Pledge of Allegiance.

RECOGNITION OF PEE WEE STATE CHAMPIONS**RES. 2010-1881**

Mayor Hattan read the resolution recognizing the accomplishment of the Concordia Lions winning the 2010 Pee Wee baseball state tournament. The team, coaches and families were on hand. Matt Bechard, head coach, spoke to the commission. The trophy was presented, which will be on display at City Hall for a period of time.

APPROVAL OF MINUTES**APPROVED**

Commissioner Wentz moved to approve the minutes of the July 21, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #14**APPROVED**

Commissioner Hosie moved to approve appropriation ordinance #14. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

Armand Balthazor voiced his displeasure that the American flag had not been flying at the sports complex, due to the chain being broken.

Retta Waite had several concerns about the construction company working around 2nd Street, citing open meter pits, shutting off citizens' water, and lack of barricades around dangerous areas. City Manager Uri and Chad Buckley addressed the problems.

Commissioner Johnson entered at 5:49 p.m. and took his seat.

PUBLIC HEARING:**124 W. 11TH FIRE PROCEEDS**

Bruno Rehbein said the house has been demolished, the property is cleaned up, and has been declared safe. The proceeds have already been returned to the property owner, so therefore there was no need for a public hearing.

2011 BUDGET

Amber Farha said that the new budget proposes no mill levy increase. She explained that the TIF fund is now levied on its own. Mayor Hattan listed upcoming projects in the new budget, and included this year's projects and funds to be expended for the current budget.

Cheryl Lanoue asked the commission how the new positions being added in 2011 in the street and police departments would be paid for in future years.

Armand Balthazor said there is overspending and the City needed to find a way to bring in more revenue. He stressed that blighted properties needed to be cleaned up.

Mayor Hattan moved to close the public hearing for the 2011 budget. Commissioner Hosie seconded. Motion carried unanimously.

Commissioner Wentz moved to adopt the 2011 budget as presented. Commissioner Johnson seconded. Motion carried unanimously.

APPOINTMENTS:

RECREATION ADVISORY BOARD

TOBY NOSKER, CHERYL LANOUE

City Manager Uri said that the board currently has six members, but two more have expressed interest in serving. He suggested raising the number allowed from seven to eight and amending the charter to reflect the change, while still keeping the quorum at four.

Mayor Hattan moved to expand the number of members of the recreation advisory board to eight, and to appoint Cheryl Lanoue and Toby Nosker to the board. Commissioner Wentz seconded. Motion carried unanimously.

OLD BUSINESS:

BROADWAY SEWER

The City was notified just this week that it has received a CDBG grant for \$466,500 to pay for the Broadway Sewer from 3rd to 5th Street. Plans are for the project to be completed in 2010. Ken Johnson stated that most of the engineering is done but permits from KDHE and the railroad have not been obtained.

MANAGER'S REPORT

City Manager Uri said he'd met with the college on the flood control project, and received their feedback on the recent meeting.

City Manager Uri revisited the idea of throwing support behind possible legislation moving back the budget deadline for cities. He contacted the County on the issue, and was told that there would be other deadlines that would need to be moved if this were passed. City Manager Uri recommended showing no support at this time.

City Manager Uri presented a copy of a contract from Nex-Tech, a wireless company requesting to place antennas on one of the water towers.

Mayor Hattan moved to approve the contract with Nex-Tech. There was discussion on other companies paying the City a monthly charge for this service, and whether the fees should be raised. Currently, US Cellular is paying \$600 per month, which is also the fee which was negotiated with Nex-Tech. It was decided to postpone this topic until the next meeting, when a list of current companies paying tower rent could be collected.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson said he would like to know the capacity of the dam if it was moved farther north, and said he'd prefer the dam be moved as far north as possible. He also felt a street should not be placed there, and that the slope be changed to safely maintain the banks.

Commissioner Hosie asked if copying charges had been investigated, as requested at the last meeting. City Manager Uri promised to email this information to the commission.

Commissioner Fraser asked if the boring under the river had taken place. Ken Johnson answered questions concerning the boring, and casing the pipes. The river bores aren't sleeved.

Mayor Hattan thanked Finance Director Farha and staff for this year's budget process and commented on it being passed with so few meetings.

STAFF COMMENTS

Ken Johnson gave an update on 5th Street, noting that the main south lane is done. Mr. Johnson also commented on the north development project. Two water lines and a sewer line under the highway will be connected next week. The project is no longer ahead of schedule with the recent rains. The contract states the project will be completed by November.

Chad Buckley gave an update on the college water pressure project. The pumps were recently turned on, and there is more than adequate pressure for the college and the new dorm.


Mayor Hattan expressed his appreciation to City Manager Uri, Ken Johnson, and Chad Buckley for their diligence on applying for and receiving the Broadway sewer grant.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Johnson seconded. Motion carried unanimously.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 18, 2010

The governing body met in regular session on August 18, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Johnson, Hosie, and Fraser.

Absent: Commissioner Wentz.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Joe Jindra, Cory Shipley, Marcia Allen, Mary Jo Thummel, Jean Rosemarynoski, Denise de Rochefort-Reynolds, Kirk Lowell, Cheryl Lanoue, Don Dean. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

Pastor Cory Shipley gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. There were none.

APPROVAL OF MINUTES**APPROVED**

Commissioner Hosie moved to approve the minutes of the August 4, 2010, meeting. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #15**APPROVED**

An earlier question by Mayor Hattan was addressed, about the utilities paid to the City of Glasco. It is understood that Concordia will pay Glasco half of the monthly utilities in exchange for housing the ambulance and equipment, though there appears to be no written agreement to that effect.

Finance Director Farha presented a report, showing voided checks of the last meeting and this one.

Commissioner Johnson inquired about the consulting fees paid to COP Consulting. City Clerk Crum explained that an agreement has been signed between the City and Gene Wilson for a fee to be paid on all savings that he finds on the City's phone bills. Recently, Mr. Wilson found that four lines being paid to AT&T for 911 services are actually disconnected lines that are believed to have been disconnected after the police department moved to the current location, over eleven years ago. This is a savings of over \$300 per month that the City has been overcharged. Mr. Wilson has asked for a refund of this overpayment of over \$38,000.

Commissioner Johnson moved to approve appropriation ordinance #15. Commissioner Fraser seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:**HEAVY'S TIF PROJECT**

An estimate from Campbell & Johnson of \$130,424.69 was presented, for curb and guttering, sidewalk, and traffic lights at Heavy's, and repaving of the parking at the library. City Manager Uri said the cash is available in the TIF fund for this project.

Commissioner Fraser said that Heavy's would be a good TIF project, but felt that the library did not qualify as they don't pay taxes and the project would have nothing to do with economic development.

Commissioner Hosie asked if City staff could do the library project. Ron Copple answered that it could. Commissioner Hosie reminded those in attendance that he had voted against using TIF funds for the recent projects of 5th Street and the Broadway sewer because they weren't tied to economic development, and said this fell into the same category.

Mayor Hattan disagreed, saying that the library was an excellent TIF project, with Heavy's customers using the parking as an overflow.

Commissioner Johnson agreed that City crews could do the library to save money on the project.

Commissioner Fraser moved to do Heavy's as a TIF project including the traffic signals. Commissioner Hosie seconded. Motion carried unanimously.

City Manager Uri said staff would bring back estimates on the work to be done in-house.

RESOLUTIONS:**2010-1882 REIMBURSEMENT RESOLUTION****PASSED**

Thereupon, there was presented to the Governing Body a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS EVIDENCING THE OFFICIAL INTENT OF THE CITY TO UNDERTAKE A CERTAIN PROJECT, FINANCE THE SAME WITH GENERAL OBLIGATION BONDS OF THE CITY AND BE AUTHORIZED TO APPLY PROCEEDS OF SUCH BONDS TO CERTAIN ORIGINAL EXPENDITURES ON SUCH PROJECT.

A blank with the approximate costs of the project was filled in with \$100,000.

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

Aye: Commissioners Hattan, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the Governing Body, it was given No. 2010-1882, and was directed to be signed by the Mayor and attested by the City Clerk.

ORDINANCES:**2010-3000 STANDARD TRAFFIC ORDINANCE****PASSED**

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE regulating traffic within the corporate limits of the City of Concordia, Kansas; incorporating by reference the Standard Traffic Ordinance for Kansas Cities, Edition of 2010, with certain omissions, amendments, and additional provisions.

Thereupon, Commissioner Johnson moved that said ordinance be passed. The motion was seconded by Mayor Hattan. 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 Hattan, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3000 and was signed by the Mayor and the signature attested by the City Clerk.

2010-3001 UNIFORM PUBLIC OFFENSE CODE**PASSED**

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE regulating public offenses within the corporate limits of the City of Concordia, Kansas; incorporating by reference the Uniform Public Offense Code for Kansas Cities, Edition of 2010, with certain omissions, amendments and additional provisions; providing certain penalties; repealing existing Section 14-1 of the Concordia Code; and amending the Concordia Code, by adding a Section numbered 14-1.

Thereupon, Commissioner Hosie moved that said ordinance be passed. The motion was seconded by Commissioner Fraser. 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 Hattan, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3001 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said he is working on a report that shows the County's expenses compared to percentage of use for dispatch.

City Manager Uri discussed the recent invoices for vet services for the animal shelter, explaining several of the larger charges. It was pointed out that with the new animal control officer, most animals are now adopted out, rather than being euthanized.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson thanked everyone for the flowers sent after the passing of his wife, and especially thanked the EMS staff.

STAFF COMMENTS

Ron Copple gave an update on the 5th Street project, and the new gazebo for the City park.

Bruno Rehbein discussed the new college dorm and the inspections, and updated the commission on the new Mormon church.

Larry Eubanks discussed the current tree trimming project on 5th Street, and announced that the President declared Cloud County a national disaster after the last storm damage and clean up funds will be reimbursed.

Chad Buckley updated the commission on the north development.

Amber Farha presented paperwork for designation of depository bank for the new CDBG grant.

Commissioner Fraser made a motion to authorize the mayor to sign the CDBG paperwork. Commissioner Hosie seconded. Motion carried unanimously.

Chris Edin spoke of an Olds Bravada that was seized in a recent drug raid. The vehicle now belongs to the City.

EXECUTIVE SESSION – NON-ELECTED PERSONNEL

HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for non-elected personnel. Inviting: City Manager Uri. Commissioner Hosie seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, and Fraser.

Nay: None.

Time: 6:31 p.m.

The commission reconvened at 6:41 p.m.

Mayor Hattan announced there was no binding action taken.


Mayor Hattan explained the topic of the executive session, which was city manager/commissioner protocol, and commissioners dealing with the public. City Manager Uri said that in the future, concerns raised by a citizen should be dealt with in a public meeting, rather than one commissioner dealing with the issue. Commissioner Johnson commented that he has dealt with concerns from citizens in the past, and would continue to do so.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 1, 2010

The governing body met in regular session on September 1, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Tracy Cooper, Brett Becker, Deb Ohlde, John States, Jean Rosemarynoski, Cheryl Lanoue. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

Pastor John States gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. There were none.

APPROVAL OF MINUTES

APPROVED

Commissioner Johnson moved to approve the minutes of the August 18, 2010, meeting. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #16

APPROVED

Commissioner Johnson asked about the ambulance lien fee. City Clerk Crum answered that it was to insure that the City got paid for an ambulance bill from a patient that the City's insurance company is negotiating a settlement with, due to a traffic accident involving a City vehicle. Commissioner Johnson asked where motion sensors were installed. Finance Director Farha said it was at the animal shelter. City Commissioner Johnson asked about the various reissued checks. Finance Director Farha explained that several payroll checks in past years were not cashed, and as per the auditor's instructions, the checks were reissued to the employees through accounts payable. City Commissioner Johnson inquired about the nature of the business with Orrick & Associates. City Manager Uri said that it is in regards to land acquisition for the hospital but declined to offer any information at this time until it's ready to be made public.

Commissioner Hosie asked about the check for the tree service. Ron Copple stated that it includes grinding out several tree stumps, along with the trimming along 5th Street.

Commissioner Wentz moved to approve appropriation ordinance #16. Commissioner Fraser seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

CDBG FINAL PERFORMANCE – FIRE TRUCK

Deb Ohlde said the paperwork is the final step in the grant process with the fire truck. The paperwork will go to the State. There is still \$12,500 reimbursement remaining, which paid the grant coordinator's fees, and the City has already paid this bill, and will reimburse itself when the funds are dispersed.

Mayor Hattan declared the public hearing closed.

Commissioner Fraser moved to authorize the mayor to execute the CDBG final performance documentation for the fire truck. Commissioner Hosie seconded. Motion carried unanimously.

NEW BUSINESS:

BROADWAY SEWER GRANT AGREEMENT

Commissioner Hosie asked Deb Ohlde about a clause in the agreement which states that the Department of Commerce may terminate the agreement if federal funds become unavailable. Ms. Ohlde said it is a standard agreement which isn't entered into without the funds being available. City Manager Uri said there was no time to table the agreement, as it must be returned to the State before the next meeting is held.

Commissioner Wentz moved to accept the Broadway sewer grant agreement. Commissioner Johnson seconded. Motion carried unanimously.

NEX-TECH CONTRACT

City Manager Uri said the antenna will be installed on the east water tower, at a monthly fee of \$600 to be adjusted or negotiated every five years.

Commissioner Johnson moved to accept the Nex-Tech contract. Commissioner Wentz seconded. Motion carried unanimously.

DOCUMENT IMAGING

Staff recommended DocumentMall as the City's document imaging source. The police department can utilize this off-site, since nothing is installed on the server. Brett Becker and Tracy Cooper were on hand to answer questions.

Mayor Hattan moved to approve the agreement with DocumentMall. Commissioner Fraser seconded. Motion carried unanimously.

LEAGUE VOTING DELEGATES

The League of Kansas Municipalities encourages voting delegates to participate in management of the affairs of the League. A business session will be held during this year's League meeting.

Commissioner Hosie moved to nominate Commissioners Wentz and Fraser as voting delegates, and Commissioner Johnson as an alternate delegate. Commissioner Johnson seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri said sales tax was up for the last month, but is down 2.3% for the year, over the previous year.

City Manager said a meeting was held last week with several commissioners, Frank Mercurio and interested property owners around the flood control area. Many issues were discussed, and Mr. Mercurio will be bringing new designs for the commissioners and staff to consider.

A spreadsheet was presented with the County's contribution to dispatch showing that the contribution is fairly equal to the County's usage over the years since the County has been contributing. Currently, it appears the County's contribution is covering the costs, but when another dispatcher is added, future contributions may not be sufficient to cover the costs. City Manager Uri said he would discuss this with the County.

Mayor Hattan asked if anything had been heard about the USDA grant. City Manager Uri said he had not heard anything from Loren Medley, but would check into it.

Commissioner Hosie asked if property owners near the Plum Road dam needed to be included in discussion. City Manager Uri said he knew that property owners want limited public access, and minimal tree clearing.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Fraser commented that the back slope will go from a 4 to 1 slope, to a 5 to 1 slope, which will take more dirt in the design. He also asked about a manhole in the street by the Health Department. Chad Buckley said it's repaired.

STAFF COMMENTS

Chris Edin said that he is looking at law enforcement working more closely with the public, and shared something that happened at the hospital over the weekend.

Ron Copple gave an update on the 5th Street project, saying the contractor has started on the north side, and the dirt work is done and storm drainage is in.

Chad Buckley gave an update on the north development, The line has been buried from Trail Road to Union Road, and on 2nd Street, the contractor is cleaning up.


Ron Copple answered a question about Rasure Field, saying that the Optimist Club has expressed a willingness to help. The Rasure family is procuring a sign to be installed soon, and hopes to have a dedication of the field during Fall Fest.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 15, 2010

The governing body met in regular session on September 15, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Joe Jindra, Sr. Judy Stephens, Cheryl Lanoue, Tom Tuggle, Kirk Lowell, Wyndee Lee, Jim Kaup. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

There was no invocation.

The pledge of allegiance was recited.

Mayor Hattan asked for changes to the agenda. City Manager Uri added a study session item, nuisance abatement fees, if there was time to discuss it.

APPROVAL OF MINUTES**APPROVED**

Commissioner Hosie moved to approve the minutes of the September 1, 2010, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #17**APPROVED**

Commissioner Wentz asked why Bruno purchased the wacker packer. Chad Buckley said his credit card limit was too low to make the purchase himself.

Commissioner Johnson said they hadn't received the itemized credit card statement. Commissioner Johnson asked for a report that showed salaries, such as one that used to be provided. Finance Director Farha promised to provide that in the future. Commissioner Johnson wanted clarification on the voided/reissued checks on the last appropriation. Finance Director Farha explained that the City's checks are voided after 120 days, and the auditors directed her to reissue those.

Commissioner Wentz moved to approve appropriation ordinance #17. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:**PRELIMINARY COMP PLAN DISCUSSION**

Jim Kaup and Wyndee Lee, who have been hired to assemble the City's new comprehensive plan, presented a power point on the subject and shared a community survey that will be distributed to City households in the near future. The importance of the document was discussed. The comp plan will be a tool to aid in future planning for the City, including economic development. Mr. Kaup said they would be working closely with City staff and the planning commission, as well as holding public meetings to receive citizen input, and the document should be completed within six months.

VEHICLE BIDS**BABE HOUSER MOTORS**

City Manager Uri presented bids for a vehicle to be shared by City employees for training purposes. There were nine bids received, with one being eliminated for not meeting the minimum specifications. The bids were as follows:

BIDDER	YEAR	MAKE	MODEL	MILES	COLOR	PRICE
CONCORDIA AUTO MART	2009	CHEVY	HHR	29000	BLACK	11320
CAR ZONE	2010	CHEVY	IMPALA	29000		15400
CAR ZONE	2008	PONTIAC	TORRENT	26000		16000
WOMACK	2007	FORD	FUSION	25000	BLUE	14495
WOMACK	2011	FORD	FUSION	NEW		17229
BABE HOUSER	2010	PONTIAC	G6	24000	RED	12785
BABE HOUSER	2010	CHEVY	IMPALA	28000	GRAY	12750
BABE HOUSER	2010	PONTIAC	VIBE	26000	BLACK	12490
BABE HOUSER	2010	CHEVY	HHR	30300	RED	9975

City Manager Uri said staff recommended the 2010 Chevy Impala from Babe Houser Motors. The bid was considerably less than the \$18,000 that the commission allowed on the bid specs. The fire department was considering the idea of trading the 2002 GMC Envoy for the 2010 Chevy HHR from Babe Houser, and was given a trade price difference of \$7000. Purchasing both could be done for less than \$20,000, and the City would receive two almost new vehicles in the process.

Commissioner Hosie stated that even though the 2010 Chevy HHR was over on the miles specified, it was a nice price and if it met the needs of staff, he would recommend that vehicle. Commissioner Wentz said that it might not be fair to Babe Houser for their bid to be known by the other dealers.

Mayor Hattan moved to purchase the 2010 Chevy Impala from Babe Houser Motors for \$12750 and to explore the bidding process for trading the GMC Envoy. Commissioner Wentz seconded. Motion carried unanimously.

REVISED RECREATION ADVISORY BOARD CHARTER

The revised charter allows for a higher number of members. The board shall now consist of no more than eight members.

Commissioner Hosie recommended discussion in the future stating a limit on the number of boards a citizen could serve on, to involve as many citizens as possible.

Mayor Hattan moved to approve the revised recreation board charter. Commissioner Fraser seconded. Motion carried unanimously.

RESOLUTIONS:

2010-1883 KANSAS ENTERPRISE ZONE

PASSED

Thereupon there was presented a Resolution entitled:

A RESOLUTION consenting to participate in a Kansas Enterprise Zone nonmetropolitan region and confirming support for the qualifying regional strategic plan and requesting that the Secretary of Commerce approve the City of Concordia as a Kansas Enterprise Zone designated nonmetropolitan business region.

Commissioner Johnson wondered if item #3 under city-wide incentive should specify the word water, when mentioning utility hookup fees.

Thereupon, Commissioner Hosie moved that said Resolution be passed, with the change. The motion was seconded by Commissioner Johnson. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1883 was signed and approved by the Mayor and attested by the Clerk.

MANAGER’S REPORT

City Manager Uri said he’d spoken with a representative of the Corps of Engineers and there will be a meeting on the south development project in October. A steering committee will be formed and it was preferred that at least one commissioner be included on this committee.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz asked the department heads to be mindful of promises to citizens, as she had had complaints that promises haven't been carried out. Commissioner Wentz also invited everyone to an open house on September 30 to Monte Wentz's new office, which is the old City Hall.

Commissioner Johnson asked about the airport master plan. Kirk Lowell said it had been approved with amendments and would be presented to the commission in October.

Commissioner Fraser asked Chad Buckley about the new tank for the sludge wagon. Mr. Buckley replied that it had been received just that day. Commissioner Fraser asked why the amounts varied for deposit refunds. Finance Director Farha explained that the final bill is credited against the \$80 deposit, and the difference is the refund.

STAFF COMMENTS

Ron Copple said the LDS Church will soon be working on 11th Street, but will try to work during school hours. On 5th Street, most of the pavement has been laid. It was asked about the gazebo. Mr. Copple said that Peltiers might need to be called to get the project finished. In answer to a pool question, Mr. Copple discussed pool water usage, stating he didn't feel there was much leakage.

Chad Buckley said the base for the wet well has been set, and the water line is continuing with the north development.

The airport work with Wrench Construction is still set to be a 2010 project. The hangar roof is completed.

Commissioner Johnson said he'd heard the vo-tech will be in the area digging for the County, and it might be a good time to utilize them to help with Rasure Field. Mr. Copple said we're waiting on the topography study before proceeding.

Mayor Hattan asked how the Heavy's project was progressing. City Manager Uri said we're waiting on engineering, and Heavy's has approved the development agreement.

Mayor Hattan asked about demolition, and annexing property for demolition. City Manager Uri said the City cannot annex property for a particular purpose. City Manager Uri said that the City plans to apply for a grant for housing rehabilitation, which may aid in the demolition of certain undesirable properties.

Mayor Hattan inquired about the co-op's weigh station. Bruno Rehbein answered that they are looking into purchasing certain land for semi truck staging.


Commissioner Wentz asked who parks under the viaduct. Mr. Rehbein said there is no prohibition of parking at this point.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)


 Stacey Crum
 City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 6, 2010

The governing body met in regular session on October 6, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Joe Jindra, Mary Jo Thummel, Ken Johnson, Cathy Miller, Sara Newell, Christina Grogan, Kathy Rice, Kirk Lowell, Vonn Malcuit, Wade Carter, Cameron Thurner. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

Sr. Mary Jo from Sisters of St. Joseph gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES**APPROVED**

Commissioner Wentz moved to approve the minutes of the September 15, 2010, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #18**APPROVED**

Commissioner Wentz inquired about the permit application with the railroad. Ken Johnson responded that the permit allows for boring under the tracks for the Broadway sewer project. It has been submitted for but not yet received.

Commissioner Hosie asked about the crop damage reimbursement. Chad Buckley answered that it was for property near the north development.

Commissioner Johnson asked what traffic signal was repaired. Ron Copple said it was the light at College Drive and Hwy. 81.

Commissioner Wentz moved to approve appropriation ordinance #18. Commissioner Fraser seconded. Motion carried unanimously.

PUBLIC COMMENTS

Cathy Miller spoke on being served notice for her tenant having too many pets. Ms. Miller suggested changing the ordinance, to better explain what constitutes a pet and a kennel. Ms. Miller claimed to have been singled out on this issue, as she cited her knowledge of numerous other citizens with pets exceeding the maximum number allowed who have not been served.

Kathy Rice asked what could be done if a person cannot afford to spay or neuter their pets. She has puppies and until they can be given away, she exceeds the maximum allowed pets.

City Manager Uri responded with the City's definition of a kennel, and said the residence in question is in a commercial zone, therefore needing a kennel permit. The City code was updated in 2001 to be more lenient on the number of pets allowed and on kennels.

PROCLAMATIONS**DOMESTIC VIOLENCE AWARENESS MONTH**

Cameron Thurner presented and read the proclamation. Mayor Hattan declared October to be Domestic Violence Awareness month.

OLD BUSINESS:**GO BOND**

Finance Director Farha said that the \$2,000,000 bond will cover all current projects, including the north development, land acquisition, 5th Street, administrative costs, and current temporary notes. As over \$1,000,000 of this money is a 0% loan from the USDA, the payments on this bond will be lower than what is being paid currently. Finance Director Farha recommended issuing a ten year bond, to save considerable interest.

Commissioner Fraser pointed out that the principal balance on a portion of the note would not be paid until beginning in 2014. It was asked if we could pay on this sooner, to lower the principal. City Manager Uri said he could ask if it was possible to pay more than the designated amount, to pay the bond off earlier.

BROADWAY SEWER FUNDING

Finance Director Farha said that the water/sewer fund would be able to fund the City's portion through the operating fund.

Mayor Hattan reiterated his stand that the Broadway sewer is a viable TIF project, and said there are a number of projects the water department could fund. By using TIF funds, it would save money for later work on the sewer project as development on the south side of town occurs. Ken Johnson said the bid letting for the project would take place on November 9, with the possibility of starting in December.

Commissioner Hosie said that, in his opinion, the City's portion should be paid with City funds, and the City should not expect the other taxing entities to be responsible for maintenance.

Mayor Hattan asked Kirk Lowell for his thoughts. Mr. Lowell said that new development near the flood control area could benefit from the project, but did not state a definite preference.

Commissioner Wentz said she could see this project either way, but as long as there's money in the water/sewer fund, would prefer to use it and save TIF funds for other projects.

Commissioner Johnson said this was identified as an original TIF project, and would prefer to then use City funds to repair residential mains.

Commissioner Fraser preferred not voting until the bids come in for the project. The general consensus was to wait.

NEW BUSINESS:**DEMO PROGRAM REIMBURSEMENT – 124 W. 11TH**

The property was destroyed by fire. Cleanup is complete and the final invoices were turned in, totaling \$3875.00.

SALVATION ARMY FOOTBALL

Wade Carter appeared before the commission to thank the City for its donations in the past years. The upcoming championship, to be held in Concordia, will consist of twenty-five teams of fifth and sixth graders. The donation has not been dispersed this year, but was budgeted and will be paid on the next appropriation.

RESOLUTIONS:**2010-1884 KANSAS ENTERPRISE ZONE****PASSED**

Thereupon there was presented a Resolution entitled:

WHEREAS, THE CITY OF CONCORDIA HAS RECEIVED FEDERAL FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AND,

WHEREAS, SECTION 519 OF THE DEPARTMENT OF VETERAN AFFAIRS AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND INDEPENDENT AGENCIES APPROPRIATIONS ACT OF 1990 REQUIRES THAT ALL CDBG RECIPIENTS ADOPT AND ENFORCE A POLICY TO PROHIBIT THE USE OF EXCESSIVE FORCE BY LAW ENFORCEMENT AGENCIES WITHIN THE RECIPIENT'S JURISDICTION AGAINST ANY INDIVIDUALS ENGAGED IN NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS;

Thereupon, Commissioner Wentz moved that said Resolution be passed. The motion was seconded by Commissioner Johnson. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1884 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri asked which commissioners planned to attend the Corps meeting this week. Commissioners Hosie, Wentz and Johnson said they would attend. The announcement will be placed in the newspaper.

The North Central Kansas Regional Planning Commission annual banquet is October 26 and the commissioners are invited.

City Manager Uri said staff is suggesting more sewer line be laid between CloudCorp's and KDOT's properties, which will cost approximately \$70,000, to better accommodate new development on both sides. This would be accomplished with a change order with the current contractors.

Mayor Hattan moved to approve the change order for the sewer extension for the north development. Commissioner Wentz seconded. Motion carried unanimously.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked if the one way status on 8th and 9th Streets could be removed. City Manager Uri said staff would consider this and get back with him. Commissioner Johnson asked if the work being done on Broadway and 5th is a TIF project. It was answered that it is the TIF Homestore project. Commissioner Johnson asked about a hole in the sidewalk at 5th and Washington and wondered if there is storm sewer underneath. Ron Copple answered that he had checked this out, and it is several feet away from the sewer.

Commissioner Wentz asked to tour the wastewater treatment plant.

Commissioner Hosie praised the staff for the 5th Street project, working with local businesses and routing traffic. Following up on public comments, Commissioner Hosie asked if anything is being done with other properties with numerous pets. City Manager Uri said he has met with the animal control officer and the City prosecutor, and enforcement is being initiated on several others.

Mayor Hattan said he'd received appreciation from the Rasure family on the open house at the new field.

STAFF COMMENTS

Bruno Rehbein said the comp plan survey will soon be sent out to all addresses. He also said he has responded to several kennel complaints.

Finance Director Farha announced that the City now has a facebook page.

City Clerk Crum thanked the commission for the Chevy Impala that was recently purchased, and reminded the commissioners of the nights each has rooms for the League conference this weekend.

Chris Edin said a lead from Crimestoppers helped solve the Rod's break-in, and praised Officer Voelker for his investigation. Mr. Edin said that Officer Belden is now a certified narcotics and tracking officer to work with the drug dog.

Larry Eubanks said the trees have been trimmed on 5th and 6th Streets, and the workers are on 8th Street until the funds run out. Mr. Eubanks announced that Chuck Nondorf, who had been trained for the tactical medical position, continued that training and has recently become a state certified arson investigator. He also said that Toys For Tots raised over \$11,000 for the resource council.

Ken Johnson presented a change order for the north development of \$22,708.16. After earlier change orders lowered the original bid, this brings the final price to just under \$5,000.00 over the original bid. The contractor has asked for additional days for the project. Staff recommends approving the change order, with fourteen additional days to complete the project. Mr. Johnson also gave an update of CTI's building project at this time.

Mayor Hattan moved to approve change order #3. Commissioner Hosie seconded. Motion carried unanimously.

Ron Copple announced that 5th Street is completed, and the airport runway project may not begin until spring.

Ken Johnson gave an update on the LDS church.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Johnson seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Time: 7:30 p.m.

The commission reconvened at 7:40 p.m.


Mayor Hattan announced there was no binding action taken.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Fraser seconded. Motion carried unanimously.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 20, 2010

The governing body met in regular session on October 20, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, and Fraser.

Absent: Commissioner Hosie.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Tyler Nondorf, Marry Jo Thummel, Mark Morgan, Arlene Clayton, Ashley Davis, Ron Deal, Ken Johnson, Tom Tuggle, Johnita Crawford, Cheryl Lanoue. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

Sr. Mary Jo from Sisters of St. Joseph gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES**APPROVED**

Commissioner Wentz moved to approve the minutes of the October 6, 2010, meeting. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #19**APPROVED**

Commissioner Fraser asked if all departments run their fuel through the central garage and the garage pays for it. Ron Copple explained that yes, it is paid that way, and as other departments use the fuel, it is charged to that department. Larry Eubanks said that the fire department also fills non-highway diesel at the Farmway pump.

Commissioner Johnson moved to approve appropriation ordinance #19. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

Arlene Clayton said she had attended the police department's conference on sexual harassment, and commended Police Chief Edin on an excellent conference. She had also attended the Nazareth Motherhouse conference, declaring another year of peace for 2011.

NEW BUSINESS:**2010-3002 ZONING CHANGE ORDINANCE RASURE FIELD****PASSED**

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS; ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS; AND AMENDING SECTION 2 OF ARTICLE IV OF THE ZONING ORDINANCE FOR THE CITY OF CONCORDIA, KANSAS.

Thereupon, Mayor Hattan moved that said ordinance be passed. The motion was seconded by Commissioner Fraser. 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 Hattan, Wentz, Johnson, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3002 and was signed by the Mayor and the signature attested by the City Clerk.

ORDINANCES:**2010-3003 NUISANCE FEES****PASSED**

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE ESTABLISHING COSTS TO BE ASSESSED FOR THE ABATEMENT OF NUISANCES; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 13-2-1.

Thereupon, Commissioner Fraser moved that said ordinance be passed. The motion was seconded by Commissioner Wentz. 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 Hattan, Wentz, Johnson, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3003 and was signed by the Mayor and the signature attested by the City Clerk.

2010-3004 TOWING FEES

PASSED

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE ESTABLISHING FEES FOR THE TOWING AND RECOVERY OF IMPOUNDED VEHICLES, AND AMENDING THE CONCORDIA CODE, REPEALING SECTION 19-41 OF THE CONCORDIA CODE, AND AMENDING THE CONCORDIA CODE BY ADDING A NEW SECTION 19-41.

Thereupon, Commissioner Johnson moved that said ordinance be passed. The motion was seconded by Commissioner Wentz. 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 Hattan, Wentz, Johnson, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3004 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri asked for a count of commissioners who would be able to attend the League's regional supper, to be held in Concordia next month.

City Manager Uri said there had been a meeting at City Hall this week to discuss possible grants for rehabilitation. Both options available need to be applied for by August 31, 2011. Sixth Street east of Hwy. 81 will be the primary focus for the projects.

City Manager Uri said Ron Copple, Ken Johnson, and he will be attending a KDOT planning meeting for the next ten year state highway construction plans, or T-Works. City Manager Uri discussed a possible K-9 bypass project to be submitted. This project was presented to KDOT ten years ago, but was not accepted.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked Ron Copple if anything was being done on the one way streets by the school on 8th & 9th Streets. Mr. Copple said he'd received some opposition from the school, and in his opinion two way traffic would create havoc. Commissioner Johnson requested letters be sent to the area residents explaining the decision. Commissioner Johnson asked about the hospital project, since discussion had been postponed several times. City Manager Uri touched on possible financing options. Commissioner Johnson inquired about south development property being able to be used as matching funds in the financing of the dam, and if not, how did that change the City's responsibility for funds. City Manager Uri said that, based upon a discussion at a recent meeting with Corps of Engineers officials, it appears that only the value of the land which will be used for the flood control basin will be considered as a part of the City's matching funds. City Manager Uri said that this is an important issue, and that he will revisit it with the Corps in future meetings.

Mayor Hattan said after talking to several presenters at the League conference, he realized Concordia is far ahead of many Cities in the State, and congratulated City staff on the projects that have been undertaken recently.

STAFF COMMENTS

Finance Director Farha presented a bond payment schedule spreadsheet, showing significant savings if the principal payments are moved up and all debt is scheduled to be paid off in 10 years.

Payments would be approximately what the City is currently paying each year. Mayor Hattan wondered about being able to pay for future projects if the City goes with this aggressive repayment schedule.

Ken Johnson gave a north development update. All water lines have been tested and flushed, and Concordia Tractor can now have water and sewer.

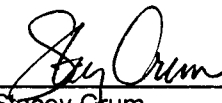
Chad Buckley discussed the meter replacement program, and said to date, 143 meters have been changed, with a goal of 500.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 3, 2010

The governing body met in regular session on November 3, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Hosie, Wentz, Johnson, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and Deputy City Clerk Hicks.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Don Dean, Melvin Davenport, Kirk Lowell, Cheryl Lanoue. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

There was no invocation.

The pledge of allegiance was recited.

City Manager Uri added a ten minute Executive Session for attorney-client privilege to take place after Staff Comments on the agenda. He also added discussion on an amendment to a dog ordinance and discussion on the railroad license to the study session.

APPROVAL OF MINUTES**APPROVED**

Commissioner Wentz moved to approve the minutes of the October 20, 2010, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #20**APPROVED**

Commissioner Hosie asked for someone to explain a high reach bucket. Ron Copple explained that they are used for projects such as tree trimming and putting up Christmas lights. The buckets were cracking down the side and needed to be replaced.

Commissioner Wentz moved to approve appropriation ordinance #20. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING**2010 CURB & GUTTER PROJECTS****HELD**

Ron Copple explained that for curb and gutter projects the City uses its labor and pays for half the cost of the engineering, while the property owners pay for the materials and half of the engineering cost. The projects are for 723 E. 7th Street at a cost of \$730.02 and at 508 State Street at a cost of \$705.02.

Mayor Hattan moved to close the public hearing. Commissioner Hosie seconded. Motion carried unanimously.

APPOINTMENTS:**PLANNING COMMISSION**

City Manager Uri presented a letter of thanks and recognition signed by the Mayor and Commissioners to Melvin Davenport, who resigned from his position on the City of Concordia Planning Commission after nine (9) years of service. Melvin Davenport thanked the City, Mayor and Commissioners and stated that he has enjoyed his time serving on the Planning Commission.

Bruno Rehbein informed the Commission that there were two open positions on the Planning Commission. One position is filled by Suzy Tuggle, whose term is expired. She has expressed interest in continuing to serve on the Commission for another term. The City has also received two expressions of interest from Cheryl Lanoue and Steve Champlin. Bruno Rehbein recommended the City Commission re-appoint Suzie Tuggle to another term, and appoint Cheryl Lanoue. He stated that Cheryl has attended several Planning Commission meetings, and has experience serving on government boards and has knowledge of zoning and planning issues. Bruno also stated that Steve Champlin has not been a regular attendee to the meetings, and did not have experience serving on a board.

Commissioner Hosie moved to appoint Suzy Tuggle and Steve Champlin to the City of Concordia Planning Commission. Commissioner Wentz seconded.

There was discussion about whether to appoint someone new to the Commission, in order to get more people interested in government, or to appoint someone with experience.

The motion carried 3-2, with Mayor Hattan and Commissioner Johnson opposing.

NEW BUSINESS:

KRISTY'S FAMILY RESTAURANT DOWNTOWN IMPROVEMENT GRANT

PASSED

City Manager Uri recommended that the City Commission approve a \$5,000 grant, which would be matched by Kristy's Family Restaurant property owners, and be used to replace the awning above the restaurant. Commissioner Hosie questioned part of the Grant that mentioned replacing part of the awning. City Manager Uri stated that the entire awning will be replaced. Kirk Lowell stated there is a budget of about \$22,000 in the City funds available for this type of project. Commissioner Johnson asked if there was a limit on buildings located on a corner, which would need to replace two sides. City Manager Uri stated that at the present time nothing in the policy mentioned such stipulations.

Commissioner Johnson moved to accept the Kristy's Family Restaurant Downtown Improvement Grant. Commissioner Hosie seconded. Motion carried unanimously.

ORDINANCES:

2010-3005 CURB & GUTTER PROJECTS

PASSED

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 Hosie moved that said ordinance be passed. The motion was seconded by Commissioner Johnson. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3005 and was signed by the Mayor and the signature attested by the Deputy City Clerk.

MANAGER'S REPORT

City Manager Uri presented a letter from the Community Foundation for Cloud County. The City donated \$2,000 in 2002 to help fund the foundation. The Foundation is asking its former donors for additional funds.

City Manager Uri reminded the Commission that the League of Kansas Municipalities Regional Supper will be held at City Hall the following evening.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz asked whether the speed limit by Hood Park should be lowered from 30 mph to 20 mph. There was discussion about the speed limit concerns by the parks and schools. Ron Copple said he would look into changing the speed limits around the entire City Park and other parks to 20 mph.

Commissioner Johnson asked about putting in an overpass along 3rd street to go around the north side of town. City Manager Uri said he had discussed the different options for getting around to the north side of town with the City's engineers about ten years ago. He said the options all involved 3rd, 4th, or 5th Street. Commissioner Johnson said that 3rd Street is open all the way through, and that he counted only seven houses on it. He was concerned there may be issues with an overpass being over the railroad tracks and thought that it would have to go through 28 Highway. He said the City could tear down some old houses to make room for more commercial development in the north end of town. City Manager Uri said these ideas were worth looking into, and that the City would definitely need help if the ethanol plant was built. Commissioner Johnson asked if having the Broadway sewer would cause a problem with an overpass. City Manager Uri said the sewer is already there. He continued by saying that getting an overpass would depend on the City's gaining any further commercial development in the north end of town. He offered to show Commissioner Johnson the possible layout plans the engineers drew up ten years ago.

Commissioner Hosie asked if Agmark and Nor-kan had approached the City about being annexed, and other than taxes, are there reasons to do this. City Manager Uri responded that neither business has come to the

City to inquire about it. Mayor Hattan stated that he thought the City of Concordia Fire Department should be the first response team for any calls to those facilities, instead of the Rural Fire Department.

STAFF COMMENTS

Ken Johnson gave a north development update. Concordia Tractor now has sewer. He reminded the Commission that the Broadway sewer bids open on Tuesday, November 9, 2010 at 10:00am.

Chad Buckley gave an update on the meter replacement program; they have replaced 15 meters since the last update, but have also had to fix two leaks and replace two fire hydrants during the previous week. He also mentioned that all the pipe and fittings are in on 17th Street.

Mayor Hattan asked about the status of the gazebo, and Ron answered that it was at Alstom's waiting to be sandblasted.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for an attorney-client privilege discussion. Inviting: City Manager Uri. Commissioner Wentz seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Johnson, Hosie, Wentz, and Fraser.

Nay: None.

Time: 6:10 p.m.

The commission reconvened at 6:20 p.m.

Mayor Hattan announced there was no binding action taken.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)


Sara Hicks
Deputy City Clerk

The governing body met in regular session on November 17, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Hosie, Wentz, Johnson, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Tom Tuggle, Kirk Lowell, Andrew Timme, Bob Steimel, Sr. Judy Stephens, Don Dean, Cheryl Lanoue, Bill Cory. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

There was no invocation. The pledge of allegiance was recited.

APPROVAL OF MINUTES

APPROVED

Commissioner Hosie asked that his comments on the Agmark/Nor-kan annexation be changed to reflect his actual inquiry.

Commissioner Johnson moved to approve the minutes of the November 3, 2010, meeting as amended. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #21

PPROVED

Commissioner Fraser moved to approve appropriation ordinance #21. Commissioner Johnson seconded. Motion carried unanimously.

NEW BUSINESS:

REVOKE RECREATION BOARD MEMBERS

City Manager Uri explained that, as per the advisory board charter, if a member fails to attend more than fifty percent of the meetings in a year, their membership may be revoked. Tom Gennette was asking for the seats to be declared vacant for Channin McEuen and Megan Patterson, who both attended only two meetings in 2010.

Mayor Hattan moved to approve the recommendation from the advisory board to remove the two members, who did not meet the requirement. Commissioner Wentz seconded. Motion carried unanimously.

COMMUNITY FOUNDATION DONATION REQUEST

Bob Steimel discussed the foundation's needs. He stated that they have received a matching grant of \$300,000, and have six years to earn the match. Receiving the grant would double the size of the foundation. They have given \$400,000 in grants since the foundation's inception in 2002.

Commissioner Fraser said he didn't like the idea of taxing the people for private organizations, and possibly the City should have a policy for financial requests. Mayor Hattan suggested postponing voting on this until the next meeting, in order to have time to consider it.

Commissioner Johnson moved to table the Community Foundation donation request. Mayor Hattan seconded. Motion carried unanimously.

BROADWAY SEWER BIDS

Don Dean presented the bids for the Broadway Sewer project, of which the City has received a CDBG of \$466,500. The bids were as follows:

Contractor	Bid	
Midlands Contracting, Inc.	\$244,164.00	
Stevens Contractors, LLC	\$283,445.00	
Smoky Hill, LLC	\$302,724.25	
APAC-Kansas, Inc	\$309,704.00	
J& K Contracting L.C	\$310,800.00	
Nowak Construction Co., Inc	\$334,680.00	
Meis Construction, Inc	\$368,940.50	
Meadows Construction	\$382,736.00	
Van Kirk Bros	\$383,187.28	\$380,829.28 *

ENGINEER'S ESTIMATE**\$478,354.00**

There is interest in extending the sewer at least two more blocks, if the State will approve awarding the initial grant money, rather than the amount of the low bid. A formal request will be made, and if favorable, the winning bidder will be approached about doing the extra work. According to the contract with the State, the project must be completed by June 15, 2011.

Commissioner Wentz moved to accept the bid for the Broadway sewer project from Midlands Contracting from Kearney, Nebraska, for \$244,164.00. Commissioner Fraser seconded. Motion carried unanimously.

Commissioner Fraser moved to authorize the mayor to request the Kansas Dept. of Commerce to allow spending the balance of the grant funds to extend the sewer. Commissioner Hosie seconded. Motion carried unanimously.

ORDINANCES:**2010-3006 ANIMAL-AT-LARGE****PASSED**

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE AMENDING THE ANIMAL-AT-LARGE ORDINANCE OF THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 4-121; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 4-121.

Thereupon, Mayor Hattan moved that said ordinance be passed. The motion was seconded by Commissioner Johnson. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3006 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri invited the Commission to the employee Christmas dinner on December 22. Connection fees were discussed for potential north development customers wishing to receive water and sewer. City Manager Uri gave a rough estimate of a per acre charge compared to available acreage, based on the City's remaining cost of the infrastructure after the participation of CTI, CloudCorp, and KDOT. Commissioner Wentz asked since the City is ultimately responsible to provide service, should we attempt to recover all funds? It was requested that City Manager Uri work up an economically viable formula for computing new hookup charges.

PUBLIC COMMENTS

Bill Cory stated his displeasure over the mailing of the water bills by City staff over the past several years. This statement was based on the fact that he is a "snowbird" - wintering in another part of the country - and said that he does not receive his bills in a timely manner.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

There were no comments.

STAFF COMMENTS

Ron Copple provided a handout to the Commission stating the City had received \$27,000 from FEMA to recover some costs from cleaning up after the past summer's wind storm. Mr. Copple answered questions from commissioners about the leaves that are collected at the City Park.

Chad Buckley requested a purchase of new tanks for the sewer truck. The purpose of the truck is to jet out sewers with high pressure, and to suck out manholes where there is a backup. The holding tanks have developed leaks. He presented a quote from Key Equipment for \$10,243.60 for the two tanks.

Mayor Hattan moved to approve the purchase of aluminum tanks from Key Equipment for \$10,243.60. Commissioner Wentz seconded. Motion carried unanimously.

Mr. Buckley said to date 191 meters have been replaced.

Ken Johnson gave an update on the north development. In the next few days, the electronics will be tied into the lift station.

Larry Eubanks told the commissioners of KRAF grants for a Zoll monitor and a power cot that are available. The City's share on both, if awarded, would be approximately \$7000.

Finance Director Farha provided debt schedule information. The City will need to have two separate bonds. One bond for \$1,000,000 and another for the \$740,000 received as a loan from Prairie Land through USDA financing. The debt schedule shown was for 10 years to keep repayment amounts similar to the City's current debt payments.

Mayor Hattan moved to authorize staff to proceed with the bond process. Commissioner Fraser seconded. Motion carried unanimously.

Finance Director Farha also presented the new 2011 budget book she had just prepared.

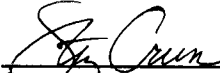
Chris Edin discussed a recent law enforcement meeting with all local officials to help foster relations with the City and County.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 1, 2010

The governing body met in regular session on December 1, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Hosie, Wentz, Johnson, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Joe Jindra, Tina Barnett, Marcia Allen, Don Dean, Ken Johnson, Regina Ann Brummel, Cheryl Lanoue. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector.

Pastor Tina Barnett gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the November 17, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #22

APPROVED

Commissioner Johnson inquired about the class in Garden City. Finance Director Farha answered that it was for firefighter training, and was paid through a grant. Commissioner Johnson also asked why there was a check for \$1100 to Card Services. It was explained that one employee had not been included on the City's purchasing card bill for the past several months.

Commissioner Johnson moved to approve appropriation ordinance #22. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS:

COMMUNITY FOUNDATION DONATION REQUEST

City Manager Uri discussed the possibility, at Mayor Hattan's suggestion, of channeling the money appropriated for the Brown Grand for 2011 through the Community Foundation, in order to assist with the Foundation's goal of raising matching funds for a grant. The commission urged City Manager Uri to look at the contract to see if this was a viable option.

NEW BUSINESS:

UNSAFE & DANGEROUS STRUCTURES RESOLUTION 2010-1885

PASSED

Bruno Rehbein presented the three properties deemed among the worst in the City. The public hearing is set for January 19, 2011. The funds for demolition will be paid from the CIP fund.

Thereupon there was presented a Resolution entitled:

WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 7-47 (C) OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURES ARE IS UNSAFE AND DANGEROUS:

THE STRUCTURES ON THE PREMISES LOCATED AT 324 WEST 2ND CONCORDIA, KANSAS AND MORE COMPLETELY DESCRIBED AS: LOT 7, BLOCK, 177 CONCORDIA ORIGINAL TOWN SITE, IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS.

Thereupon, Mayor Hattan moved that said Resolution be passed, as modified (note underlined addition). The motion was seconded by Commissioner Fraser. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1885 was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION 2010-1886

PASSED

Thereupon there was presented a Resolution entitled:

WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 7-47 (C) OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURE IS UNSAFE AND DANGEROUS:

THE PREMISES LOCATED AT 834 EAST 5TH STREET, CONCORDIA, KANSAS AND MORE COMPLETELY DESCRIBED AS: LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 3, DRAKES ADDITION IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS.

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

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1886 was signed and approved by the Mayor and attested by the Clerk.

RESOLUTION 2010-1887

PASSED

Thereupon there was presented a Resolution entitled:

WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 7-47 (C) OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURE IS UNSAFE AND DANGEROUS:

THE PREMISES LOCATED AT 403 EAST 2ND CONCORDIA, KANSAS AND MORE COMPLETELY DESCRIBED AS: NORTH 68 FEET OF LOTS 10 AND 11, BLOCK 188, CONCORDIA ORIGINAL TOWN SITE, IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS.

Thereupon, Mayor Hattan moved that said Resolution be passed. The motion was seconded by Commissioner Wentz. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1887 was signed and approved by the Mayor and attested by the Clerk.

WOMACK DEVELOPMENT AGREEMENT

Commissioner Fraser suggested a correction of stating the City will do the mowing of the property, rather than pay for the mowing. Commissioner Johnson requested a change to read that the utility connections provided at the site will be City-owned, rather than public utilities.

Commissioner Hosie moved to approve the Womack development agreement with corrections. Commissioner Fraser seconded. Motion carried unanimously.

BROADWAY SEWER CONTRACT

The contract, with Midlands Contracting, allows the contractor to begin work in January on the grant-approved project.

Commissioner Johnson moved to approve the Broadway sewer contract. Mayor Hattan seconded. Motion carried unanimously.

RESOLUTIONS:

2010-1888 DEFINING CORPORATE LIMITS OF THE CITY

PASSED

Thereupon there was presented a Resolution entitled:

WHEREAS, BY ORDINANCES NUMBERED 2010-2985, 2010-2986, AND 2010-2989, THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS; WERE ENLARGED DURING THE YEAR 2010 TO INCLUDE THE AREA DESCRIBED IN SAID ORDINANCE; AND

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

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1888 was signed and approved by the Mayor and attested by the Clerk.

2010-1889 NON CLASSIFIED PAY

PASSED

Thereupon there was presented a Resolution entitled:

A RESOLUTION ESTABLISHING A SCHEDULE OF PAY GRADES FOR NON-CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA.

Thereupon, Mayor Hattan moved that said Resolution be passed. The motion was seconded by Commissioner Wentz. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1889 was signed and approved by the Mayor and attested by the Clerk.

2010-1890 CLASSIFIED PAY

PASSED

Thereupon there was presented a Resolution entitled:

A RESOLUTION AMENDING THE PAY GRADES FOR CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA.

Thereupon, Mayor Hattan moved that said Resolution be passed. The motion was seconded by Commissioner Wentz. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1890 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2010-3007 CREMATION COLUMBARIUMS

PASSED

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE PROVIDING FOR THE PLACEMENT OF CREMATION COLUMBARIUMS ON CITY BURIAL SPACES; REPEALING CONCORDIA CODE SECTION 7-38; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 7-38.

Thereupon, Commissioner Hosie moved that said ordinance be passed. The motion was seconded by Commissioner Wentz. 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3007 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri asked KLA Environmental about the progress on the flood control planning. It's possible a map of the area will be available as early as the next meeting.

On the same note with the south development discussion, City Manager Uri talked about an architectural firm that specializes in parks design, and mentioned the commission may be interested in speaking with them to discuss the area above the water line.

City Manager Uri had a telephone conference with bond counsel to discuss financing the GO bonds and how to utilize the USDA no-interest loan.

On the future of technology in the City, City Manager Uri discussed the possibility in the future of doing packets for the meetings electronically. He also said that Citywide wi-fi would begin with test sites around town. The City's new website will soon be up and running.

City Manager Uri reported that the returns on the comp plan survey are at approximately 35% so far, with 15% being considered an average.

MAYOR/COMMISSIONER COMMENTS AND REPORT

Commissioner Wentz asked if the street sealing was done during cold weather. Ron Copple answered that winter was the optimum time to do it.

Commissioner Johnson asked about the design of the pond in the south development, and if it is meant to retain water, what would the City's liability be. City Manager Uri said he would defer answers to the engineers.

Commissioner Fraser thanked the City crew for installing the Christmas lights.

STAFF COMMENTS

Ken Johnson updated the Commission on the north development, and said the project should be completed next week.

Chad Buckley stated his position on purchasing another mixer for the wastewater treatment plant for a back up. A 5 hp mixer is \$10,285, with a crane extension to lift the mixer out of the water costing \$1575.

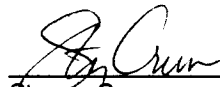
Mayor Hattan moved to approve the purchase of the mixer. Commissioner Wentz seconded. Motion carried unanimously.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk

Property Information & Conditions Form

Date: November 24, 2010

Address: 324 West 2nd

Legal Description: Lot 7, Block 177, Concordia Original Town Site

Owner: Everett & Glorianna Ford

Address: 1441 N 144th Road, Concordia, KS. 666901

Phone: _____

Utilities Connected: Water/Sewer (?) Gas (No) Phone/cable (No) Electric (No)

Property taxes paid: (X) yes () no Years vacant: >10

Occupancy classification: Single Family Dwelling

Zoning District: MHS- Manufacture Home Subdivision

Conditions and Defects:

- (X) Conditions exist which are dangerous or injurious to the health, safety or morals of the occupants of such structures.
- (X) Conditions that have a blighting influence on properties in the area
- (X) Defects therein increasing the hazards of fire, accidents or calamities
- () Lack of adequate ventilation, light or sanitary facilities
- () Air Pollution
- (X) Dilapidation
- (X) Structural Defects
- (X) Uncleaness
- () Overcrowding
- (X) Inadequate ingress and egress
- (X) Dead and dying trees, limbs or other unsightly natural growth
- (X) Walls sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood
- () Unsightly stored or parked materials, equipment, supplies, machinery, trucks
- (X) Unsightly or unsafe accessory structures, if main storage
- (X) Violations of the health, fire, building, housing or zoning regulations to wit

Description of any or all conditions: This property was destroyed buy fire more than tens years ago and the hole in the roof has allowed for serious dilapidation. The front porch roof fell off a couple of years ago due to deterioration. A building permit was pulled on this property years ago but has expired. This property has history of being an eye sore to the neighbors for years.

FINDING OF UNSAFE STRUCTURE

To the Governing Body of the City of Concordia, Kansas:


The undersigned, an enforcing officer pursuant to K.S.A. 12-1750 et seq., as provided by Section 6-1 of the Code of Ordinances of the City of Concordia, Kansas, hereby informs the governing body that in his opinion the following structure is unsafe and dangerous:

The residential structure on the premises located at 324 West 2nd, Concordia, Kansas, and more completely described as:

Lot 7, Block, 177 Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

The structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

Date: November 24, 2010.



Bruno Rehbein
Designated Enforcing Officer



324 West 2nd broken windows and front porch roof gone.



324 West 2nd west side hole in roof and broken windows



324 west 2nd rear of building

Property Information & Conditions Form

Date: November 24, 2010

Address: 834 East 5th

Legal Description: Lot 1 and the East ½ of lot 2, Block3, Drakes Addition, City of Concordia.

Owner: Peggy Walbridge

Address: 114 East 2nd

Phone: _____

Utilities Connected: Water/Sewer (?) Gas (no) Phone/cable (no) Electric (no)

Property taxes paid: (X) yes () no Years vacant: >10

Occupancy classification: Single family dwelling

Zoning District: MHS- Manufactured Home Subdivision district

Conditions and Defects:

- (x) Conditions exist which are dangerous or injurious to the health, safety or morals of the occupants of such structures.
- (x) Conditions that have a blighting influence on properties in the area
- (x) Defects therein increasing the hazards of fire, accidents or calamities
- () Lack of adequate ventilation, light or sanitary facilities
- () Air Pollution
- (x) Dilapidation
- (x) Structural Defects
- () Uncleanness
- () Overcrowding
- (x) Inadequate ingress and egress
- (x) Dead and dying trees, limbs or other unsightly natural growth
- () Walls sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood
- () Unsightly stored or parked materials, equipment, supplies, machinery, trucks
- () Unsightly or unsafe accessory structures, if main storage
- (x) Violations of the health, fire, building, housing or zoning regulations to wit

Description of any or all conditions: Tried to qualify for the demolition program in 2008. Failed to qualify due to the fact that there are some liens on the property. The owner recognizes the structure needs to be removed due to interior failures and structural defects.

FINDING OF UNSAFE STRUCTURE

To the Governing Body of the City of Concordia, Kansas:

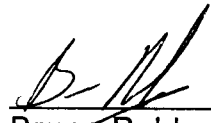
The undersigned, an enforcing officer pursuant to K.S.A. 12-1750 et seq., as provided by Section 6-1 of the Code of Ordinances of the City of Concordia, Kansas, hereby informs the governing body that in his opinion the following structure is unsafe and dangerous:

The residential structure on the premises located at 834 East 5th, Concordia, Kansas, and more completely described as:

Lot 1 and the East half of lot 2, Block 3, Drakes Addition in the City of Concordia, Cloud County, Kansas.

The structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

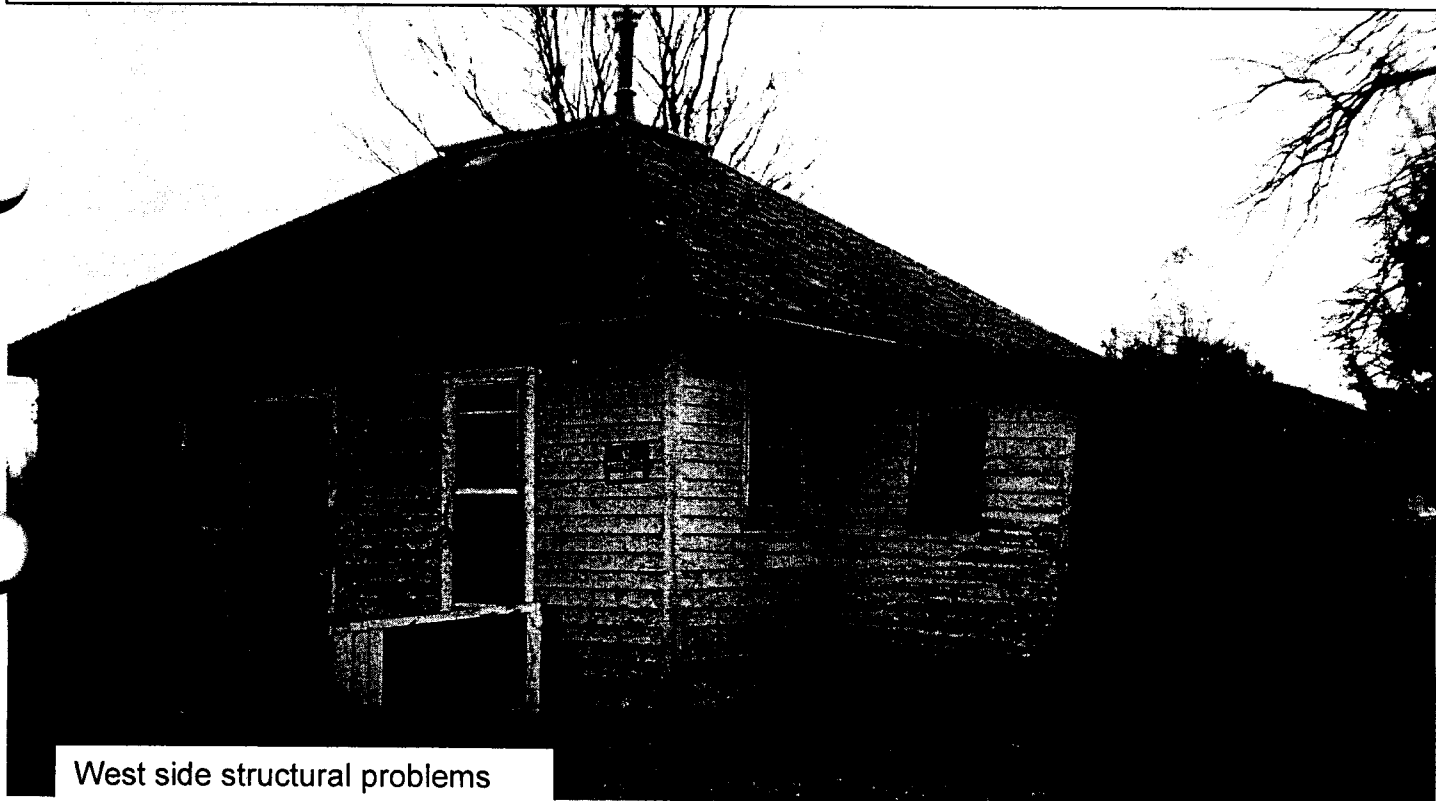
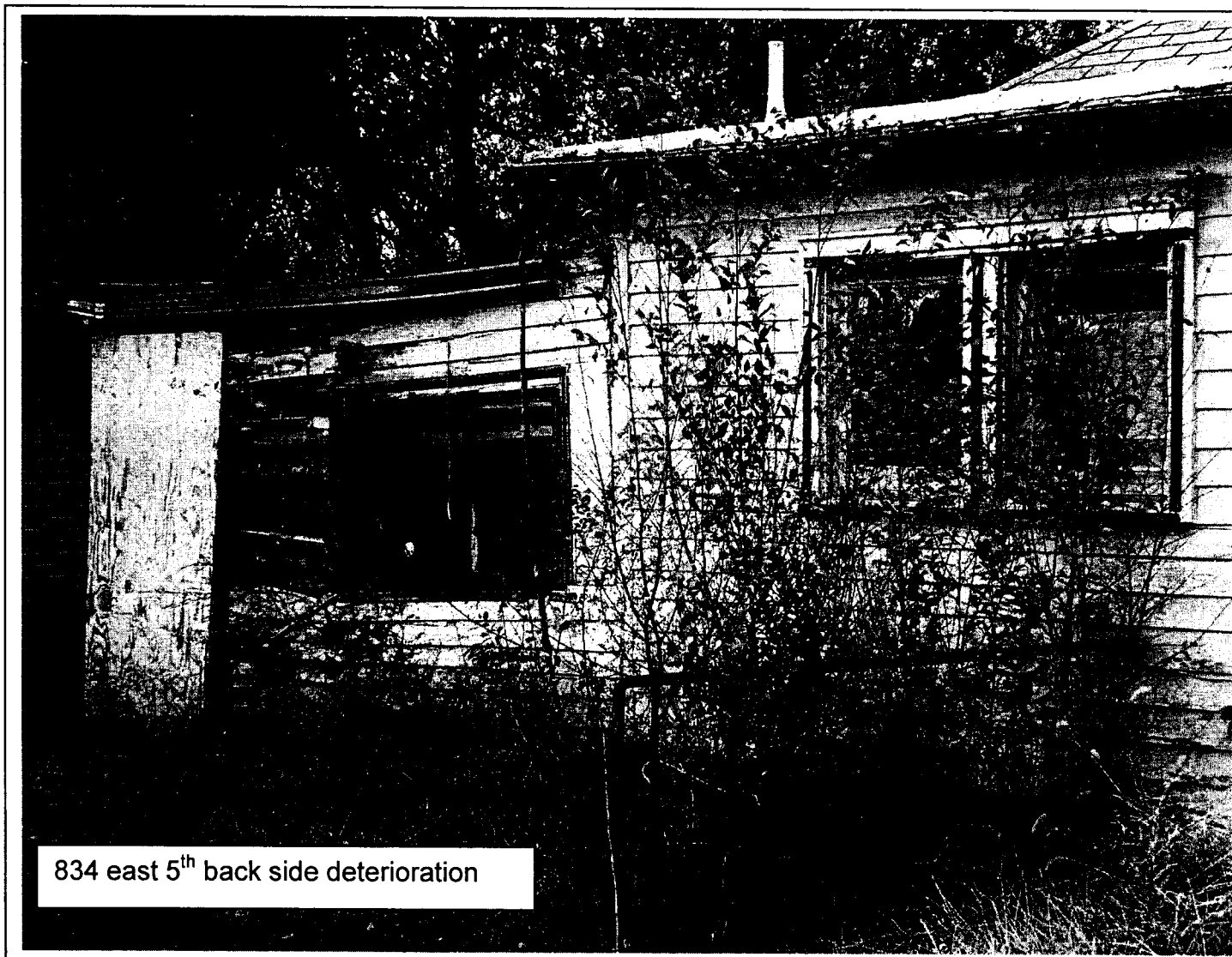
Date: November 24, 2010



Bruno Rehbein
Designated Enforcing Officer



834 east 5th front side porch missing, broken glass and caution tape placed.



Property Information & Conditions Form

Date: 11.23.10

Address: 403 East 2nd

Legal Description: North 68 feet of lots 10 & 11, Block 188 Original Town

Owner: Lloyd Rice

Address: 1506 S Street

Phone: Belleville, KS. 66935

Utilities Connected: Water/Sewer (?) Gas (no) Phone/cable (no) Electric (no)

Property taxes paid: (x) yes () no Years vacant: >10

Occupancy classification: single family dwelling

Zoning District: MHS- manufactured home subdivision

Conditions and Defects:

- (x) Conditions exist which are dangerous or injurious to the health, safety or morals of the occupants of such structures.
- (x) Conditions that have a blighting influence on properties in the area
- (x) Defects therein increasing the hazards of fire, accidents or calamities
- () Lack of adequate ventilation, light or sanitary facilities
- () Air Pollution
- (x) Dilapidation
- (x) Structural Defects
- (x) Uncleaness
- () Overcrowding
- () Inadequate ingress and egress
- (x) Dead and dying trees, limbs or other unsightly natural growth
- (x) Walls sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood
- (x) Unsightly stored or parked materials, equipment, supplies, machinery, trucks
- () Unsightly or unsafe accessory structures, if main storage
- (x) Violations of the health, fire, building, housing or zoning regulations to wit

Description of any or all conditions: extremely dilapidated, roof leaking rotting interior, holes in two sides of building,

Long history of nuisance abatement, adjacent to 2nd Street Park.

FINDING OF UNSAFE STRUCTURE

To the Governing Body of the City of Concordia, Kansas:


The undersigned, an enforcing officer pursuant to K.S.A. 12-1750 et seq., as provided by Section 6-1 of the Code of Ordinances of the City of Concordia, Kansas, hereby informs the governing body that in his opinion the following structure is unsafe and dangerous:

The residential structure on the premises located at 403 East 2nd, Concordia, Kansas, and more completely described as:

North 68 feet of lots 10 and 11, Block 188, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

The structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

Date: November 23, 2010



Bruno Rehbein
Designated Enforcing Officer



403 East 2nd showing severe dilapidation of roofing material, broken windows on porch, as well as junk and abandoned vehicle.



403 East 2nd showing open hole in side of building.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 15, 2010

The governing body met in regular session on December 15, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Hosie, Wentz, Johnson, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Mary Jo Thummel, Ken Johnson, Tom Tuggle, Tina Barnett, Marcia Allen, Kirk Lowell, Tammy Britt, Brendan Hardaway, Melissa Hartsel, Madison Deal, Anna Morrisette. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Chris Edin, police chief; Larry Eubanks, fire chief.

Pastor Tina Barnett gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri said that a list of 2010 encumbrances would need to be approved with the financials.

APPROVAL OF MINUTES

APPROVED

Commissioner Hosie moved to approve the minutes of the December 1, 2010, meeting. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #23

APPROVED

Commissioner Wentz inquired about the newly purchased rifles. Chris Edin explained that the department is allowed to purchase the firearms free of charge through government surplus, paying only shipping. Once they are no longer used, they will be returned. The rifles are similar to an M-16.

Commissioner Hosie asked about the large vet bills, and inquired if adoption fee revenues are covering expenses for the shelter. Finance Director Farha answered that they were.

Commissioner Johnson requested an inventory of firearms in the police department.

Commissioner Fraser asked why the City pays property tax. City Manager Uri answered that some City property is not tax exempt.

Commissioner Hosie moved to approve appropriation ordinance #23 including the encumbrances for 2010. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS

HOUSING AUTHORITY BOARD

City Manager Uri said the Housing Authority board has requested that Barbara Henry be appointed to serve another four year term. Commissioner Wentz asked if board members were required to live in the city limits, as Ms. Henry does not. Mayor Hattan suggested tabling the item until the matter could be considered.

OLD BUSINESS:

HEAVY'S/LIBRARY DEVELOPMENT AGREEMENT

City Manager Uri said the latest design had met with the owners' approval, at an estimated cost of \$75,961.83. The total increment is estimated at \$12,000. TIF funds will pay for the project with receipts received next year, rather than bonding. The project will be bid in January or February.

The library, at the commissioners' request, will be done by City crews rather than using TIF funds, at an approximate materials cost of \$9,445.00. The library has offered to donate \$2,500.00 towards the cost.

The Campbell & Johnson agreement allows for the plans to be drawn up.

Commissioner Johnson moved to approve the development agreement with Heavy's. Commissioner Fraser seconded. Motion carried unanimously.

Commissioner Johnson moved to approve the Campbell & Johnson agreement for \$9358.21. Commissioner Hosie seconded. Motion carried unanimously.

NEW BUSINESS:

CLOUDCORP 2011 PROFESSIONAL SERVICES AGREEMENT

APPROVED

CloudCorp was requesting \$50,000, which is the same as 2010.

Commissioner Wentz moved to approve the Cloudcorp 2011 professional services agreement. Commissioner Fraser seconded. Motion carried unanimously.

CAMPBELL & JOHNSON CONTRACT

APPROVED

Campbell & Johnson raised their request \$100 per month, which is the first increase in several years, to \$1200 per month.

Commissioner Wentz moved to approve the Campbell & Johnson contract for \$1200 per month. Commissioner Hosie seconded. Motion carried unanimously.

DESIGNATION OF OFFICIAL DEPOSITORIES

APPROVED

City Manager Uri explained that this names all local banks as depositories where the City may invest its funds.

Commissioner Hosie moved to approve Citizens National Bank, Central National Bank, United Bank & Trust, Peoples Exchange Bank, and Elk State Bank as official depositories for 2011. Commissioner Wentz seconded. Motion carried unanimously.

2011 CMB LICENSES

APPROVED

Casey's General Store, Thunder Strikez Bowling Alley, Dragon House, Gambino's Pizza, El Puerto, Wood Oil, Short Stop (Stores 4 and 10), Pizza Hut, Wal-Mart, Country Honky Tonk, Rod's Thriftway, and Concordia Conoco were up for approval.

Mayor Hattan moved to approve the 2011 CMB licenses. Commissioner Hosie seconded. Motion carried unanimously.

AFFIRMATION OF EXEMPT PROPERTY STATUS FOR IRB CERTIFICATIONS

APPROVED

City Manager Uri said this is an annual event of businesses that have received industrial revenue bonds from the City and are required to certify to the City annually that they still have property exempt from taxation.

Mayor Hattan moved that Mt. Joseph Senior Village has complied with the requirements of the IRB bond criteria, and to direct the City Clerk to certify and notify the Division of Property Values. Commissioner Wentz seconded. Motion carried unanimously.

CAMPBELL & JOHNSON AGREEMENT – 2011 SLURRY SEAL PROJECTS

APPROVED

Commissioner Hosie asked what design work was involved for slurry seal. Ron Copple answered that they measure the streets and put the bid documents together. Approximately five miles of streets will be done in 2011.

Commissioner Wentz moved to accept the Campbell & Johnson agreement for the 2011 slurry seal projects. Commissioner Hosie seconded. Motion carried unanimously.

COMP PLAN – APPENDIX A & B

City Manager Uri said the item did not require commission action, but was for informational purposes only. Commission action will be required at a later date.

CAMPBELL & JOHNSON AGREEMENT – BROADWAY SEWER

APPROVED

The agreement allows for completion of the Broadway sewer design, to be done with the CDBG funds recently awarded to the City. Ken Johnson answered questions about the design work that Campbell & Johnson will be doing for the project.

Commissioner Wentz moved to approve the Campbell & Johnson agreement for the Broadway sewer. Commissioner Fraser seconded. Motion carried unanimously.

RESOLUTIONS:**2010-1891 WAIVER OF GAAP****PASSED**

Thereupon there was presented a Resolution entitled:

WHEREAS THE CITY OF CONCORDIA, KANSAS, HAS DETERMINED THAT THE FINANCIAL STATEMENTS AND FINANCIAL REPORTS FOR THE YEAR ENDED DECEMBER 31, 2011, TO BE PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF K.S.A. 75-1120A(A) ARE NOT RELEVANT TO THE REQUIREMENTS OF THE CASH BASIS AND BUDGET LAWS OF THIS STATE AND ARE OF NO SIGNIFICANT VALUE TO THE GOVERNING BODY OR THE MEMBERS OF THE GENERAL PUBLIC OF THE CITY OF CONCORDIA AND

Thereupon, Commissioner Fraser moved that said Resolution be passed. The motion was seconded by Commissioner Wentz. 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1891 was signed and approved by the Mayor and attested by the Clerk.

2010-1892 AUTHORIZED SIGNERS**PASSED**

Thereupon there was presented a Resolution entitled:

WHEREAS, THE GOVERNING BODY FINDS THAT THE BEST INTERESTS OF THE CITY TO DESIGNATE THE POWERS AND AUTHORITIES OF CITY EMPLOYEES WITH RESPECT TO CERTAIN ACCOUNTS OF THE CITY;

Thereupon, Commissioner Johnson 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:

Yea: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2010-1892 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri mentioned a party to which all the commissioners will be invited, and asked for a volunteer to talk about the state of the City.

City Manager Uri discussed several electronic improvements to be undertaken in the future. One wi-fi hot spot will be placed near City Hall to see the possibilities of providing City-wide wi-fi. Also, the City is considering providing the Commission and department heads with electronic packets rather than paper, with the devices to read them. The new website will soon come to fruition. City Manager Uri also discussed possible locations around the City for the live cameras that had been used at the 5th Street project.

MAYOR/COMMISSIONER COMMENTS AND REPORT

Commissioner Wentz asked about the possibility of City-owned gas service. City Manager Uri replied that he had discussed the matter with Kansas Gas, as well as others, and there might be the opportunity to take over the service.

Commissioner Johnson asked if there were prospects for the north development. Kirk Lowell answered to the affirmative, but did not give details. Commissioner Johnson asked about the check paid to Swenson, Brewer & Long. City Manager Uri answered that it was for appeals from Municipal Court to District Court. Commissioner Johnson requested a clothing and embroidery expense report for the year.

Commissioner Hosie commended the departments on the high ratings on the community surveys returned.

Commissioner Fraser asked about the Brown Grand and Community Foundation grants. City Manager Uri said that \$20,000 has been set aside from the City to the Brown Grand. This amount can be deposited with the Foundation, but is not eligible for matching funds if it is not in the account on December 31, 2011.

Mayor Hattan commented on the IRS audit, and complimented current staff for the improvements to City finances for 2009 compared to 2008. He mentioned that the only infraction on the audit was the ruling that City Manager Uri should be considered an employee rather than an independent contractor. City Manager Uri said this would be changed for future employment, and the City would be sending a check to cover 2008 and 2009 payroll taxes by the end of the year.

STAFF COMMENTS

Ken Johnson updated the Commission on the north development, stating that all work is complete.

Finance Director Farha asked the Commission to decide when the 3% COLA would be added to all paychecks; whether it would be the pay check including January 1 or the first pay check with two full weeks in 2011. Mayor Hattan answered to go with the paycheck including January 1. Finance Director Farha provided an updated bond debt schedule.

Chad Buckley said the goal is to replace Broadway sewer to a spot between 10th and 11th Streets.


Chris Edin discussed a grant (COPS grant) that had been applied for in 2009. The paperwork was incorrect. Mr. Edin is in the process of refiling the paperwork, and has since learned that the grant of \$11,750.00 should be shared with the County sheriff.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

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

(Seal)



Stacey Crum
City Clerk