

**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 5, 2011**

The governing body met in regular session on January 5, 2011, 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, Beth Stover, Marcia Allen. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Larry Eubanks, fire chief.

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

**APPROVAL OF MINUTES****APPROVED**

Commissioner Johnson moved to approve the minutes of the December 15, 2010, meeting. Commissioner Wentz seconded. Motion carried unanimously.

**APPROPRIATION ORDINANCE NO. #24****APPROVED**

Commissioner Hosie asked if the health care check included the employees' share. Finance Director Farha answered that the amount was the total cost of the plan.

Commissioner Johnson asked about the manhole that was replaced. It was answered that this took place at the north development, in order for a farmer to be able to farm over the lid. Commissioner Johnson questioned why the City paid for that, as it is on private land. City Manager Uri answered that it was done while the boring was being done under the road.

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

**PUBLIC COMMENTS**

There were no public comments.

**APPOINTMENTS****LIBRARY BOARD**

City Manager Uri said two resignations on the library board have warranted two new members. The library board is requesting the positions be filled by Max Reeves and Maria Jindra, who have both expressed interest.

Commissioner Fraser moved to appoint Max Reeves and Maria Jindra to the library board. Commissioner Johnson seconded. Motion carried unanimously.

**NEW BUSINESS:****RECREATION VAN BIDS**

City Manager Uri stated that only one bid had been received, from Car Zone, and it did not meet with Tom Gennette's approval. New bid sheets have been sent out to the dealers, with additional specifications in hopes of receiving more vehicle bids in which to choose. These bids and the recommendation will be brought back at the next meeting.

**RESOLUTIONS:****2011-1893 GENERAL OBLIGATION BONDS****PASSED**

The matter of providing for the offering for sale of General Obligation Refunding and Improvement Bonds, Series 2011-A and General Obligation Bonds, Series 2011-B, came on for consideration and was discussed.

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

**RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION  
REFUNDING AND IMPROVEMENT BONDS, SERIES 2011-A AND GENERAL  
OBLIGATION BONDS, SERIES 2011-B, OF THE CITY OF CONCORDIA, KANSAS.**

Commissioner Wentz 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 Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

The Mayor declared the Resolution duly adopted; the Clerk designating the same Resolution No. 2011-1893.

### **MANAGER'S REPORT**

City Manager Uri discussed the comp plan progress, and said the planning commission has been going through the information, and won't be scheduling public meetings until it has all been examined.

On the flood control project, City Manager Uri said he would be discussing issues the next morning with Frank Mercurio. He has not heard from the Corps of Engineers lately.

### **MAYOR/COMMISSIONER COMMENTS AND REPORT**

Commissioner Wentz's inquiry about gas service at the north development created discussion on the possibility of the City having its own service, as well as tapping in Jamestown's line and purchasing gas from them.

Commissioner Johnson requested that the commission be allowed to review the minutes earlier, and again requested an inventory of weapons from the police department. City Manager Uri promised both.

Commissioner Hosie asked if there were change orders for the 5<sup>th</sup> Street project. Ron Copple answered yes, but that he didn't yet know the cost of the change orders, which included sidewalks, storm drainage, and extra traffic control.

Commissioner Fraser asked if the comp plan would be included on upcoming meetings. City Manager Uri said there were still meetings with the planning commission before it would be brought before the commission. Commissioner Fraser also asked if there would be any more refunds from AT&T on the overpayment of the bill. City Clerk Crum answered that the account now had a large credit on it, and AT&T would not issue a refund check. Commissioner Johnson suggested asking for interest on this money. Staff promised to follow up on this request.

### **STAFF COMMENTS**

City Clerk Crum provided a year end ambulance report, showing collections for 2010, ambulance runs, and outstanding balances on accounts. She praised the work of billing clerk Katrina Sorell, and the assistance that is received from the fire department.

Larry Eubanks followed up with praise for the working relationship with the hospital, and noted the increase in long distance transfers due to more personnel becoming EMT-I certified. Mr. Eubanks reported he'd received an American Firefighters grant for \$117,000, of which the City will contribute \$5000 in order to purchase twenty self-contained breathing apparatuses, and extra tank and fill station for the trucks. The grant has been awarded for three straight years, and Mr. Eubanks promised to continue applying. Finally, Mr. Eubanks said he hoped the new ambulance would be delivered in a few weeks.

Mayor Hattan questioned the staff on several issues, getting an update from Chad Buckley on the Broadway sewer project, which should start in March, and the demo program from Bruno Rehbein. Mr. Rehbein also reported that the LDS Church is within two weeks of completion, and Concordia Tractor should be issued a temporary certificate of occupancy before next Thursday's open house. He said the comp plan is two-thirds complete and there may possibly be a public hearing next month. Upon asking about the slurry seal for 2011, Ron Copple said that he would be bidding this in a couple of months. City Clerk Crum was asked about the water softener. She answered that one had been purchased from Salina Supply at a cost of \$684.00.

### **EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE**

**HELD**

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

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

Nay: None.

Time: 6:19 p.m.

The commission reconvened at 6:24 p.m.

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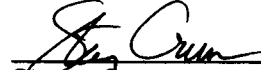
Mayor Hattan announced there was no binding action taken.

**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 Wentz seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Grum  
City Clerk

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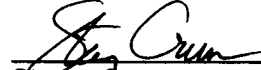
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Stacey Grum  
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**CITY OF CONCORDIA, KANSAS  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS  
SERIES 2011**

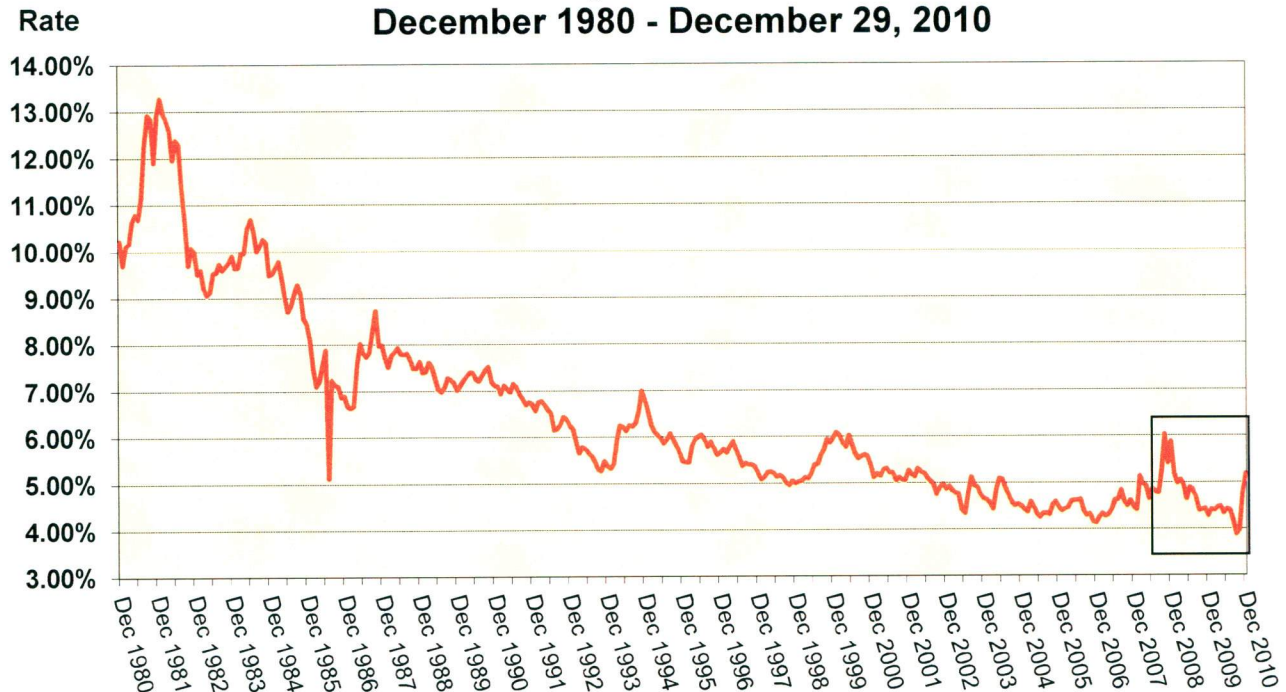
December 2010							January 2011							February 2011						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
5	6	7	1	2	3	4	2	3	4	5	6	7	8	6	7	1	2	3	4	5
12	13	14	15	16	17	18	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31		23	24	25	26	27	28	29	27	28					

**PRELIMINARY TIMETABLE**

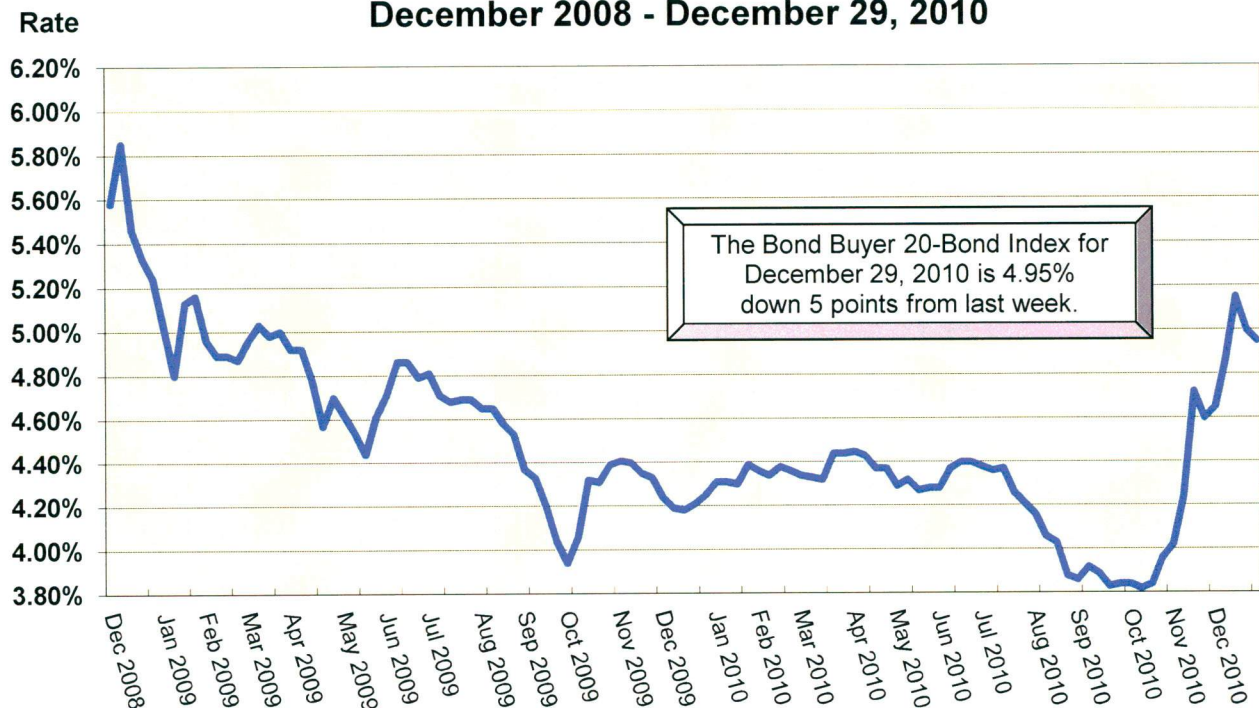
DATE	ACTION / TASK
<b>2010</b>	
Monday, December 27	<ul style="list-style-type: none"> <li>Circulate draft of Preliminary Official Statement for review and comments</li> </ul>
<b>2011</b>	
<b>Wednesday, January 5</b>	<ul style="list-style-type: none"> <li>City Commission adopts Resolution authorizing negotiated bond sale and approving the Preliminary Official Statement</li> </ul>
Thursday, January 6	<ul style="list-style-type: none"> <li>Ship rating package to Moody's for rating review</li> </ul>
Monday, January 10	<ul style="list-style-type: none"> <li>Rating agency interview</li> </ul>
Friday, January 14	<ul style="list-style-type: none"> <li>Receive Moody's financial rating</li> </ul>
Tuesday, January 18	<ul style="list-style-type: none"> <li>Preliminary Bond Pricing</li> </ul>
<b>Wednesday, January 19</b>	<ul style="list-style-type: none"> <li>Final Bond Pricing</li> <li>Mayor executes Bond Purchase Agreement</li> <li>City Commission approves Bond Ordinance and Bond Resolution</li> </ul>
Friday, January 21	<ul style="list-style-type: none"> <li>Publish Bond Ordinance</li> </ul>
Tuesday, January 25	<ul style="list-style-type: none"> <li>Distribute Final Official Statement</li> </ul>
Monday, January 31	<ul style="list-style-type: none"> <li>Transcript to Kansas Attorney General's Office for approval</li> <li>Bonds to Kansas State Treasurer</li> </ul>
Monday, February 7	<ul style="list-style-type: none"> <li>Bonds shipped to Depository Trust Company (DTC)</li> </ul>
Thursday, February 10	<ul style="list-style-type: none"> <li>Bond Closing</li> </ul>

# Tax-Exempt Interest Rate Market Trends

## 30-Year Historical Bond Buyer 20-Bond Index December 1980 - December 29, 2010



## 24-Month Historical Bond Buyer 20-Bond Index December 2008 - December 29, 2010



## City of Concordia, Kansas

### General Obligation Bonds

## Aggregate Debt Service

Calendar Year	Series 2002- A	Series 2002- B	Series 2011 10-yr NM	Series 2011 Refund 1997	Series 2011 Refund 2000	Series 2011 USDA NM	TOTAL
2011	72,390.00	74,205.00	20,043.75	2,602.50	11,068.13	-	180,309.38
2012	69,915.00	71,280.00	81,725.00	3,470.00	14,757.50	138,594.00	379,741.50
2013	72,385.00	73,290.00	80,625.00	3,470.00	14,757.50	131,870.00	376,397.50
2014	69,565.00	-	129,525.00	18,470.00	29,757.50	130,646.00	377,963.50
2015	71,685.00	-	127,425.00	18,170.00	29,457.50	129,422.00	376,159.50
2016	73,500.00	-	130,325.00	17,870.00	29,157.50	128,198.00	379,050.50
2017	-	-	127,850.00	17,532.50	103,820.00	126,974.00	376,176.50
2018	-	-	134,825.00	17,120.00	101,345.00	125,750.00	379,040.00
2019	-	-	131,225.00	16,670.00	103,645.00	124,526.00	376,066.00
2020	-	-	132,625.00	21,220.00	100,795.00	121,702.00	376,342.00
2021	-	-	128,875.00	20,620.00	97,945.00	-	247,440.00
-	\$429,440.00	\$218,775.00	\$1,225,068.75	\$157,215.00	\$636,505.63	\$1,157,682.00	\$3,824,686.38

### Par Amounts Of Selected Issues

Series 2002-A	365,000.00
Series 2002-B	200,000.00
Series 2011 NM -10-yr NM	1,030,000.00
Series 2011 NM -Refund 1997	130,000.00
Series 2011 NM -Refund 2000	510,000.00
Series 2011 USD-USDA 10-yr NM	1,100,000.00
<b>TOTAL</b>	<b>3,335,000.00</b>

**City of Concordia, Kansas****General Obligation Bonds****Series 2011-A****(Aggregate New Money/Refunding Issue)****Total Issue Sources And Uses**

Dated 02/01/2011 | Delivered 02/01/2011

	10-yr NM	Refund 1997	Refund 2000	Issue Summary
<b>Sources Of Funds</b>				
Par Amount of Bonds	\$1,030,000.00	\$130,000.00	\$510,000.00	\$1,670,000.00
Reoffering Premium	11,022.85	1,160.40	4,535.95	16,719.20
<b>Total Sources</b>	<b>\$1,041,022.85</b>	<b>\$131,160.40</b>	<b>\$514,535.95</b>	<b>\$1,686,719.20</b>
<b>Uses Of Funds</b>				
Deposit to Project Construction Fund	995,673.87	-	-	995,673.87
Deposit to Current Refunding Fund	-	126,562.50	506,551.88	633,114.38
Costs of Issuance	25,600.00	1,800.00	1,800.00	29,200.00
Total Underwriter's Discount (1.500%)	15,450.00	1,950.00	7,650.00	25,050.00
Rounding Amount	4,298.98	847.90	(1,465.93)	3,680.95
<b>Total Uses</b>	<b>\$1,041,022.85</b>	<b>\$131,160.40</b>	<b>\$514,535.95</b>	<b>\$1,686,719.20</b>

**City of Concordia, Kansas****General Obligation Bonds****Series 2011-A****(Aggregate New Money/Refunding Issue)****Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>	<b>Fiscal Total</b>
02/01/2011	-	-	-	-	-
11/01/2011	-	-	33,714.38	33,714.38	33,714.38
05/01/2012	-	-	22,476.25	22,476.25	-
11/01/2012	55,000.00	2.000%	22,476.25	77,476.25	99,952.50
05/01/2013	-	-	21,926.25	21,926.25	-
11/01/2013	55,000.00	2.000%	21,926.25	76,926.25	98,852.50
05/01/2014	-	-	21,376.25	21,376.25	-
11/01/2014	135,000.00	2.000%	21,376.25	156,376.25	177,752.50
05/01/2015	-	-	20,026.25	20,026.25	-
11/01/2015	135,000.00	2.000%	20,026.25	155,026.25	175,052.50
05/01/2016	-	-	18,676.25	18,676.25	-
11/01/2016	140,000.00	2.250%	18,676.25	158,676.25	177,352.50
05/01/2017	-	-	17,101.25	17,101.25	-
11/01/2017	215,000.00	2.750%	17,101.25	232,101.25	249,202.50
05/01/2018	-	-	14,145.00	14,145.00	-
11/01/2018	225,000.00	3.000%	14,145.00	239,145.00	253,290.00
05/01/2019	-	-	10,770.00	10,770.00	-
11/01/2019	230,000.00	3.000%	10,770.00	240,770.00	251,540.00
05/01/2020	-	-	7,320.00	7,320.00	-
11/01/2020	240,000.00	3.000%	7,320.00	247,320.00	254,640.00
05/01/2021	-	-	3,720.00	3,720.00	-
11/01/2021	240,000.00	3.100%	3,720.00	243,720.00	247,440.00
<b>Total</b>	<b>\$1,670,000.00</b>	<b>-</b>	<b>\$348,789.38</b>	<b>\$2,018,789.38</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$12,327.50
Average Life	7.382 Years
Average Coupon	2.8293602%
Net Interest Cost (NIC)	2.8562984%
True Interest Cost (TIC)	2.8489225%
Bond Yield for Arbitrage Purposes	2.6673039%
All Inclusive Cost (AIC)	3.1662172%

**IRS Form 8038**

Net Interest Cost	2.6739134%
Weighted Average Maturity	7.363 Years

**City of Concordia, Kansas**  
General Obligation Bonds  
Series 2011-A  
(10-Year New Money Portion)

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2011	-	-	-	-	-
11/01/2011	-	-	20,043.75	20,043.75	20,043.75
05/01/2012	-	-	13,362.50	13,362.50	-
11/01/2012	55,000.00	2.000%	13,362.50	68,362.50	81,725.00
05/01/2013	-	-	12,812.50	12,812.50	-
11/01/2013	55,000.00	2.000%	12,812.50	67,812.50	80,625.00
05/01/2014	-	-	12,262.50	12,262.50	-
11/01/2014	105,000.00	2.000%	12,262.50	117,262.50	129,525.00
05/01/2015	-	-	11,212.50	11,212.50	-
11/01/2015	105,000.00	2.000%	11,212.50	116,212.50	127,425.00
05/01/2016	-	-	10,162.50	10,162.50	-
11/01/2016	110,000.00	2.250%	10,162.50	120,162.50	130,325.00
05/01/2017	-	-	8,925.00	8,925.00	-
11/01/2017	110,000.00	2.750%	8,925.00	118,925.00	127,850.00
05/01/2018	-	-	7,412.50	7,412.50	-
11/01/2018	120,000.00	3.000%	7,412.50	127,412.50	134,825.00
05/01/2019	-	-	5,612.50	5,612.50	-
11/01/2019	120,000.00	3.000%	5,612.50	125,612.50	131,225.00
05/01/2020	-	-	3,812.50	3,812.50	-
11/01/2020	125,000.00	3.000%	3,812.50	128,812.50	132,625.00
05/01/2021	-	-	1,937.50	1,937.50	-
11/01/2021	125,000.00	3.100%	1,937.50	126,937.50	128,875.00
<b>Total</b>	<b>\$1,030,000.00</b>	<b>-</b>	<b>\$195,068.75</b>	<b>\$1,225,068.75</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$7,057.50
Average Life	6.852 Years
Average Coupon	2.7639922%
Net Interest Cost (NIC)	2.7829387%
True Interest Cost (TIC)	2.7722707%
Bond Yield for Arbitrage Purposes	2.6673039%
All Inclusive Cost (AIC)	3.2670945%

**IRS Form 8038**

Net Interest Cost	2.5872663%
Weighted Average Maturity	6.833 Years



**City of Concordia, Kansas****General Obligation Bonds****Series 2011-A****(1997 Refunding Portion)****Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2011	-	-	-	-	-
11/01/2011	-	-	2,602.50	2,602.50	2,602.50
05/01/2012	-	-	1,735.00	1,735.00	-
11/01/2012	-	-	1,735.00	1,735.00	3,470.00
05/01/2013	-	-	1,735.00	1,735.00	-
11/01/2013	-	-	1,735.00	1,735.00	3,470.00
05/01/2014	-	-	1,735.00	1,735.00	-
11/01/2014	15,000.00	2.000%	1,735.00	16,735.00	18,470.00
05/01/2015	-	-	1,585.00	1,585.00	-
11/01/2015	15,000.00	2.000%	1,585.00	16,585.00	18,170.00
05/01/2016	-	-	1,435.00	1,435.00	-
11/01/2016	15,000.00	2.250%	1,435.00	16,435.00	17,870.00
05/01/2017	-	-	1,266.25	1,266.25	-
11/01/2017	15,000.00	2.750%	1,266.25	16,266.25	17,532.50
05/01/2018	-	-	1,060.00	1,060.00	-
11/01/2018	15,000.00	3.000%	1,060.00	16,060.00	17,120.00
05/01/2019	-	-	835.00	835.00	-
11/01/2019	15,000.00	3.000%	835.00	15,835.00	16,670.00
05/01/2020	-	-	610.00	610.00	-
11/01/2020	20,000.00	3.000%	610.00	20,610.00	21,220.00
05/01/2021	-	-	310.00	310.00	-
11/01/2021	20,000.00	3.100%	310.00	20,310.00	20,620.00
<b>Total</b>	<b>\$130,000.00</b>	<b>-</b>	<b>\$27,215.00</b>	<b>\$157,215.00</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$972.50
Average Life	7.481 Years
Average Coupon	2.7984576%
Net Interest Cost (NIC)	2.8395476%
True Interest Cost (TIC)	2.8331368%
Bond Yield for Arbitrage Purposes	2.6673039%
All Inclusive Cost (AIC)	3.0431385%

**IRS Form 8038**

Net Interest Cost	2.6619281%
Weighted Average Maturity	7.463 Years

**City of Concordia, Kansas****General Obligation Bonds****Series 2011-A****(2000 Refunding Portion)****Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>	<b>Fiscal Total</b>
02/01/2011	-	-	-	-	-
11/01/2011	-	-	11,068.13	11,068.13	11,068.13
05/01/2012	-	-	7,378.75	7,378.75	-
11/01/2012	-	-	7,378.75	7,378.75	14,757.50
05/01/2013	-	-	7,378.75	7,378.75	-
11/01/2013	-	-	7,378.75	7,378.75	14,757.50
05/01/2014	-	-	7,378.75	7,378.75	-
11/01/2014	15,000.00	2.000%	7,378.75	22,378.75	29,757.50
05/01/2015	-	-	7,228.75	7,228.75	-
11/01/2015	15,000.00	2.000%	7,228.75	22,228.75	29,457.50
05/01/2016	-	-	7,078.75	7,078.75	-
11/01/2016	15,000.00	2.250%	7,078.75	22,078.75	29,157.50
05/01/2017	-	-	6,910.00	6,910.00	-
11/01/2017	90,000.00	2.750%	6,910.00	96,910.00	103,820.00
05/01/2018	-	-	5,672.50	5,672.50	-
11/01/2018	90,000.00	3.000%	5,672.50	95,672.50	101,345.00
05/01/2019	-	-	4,322.50	4,322.50	-
11/01/2019	95,000.00	3.000%	4,322.50	99,322.50	103,645.00
05/01/2020	-	-	2,897.50	2,897.50	-
11/01/2020	95,000.00	3.000%	2,897.50	97,897.50	100,795.00
05/01/2021	-	-	1,472.50	1,472.50	-
11/01/2021	95,000.00	3.100%	1,472.50	96,472.50	97,945.00
<b>Total</b>	<b>\$510,000.00</b>	<b>-</b>	<b>\$126,505.63</b>	<b>\$636,505.63</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$4,297.50
Average Life	8.426 Years
Average Coupon	2.9437029%
Net Interest Cost (NIC)	2.9805627%
True Interest Cost (TIC)	2.9804851%
Bond Yield for Arbitrage Purposes	2.6673039%
All Inclusive Cost (AIC)	3.0285001%

**IRS Form 8038**

Net Interest Cost	2.8190855%
Weighted Average Maturity	8.409 Years

**City of Concordia, Kansas****General Obligation Bonds****Series 2011-B****(10-Year USDA New Money)****Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2011	-	-	-	-	-
02/01/2012	61,200.00	1.000%	11,000.00	72,200.00	72,200.00
08/01/2012	61,200.00	1.000%	5,194.00	66,394.00	-
02/01/2013	61,200.00	1.000%	4,888.00	66,088.00	132,482.00
08/01/2013	61,200.00	1.000%	4,582.00	65,782.00	-
02/01/2014	61,200.00	1.000%	4,276.00	65,476.00	131,258.00
08/01/2014	61,200.00	1.000%	3,970.00	65,170.00	-
02/01/2015	61,200.00	1.000%	3,664.00	64,864.00	130,034.00
08/01/2015	61,200.00	1.000%	3,358.00	64,558.00	-
02/01/2016	61,200.00	1.000%	3,052.00	64,252.00	128,810.00
08/01/2016	61,200.00	1.000%	2,746.00	63,946.00	-
02/01/2017	61,200.00	1.000%	2,440.00	63,640.00	127,586.00
08/01/2017	61,200.00	1.000%	2,134.00	63,334.00	-
02/01/2018	61,200.00	1.000%	1,828.00	63,028.00	126,362.00
08/01/2018	61,200.00	1.000%	1,522.00	62,722.00	-
02/01/2019	61,200.00	1.000%	1,216.00	62,416.00	125,138.00
08/01/2019	61,200.00	1.000%	910.00	62,110.00	-
02/01/2020	61,200.00	1.000%	604.00	61,804.00	123,914.00
08/01/2020	59,600.00	1.000%	298.00	59,898.00	-
02/01/2021	-	-	-	-	59,898.00
<b>Total</b>	<b>\$1,100,000.00</b>	<b>-</b>	<b>\$57,682.00</b>	<b>\$1,157,682.00</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$5,768.20
Average Life	5.244 Years
Average Coupon	1.0000000%
Net Interest Cost (NIC)	1.2288409%
True Interest Cost (TIC)	1.2382770%
Bond Yield for Arbitrage Purposes	0.9995115%
All Inclusive Cost (AIC)	1.2382770%

**IRS Form 8038**

Net Interest Cost	1.0000000%
Weighted Average Maturity	5.244 Years

**City of Concordia, Kansas****General Obligation Bonds****Series 2011-B****(10-Year USDA New Money)****Debt Service Schedule**

<b>Calendar Year</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
2011	-	-	-	-
2012	122,400.00	1.000%	16,194.00	138,594.00
2013	122,400.00	1.000%	9,470.00	131,870.00
2014	122,400.00	1.000%	8,246.00	130,646.00
2015	122,400.00	1.000%	7,022.00	129,422.00
2016	122,400.00	1.000%	5,798.00	128,198.00
2017	122,400.00	1.000%	4,574.00	126,974.00
2018	122,400.00	1.000%	3,350.00	125,750.00
2019	122,400.00	1.000%	2,126.00	124,526.00
2020	120,800.00	1.000%	902.00	121,702.00
-	<b>\$1,100,000.00</b>	-	<b>\$57,682.00</b>	<b>\$1,157,682.00</b>

**Yield Statistics**

Bond Year Dollars	\$5,768.20
Average Life	5.244 Years
Average Coupon	1.0000000%
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**IRS Form 8038**

Net Interest Cost	1.0000000%
Weighted Average Maturity	5.244 Years

## HEAVY'S REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT is entered into as of December 15, 2010, between the City of Concordia, Kansas, (the City) and John Isaacson and Robin Isaacson, dba Heavy's BBQ, (the Isaacsons).

In consideration of the mutual agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the City and the Isaacsons agree:

1. The project. The City, at its expense, plans to construct new sidewalk and curb and gutter adjacent to the Isaacsons' place of business at 103 W. 7<sup>th</sup> Street in Concordia, as shown on the attached drawing.

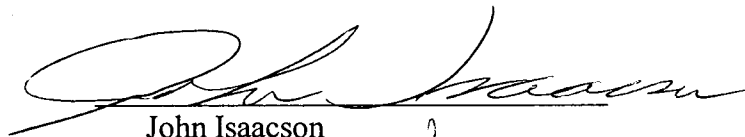
2. Landscaping. The city will reimburse the Isaacsons in an amount not to exceed \$3,248.00 for landscaping provided by the Isaacsons and placed in the landscape areas shown on the attached drawing. The Isaacsons will be solely responsible for the installation of the landscaping, and will pay all expenses incurred in connection with the care and maintenance of the landscaping.

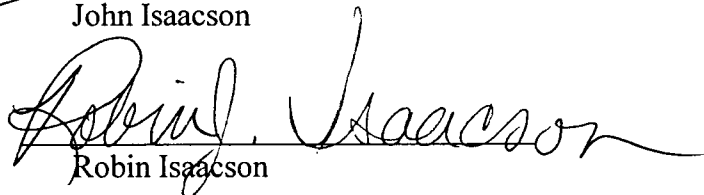
3. Smoker. The Isaacsons, at their expense, will provide suitable protection to keep their outdoor smoker from staining or otherwise damaging the sidewalk. Any staining or other damage caused to the sidewalk by the operation of the smoker will be cleaned and repaired at the expense of the Isaacsons promptly upon the demand of the city. The smoker will be located so as not to impede pedestrian traffic. Continued operation of the outdoor smoker is conditioned upon continuing compliance with the requirements of this paragraph.

4. Assignment. This agreement will be binding upon the parties and their successors and assigns.

CITY OF CONCORDIA, KANSAS

By: \_\_\_\_\_  
Gregory L. Hattan, Mayor

  
John Isaacson

  
Robin Isaacson

# Campbell & Johnson, Engineers PA

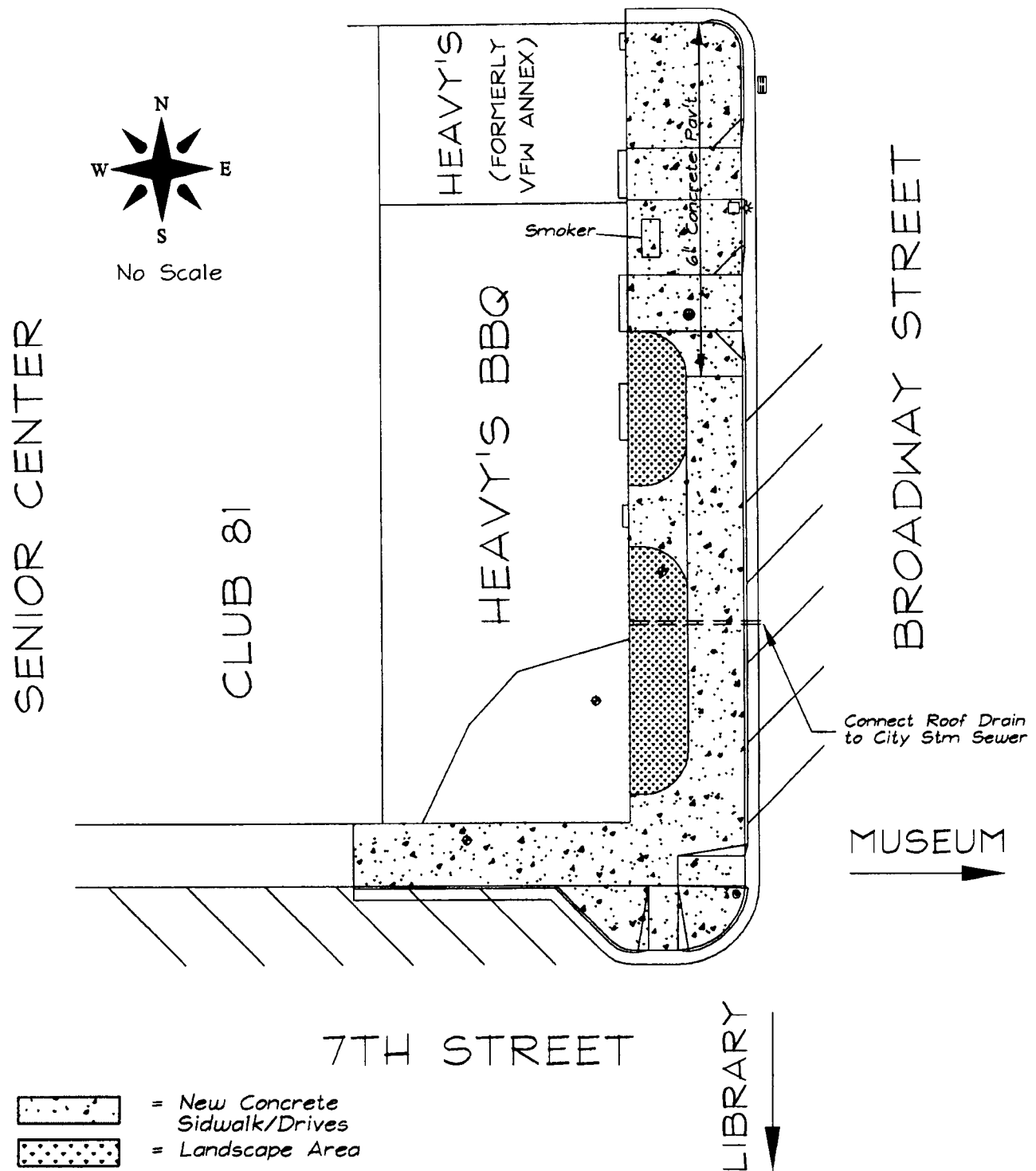
## Construction Estimate



Proj. No.	Heavy's Downtown	Est. No.	A	Date	12/08/10
Project	Street & Sidewalk Improvements				
Scope	Remove & Replace curb & gutter, remove and replace sidewalk, layout of new parking stalls and landscaping of area betw. Building and sidewalk				

Item No	Description	Quantity	Unit	Unit Price	Extension
1	Remove ex. curb & gutter, street pav't.	28	CY	\$125.00	\$3,500.00
2	30" Concrete Curb & Gutter	260	LF	\$25.00	\$6,500.00
3	Remove Ex. Asphalt & Conc. Pav't	100	CY	\$125.00	\$12,500.00
4	4" Concrete Sidewalk	1,950	SF	\$6.00	\$11,700.00
5	4" Concrete Handicap Sidewalk	175	SF	\$10.00	\$1,750.00
6	6" Concrete Reinf (Entr & North Swlk)	136	SY	\$75.00	\$10,200.00
7	Landscape/Grass Area Installation	700	SF	\$4.64	\$3,248.00
8	Construction Staking	1	LS	\$1,650.00	\$1,650.00
9	Traffic Control	1	LS	\$3,500.00	\$3,500.00
10	Painting Parking Stalls	200	L.F.	\$4.00	\$800.00
11	Repair Storm Sewer Inlet/MH	2	EA	\$3,000.00	\$6,000.00
12					
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29					
30	Engineering Design & Inspection				<u>\$7,708.21</u>
Sub Total					\$69,056.21
10 % Contingencies					\$6,905.62
TOTAL ESTIMATED COSTS					<b>\$75,961.83</b>

Note: This is only an estimate of construction costs and not a guaranteed proposal.  
This estimate is based upon current estimating tools and may not be valid after 30 days.

# DOWNTOWN TIF PROJECT - HEAVY'S BBQ (with Landscaping)



-  = New Concrete Sidewalk/Drives
-  = Landscape Area

DATE  
12-8-10

JOB #  
09055



CAMPBELL & JOHNSON ENGINEERS, P.A.  
ENGINEERS • ARCHITECTS • LAND SURVEYORS  
785-343-1755 CONCORDIA, KANSAS • JUNCTION CITY, KANSAS 866-720-1755

TIF PROJECT - HEAVY'S BBQ  
(With Landscaping)  
DOWNTOWN - CONCORDIA, KS

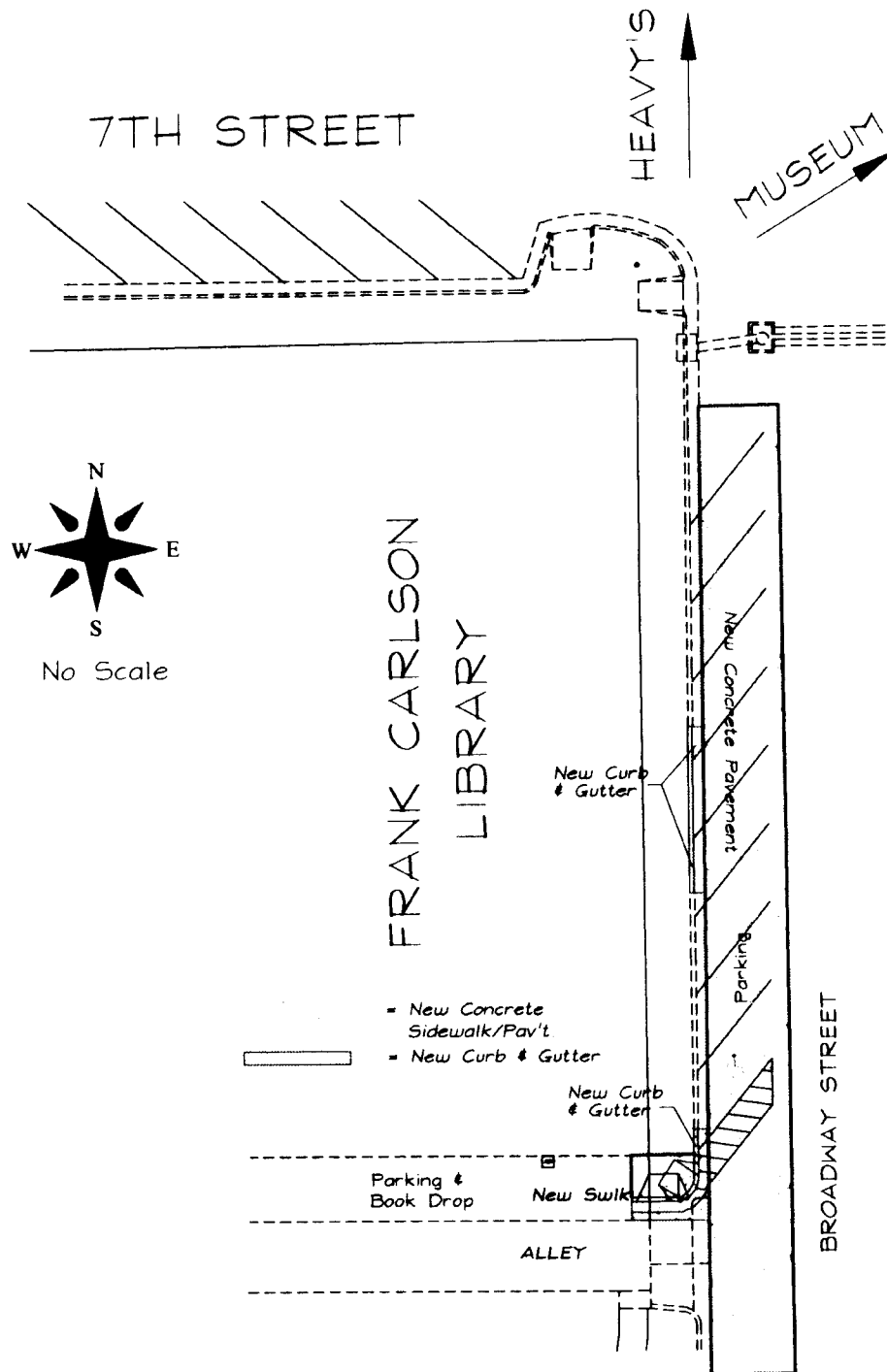
1/1

COMMISSION ACTION			CITY OF CONCORDIA			CITY MANAGER's	
Appr	Disappr	Date	PUBLIC WORKS IMPROVEMENTS			INITIALS _____	
Project No.		Project Location : 702 Broadway				Date	
CG-2011-Frank Carlson Library		Trct Desc: Original Town, Block 126, Lots 1 thru 5 & E 18' of lot 6, and S 9.5' of VAC 7th ST				8/24/2010	
		SCOPE OF WORK: Construct Concrete Curb & Gutter and Pavement				CITY ESTIMATE	
Line #	Description	Qty	Unit	Unit Price	Total	District	City
1	Concrete & supplies				8071.00	8071.00	0.00
2	Engineering				0.00	0.00	0.00
3	Asphalt				220.00	220.00	0.00
4	Sawing				100.00	100.00	0.00
5	Labor & Equipment				24213.00		24213.00
6	Contingencies				839.00	839.00	
7							
8							
9							
10							
11							
12	LEGAL SERVICES: Interim Financing						
	Bond Issue						
13	SUB-TOTAL XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX				33443.00	9230.00	24213.00
14	ADMINISTRATION(Advertising Cost & Register of Deeds)				225.00	225.00	
15	SUB-TOTAL XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX				33668.00	9455.00	24213.00
16	TOTAL COSTS XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX				33668.00	9455.00	24213.00
17	PERCENTAGE OF COSTS XXXXXXXXXXXXXXXXXXXXXXXX				100%	28%	72%



# DOWNTOWN TIF PROJECT - LIBRARY

(Handicap Sidewalk, Curb & Gutter, Concrete Pavement, & Traffic Signals)



DATE  
8-12-10

JOB #  
09055



CAMPBELL & JOHNSON ENGINEERS, P.A.  
ENGINEERS • ARCHITECTS • LAND SURVEYORS  
785-243-1755 CONCORDIA, KANSAS • JUNCTION CITY, KANSAS 866-720-1755

TIF PROJECT - LIBRARY  
(Handicap Sidewalk, Curb & Gutter,  
Concrete Parking Pavement)  
DOWNTOWN - CONCORDIA, KS

2/2

**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 19, 2011**

The governing body met in regular session on January 19, 2011, 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, Sister Beth Stover, Everett Ford, Don Dean, Ken Johnson, Peggy Walbridge. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Larry Eubanks, fire chief, Chris Edin, police chief, Tom Gennette, recreation director.

Sister Beth 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 January 5, 2011, meeting. Commissioner Johnson seconded. Motion carried unanimously.

**APPROPRIATION ORDINANCE NO. #1**

**APPROVED**

Commissioner Hosie asked if the payment for J&K Contracting was the final. City Manager Uri said approximately \$20,000 was held back for cleanup.

Commissioner Fraser asked about the water protect fee. City Clerk Crum answered that it is a charge in place of sales tax, and is on each bill. What is collected is then paid in to the State.

Commissioner Hosie moved to approve appropriation ordinance #1. Commissioner Wentz seconded. Motion carried unanimously.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS:**

**UNSAFE & DANGEROUS – 324 W. 2ND**

Mayor Hattan opened the public hearing for 324 W. 2<sup>nd</sup>. Everett Ford was on hand to speak about his property. He said he wanted to work with the City, and would possibly be interested in the demo program. He asked for a thirty day extension to decide whether he would fix up the property, or apply for the demo program. The extension was granted. Mayor Hattan closed the public hearing for 324 W. 2<sup>nd</sup>.

**UNSAFE & DANGEROUS – 834 E. 5TH**

Mayor Hattan opened the public hearing for 834 E. 5<sup>th</sup>. Bruno Rehbein said that the owner had wanted to be on the demo program for about two years, but there were liens on the property. The lienholders have released the property. Peggy Walbridge was present for questions. She expressed a desire to move quickly to remove the structure. It was decided that the language in the resolution would change to allow the property owner to immediately commence repair or removal, rather than waiting fourteen days. Mayor Hattan closed the public hearing for 834 E. 5<sup>th</sup>.

**UNSAFE & DANGEROUS – 403 E. 2ND**

Mayor Hattan opened the public hearing for 403 E. 2<sup>nd</sup>. Mr. Rehbein said the owner of this property had not responded to any mailings, and has not paid abatements on the property. It was decided to go forward with razing the property after the fourteen day period stated in the resolution. Mayor Hattan closed the public hearing for 403 E. 2<sup>nd</sup>.

**OLD BUSINESS:**

**RECREATION VAN BIDS**

After receiving only one bid which did not meet the approval of the recreation director, Tom Gennette changed the specifications, and last week received two bids, which he presented. Concordia Auto Mart bid a 2001 Ford Windstar for \$4850, and Car Zone bid a 2003 Dodge Caravan for \$3000. Mr. Gennette recommended the purchase of the 2003 Dodge Caravan, stating it would meet his needs.

Commissioner Johnson moved to accept the bid from Car Zone for the 2003 Dodge Caravan for \$3000. Commissioner Fraser seconded. Motion carried unanimously.

### **BROADWAY SEWER**

The City has accepted the bid from a contractor for a much lower amount than the engineers estimated. As the City has received a grant to do several blocks, the motion will allow the City to request replacing more sewer than originally bid, in order to use the entire grant.

Commissioner Wentz moved to authorize the Mayor and the City Clerk to enter into such supplemental contracts and agreements as may be necessary or advisable for the purpose of including within the construction to be accomplished pursuant the Approved Project Application attached to State of Kansas Grant Agreement No. 10-PF-030, such additional portions of sanitary sewer located under Broadway Street in the City of Concordia, Kansas, as may be permitted and approved by the Kansas Department of Commerce. Commissioner Johnson seconded. Motion carried unanimously.

### **NEW BUSINESS:**

#### **EMPLOYEE HANDBOOK**

City Manager Uri presented the amended employee handbook, after discussion at a previous study session. As per Mayor Hattan's suggestion, compensatory time was capped at 100 hours, rather than the federally-mandated 480 hours.

Commissioner Fraser moved to approve the amended handbook including tonight's changes. Commissioner Wentz seconded. Motion carried unanimously.

#### **CAMPBELL & JOHNSON SUPPLEMENTAL AGREEMENT NORTH DEVELOPMENT**

The agreement allows for the additional construction inspections for the north development. The additions were the new lines constructed by CloudCorp's property, and to modify plans originally designed by BG Consultants, to reflect the new lines.

Commissioner Wentz moved to approve the Campbell & Johnson supplemental agreement for the north development. Commissioner Johnson seconded. Motion carried unanimously.

#### **CITY MANAGER CONTRACT**

City Manager Uri said the contract is for the same services and money as the previous contract, but modified to reflect the IRS' findings that he should be an employee rather than an independent contractor.

Commissioner Johnson asked if the contract was legal, since there was no termination date. City Manager Uri said it is a month to month contract, and is legal. Commissioner Johnson stated the contract should specify that City Manager Uri work at least 20 hours, rather than approximately 20 hours.

After discussion, modifications included removing a section which authorizes the finance director to disperse monies, the mayor approving the city manager's vouchers in advance, and a statement that City Manager Uri is an independent contractor.

Commissioner Hosie moved to approve the city manager contract with modifications. Commissioner Fraser seconded. Motion carried unanimously.

### **ORDINANCES:**

#### **2011-3008 KENNEL DEFINITION AMENDMENT**

**PASSED**

Thereupon, there was presented an ordinance entitled:

#### **AN ORDINANCE OF THE CONCORDIA CITY COMMISSION AMENDING THE CONCORDIA ZONING REGULATIONS BY ADOPTING AMENDMENTS TO ARTICLES 2, REGULATING KENNELS.**

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. 2011-3008 and was signed by the Mayor and the signature attested by the City Clerk.

**2011-3009 USDA BOND****PASSED**

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$1,100,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2011-B, OF THE CITY OF CONCORDIA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF SAID BONDS AS THEY BECOME DUE; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.**

Thereupon, Commissioner Wentz 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:

Yea: 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. 2011-3009 and was signed and approved by the Mayor and attested by the Clerk.

**2011-3010 GO BOND****PASSED**

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2011-A, OF THE CITY OF CONCORDIA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.**

Thereupon, 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 governing body, the vote being as follows:

Yea: 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. 2011-3010, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

**RESOLUTIONS:****2011-1894 USDA BOND****PASSED**

Thereupon, there was presented a Resolution entitled:

**A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF \$1,100,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2011-B, OF THE CITY OF CONCORDIA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2011-3009 OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.**

Thereupon, Commissioner 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. 2011-1894 and was signed by the Mayor and attested by the Clerk.

2011-1895 GO BONDPASSED

Thereupon, there was presented a Resolution entitled:

**A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2011-A, OF THE CITY OF CONCORDIA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2011-3010 OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.**

Thereupon, Commissioner Johnson 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. 2011-1895 and was signed by the Mayor and attested by the Clerk.

2011-1896 UNSAFE & DANGEROUS – 324 W. 2<sup>ND</sup>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:**

Thereupon, Commissioner Fraser moved that said Resolution be adopted with a change giving the property owner thirty days instead of fourteen days to commence repair or removal of structure. 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 numbered Resolution No. 2011-1896 and was signed by the Mayor and attested by the Clerk.

2011-1897 UNSAFE & DANGEROUS – 834 E. 5<sup>TH</sup>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:**

Thereupon, Commissioner Hosie moved that said Resolution be adopted with a change allowing the property owner to commence repair or removal of structure immediately, rather than waiting fourteen days. 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. 2011-1897 and was signed by the Mayor and attested by the Clerk.

2011-1898 UNSAFE & DANGEROUS – 403 E. 2<sup>ND</sup>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:**

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

Mayor Hattan. 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. 2011-1898 and was signed by the Mayor and attested by the Clerk.

**2011-1899 EMPLOYEE HANDBOOK**

**PASSED**

Thereupon, there was presented a Resolution entitled:

**WHEREAS, THE GOVERNING BODY DETERMINES IT TO BE IN THE BEST INTERESTS OF THE CITY TO APPROVE AND ADOPT CERTAIN CHANGES TO THE PERSONNEL POLICIES OF THE CITY;**

Thereupon, Commissioner Johnson moved that said Resolution be adopted with the earlier discussed change. 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. 2011-1899 and was signed by the Mayor and attested by the Clerk.

**MANAGER'S REPORT**

City Manager Uri announced there would be an intergovernmental meeting at the hospital on February 9 at 7:00 p.m. He also said the Royals grant paperwork was sent earlier in the day, with hopes to receive money for the recreation department.

City Manager Uri said after talking to bond counsel earlier that morning, it was determined that \$42,000 – money the commission agreed to contribute towards the USDA grant with Resolution No. 2010-1872 – needed to be paid up front, before the grant money is received. Finance Director Farha said the money could come from the bond and interest fund.

Mayor Hattan moved to authorize the City Manager to make the payment to Rolling Hills Electric Cooperative. Commissioner Wentz seconded. Motion carried unanimously.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Wentz congratulated Concordia Tractor on their new facility and to those who worked on the north development, as well as CloudCorp for bringing in the USDA loan.

Commissioner Johnson asked about the airport master plan. Ron Copple answered that it should be ready in a couple of months. Commissioner Johnson asked if the water department mapped the location of the taps. Chad Buckley answered no. He said that the camera helped locate each tap, whenever possible.

Commissioner Hosie seconded Commissioner Wentz' praise of CTI's new facility.

Mayor Hattan asked if KLA Environmental would be at the next meeting. City Manager Uri said it was possible they would be here with variations of configurations for the north dam. Upon inquiring about Heavy's plans, the answer was they are ready to solicit bids. Ron Copple said the library work would take place in the spring. Other questions included the start date for the Broadway sewer, which will be March; the new ambulance should be delivered in March; and the end of the year finance report will be presented at the next meeting. Mayor Hattan also asked about Rasure Field. City Manager Uri said staff will be meeting with members of the Optimist Club, who have pledged assistance, with ideas on how to proceed.

**STAFF COMMENTS**

Ron Copple discussed the topic of turning one way streets in front of the school back to a two way. The school has told Mr. Copple they are not in favor of this. He informed the commission that bid letting for this year's slurry seal projects is slated for around February 22.

Chris Edin said that the grant that would be shared with the County was awarded. The City's portion will be \$5875. He also said the animal shelter was inspected by the State, and failed. He discussed plans for the renovation to bring it up to code, with local volunteers beginning the process of raising funds and City employees offering their services for labor. Mr. Edin explained his reasons for being in uniform that night,

which is to protect the citizens at the meetings. He spoke of the importance of law enforcement, and services they provide to the City.

**EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE**

**HELD**

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

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

Nay: None.

Time: 7:53 p.m.

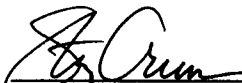
The commission reconvened at 7:58 p.m.

Mayor Hattan announced there was no binding action taken.

**ADJOURN**

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

(Seal)

  
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Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 2, 2011**

The governing body met in regular session on February 2, 2011, 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, Jeff Nielsen, Lyle Pounds, Tammy Britt, Tim Parker. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Larry Eubanks, fire chief, and Chris Edin, police chief.

Pastor Jeff Nielsen 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 January 19, 2011, meeting. Commissioner Hosie seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE NO. #2**

**APPROVED**

Commissioner Johnson asked for what project we were paying BG Consultants. Chad Buckley answered it was for the north development. Commissioner Johnson inquired about the electric bill to Rolling Hills, to which Mr. Buckley stated it was for the new lift station at the north development.

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

### **PUBLIC COMMENTS**

There were no public comments.

### **APPOINTMENTS:**

#### **HOUSING AUTHORITY BOARD**

**VICKI CONN**

City Manager Uri reminded the Commission that a previous expression of interest to serve was from an individual not residing in City limits. It was determined that members must be in the City limits. Tammy Britt, housing authority director was asking the Commission to consider Vicki Conn for the housing authority board.

Commissioner Fraser moved to appoint Vicki Conn to the housing authority board. Commissioner Wentz seconded. Motion carried unanimously.

### **MANAGER'S REPORT**

City Manager Uri said he would be attending the USDA loan closing in Ellsworth on February 10.

City Manager Uri had received a list of questions from Mayor Hattan this week and he answered each one, with the department heads' assistance.

City Manager Uri spoke of visiting Highland Community College last week to look at their recreation center, and talked about the possibility of such a center for Concordia.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Wentz thanked the City crews for this week's snow removal.

Commissioner Johnson asked who bought the City's bond, and how it was advertised. City Manager Uri promised a report.

### **STAFF COMMENTS**

Chad Buckley explained the problem of last week's water towers issue, in which both towers were either empty or nearly. He spoke of how it could have happened, and what could be done to assure this will not happen again.



Ron Copple provided information on voice controls installed on stoplights, to assist the visually impaired. Upon being questioned, he stated that the Boy Scouts gazebo still needed to be sandblasted and painted, and the job would need to wait until spring, when the work could be done outside.

Larry Eubanks reported he'd received a grant from the Kansas Board of EMS to purchase a power cot and Zoll monitor for the new ambulance. Of the approximately \$30,000 to be received, the City will expend \$7,000.

Chris Edin talked about the drug problem with bath salts, and said the legislature is looking at passing a law concerning this issue.

Bruno Rehbein said next week there would be an invitation to bid the demo projects. Also, the LDS Church has a temporary certificate of occupancy.

Finance Director Farha said the auditors would be here the week of March 8.

The commission reminded everyone of next week's intergovernmental meeting, to be held at the hospital.

**ADJOURN**

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

(Seal)

  
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Stacey Crum  
City Clerk

## MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 16, 2011

The governing body met in regular session on February 16, 2011, 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, Steve Womack, Jeff Nelson, Lyle Pounds, Bob Maxson, Joe Hamel, Kirk Lowell, Marcia Allen, Joe Odette, Tim Parker, Cheryl Lanoue, Larry Naillieux, John Grothaus, Margaret Ryan, Frank Mercurio, Kevin Shamburg. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Larry Eubanks, fire chief, and Chris Edin, police chief.

There was no invocation. The pledge of allegiance was recited.

### APPROVAL OF MINUTES

APPROVED

Commissioner Fraser moved to approve the minutes of the February 2, 2011, meeting. Commissioner Hosie seconded. Motion carried unanimously.

### APPROPRIATION ORDINANCE NO. #3

APPROVED

Commissioner Hosie moved to approve appropriation ordinance #3. Commissioner Fraser seconded. Motion carried unanimously.

### PUBLIC COMMENTS

There were no public comments.

### OLD BUSINESS:

#### SOUTH FLOOD CONTROL – KLA ENVIRONMENTAL

Frank Mercurio of KLA Environmental presented five grading plan options for the flood control area. The first three plans presented did not meet the desired level of flood control. Mr. Mercurio stated that option #5 was the plan closest to meeting the goals of the City. A Plum Road dam option was also shown.

John Grothaus, representing the Corps of Engineers, also spoke. He said 65% of the implantation phase cost will be paid by the Corps, if the construction plan maximized benefits. Likely, construction could begin in the fall of 2012. The cost share agreement for design work is \$500,000, with an equal share being contributed by both the City and the Corps. For 2011, \$200,000 in kind and \$50,000 in cash is expected from the City. The feasibility study is the next step after the contract is signed, and Mr. Mercurio stated it would take six to nine months to complete.

Bob Maxson, from the college, expressed concern over the public being able to access the public area in option #5, which would involve crossing Broadway Street, and would like to see option #4 enhanced. However, Mr. Maxson stated the college is eager for the project and did not want to hold up progress.

Lyle Pounds asked why Broadway Street was being included in the design as a through street. Commissioner Hosie answered that the plans for several years have included an access from Campus Drive to downtown, for elderly citizens to avoid driving on US 81.

Kirk Lowell encouraged the City to plan well, as today's decisions would affect the City in the distant future. He said he is working with the college to possibly include some of their land in the 5+ acres being offered to a possible box store, which would require over five acres for their facility.

Commissioner Hosie moved to designate plan #5 as our number one option. Commissioner Wentz seconded. Motion carried unanimously.

City Manager Uri said that a contract with KLA Environmental would be on the next agenda for approval.

### MANAGER'S REPORT

City Manager Uri said that there was money in the TIF fund to do the flood control dirt work, should the commission so choose. It was decided this would be on the next agenda.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson said hay bales had plugged the overflow in the 1970s or 1980s at the south development, and noticed there were now bales in that area. Ron Copple promised to remove them.

**STAFF COMMENTS**

Bruno Rehbein received an application for the demo program from the new owner of 113 E. 12<sup>th</sup>. Mr. Rehbein provided photos of the structure and said if it wasn't removed now, it would eventually need to be done.

Commissioner Wentz moved to accept 113 E. 12<sup>th</sup> into the demo program. Commissioner Fraser seconded. Motion carried unanimously.

Chad Buckley said his department was still investigating the pressure problem near the college, and planned to change valves during spring break.

Ron Copple announced there would be a spring cleanup April 4-April 8.


Larry Eubanks provided details of responding and fighting last week's fire at C&C Truck Line, and fielded commissioners' and the public's questions. Discussion included lack of adequate personnel to fight the fire, and changes that could be made to address this.

**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 MARCH 2, 2011**

The governing body met in regular session on March 2, 2011, 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, Denise Group, Darryn Gillihan, Retta Waite, Jason Ryals, Jim Winter, Lyle Pounds, Nathan Barnes, Greg Conway, Don Dean, Tammy Britt, Kirk Lowell, Tim Parker, Regina Ann Brummel, Cheryl Lanoue, Mary Hydorn. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Larry Eubanks, fire chief, and Chris Edin, police chief.

Pastor Denise Group 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 February 16, 2011, meeting. Commissioner Johnson seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE NO. #4**

**APPROVED**

Commissioner Johnson asked about two trainings. Ron Copple answered that G. Farney is a pool and spa operator's class, and that he and one of his staff, along with the two pool managers, will be attending. City Manager Uri said that the Fred Pryor seminars are for all department heads to attend management training.

Commissioner Wentz asked if we made our own speed limit signs. Mr. Copple said that the recent purchase was for the signs; the faces are done in-house with decals.

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

### **PUBLIC COMMENTS**

Retta Waite, representing several citizens who had signed a protest petition, talked about the concerns of moving anhydrous tanks near the citizens' properties. The tanks in question are owned by Crop Production Services.

### **NEW BUSINESS:**

#### **SLURRY SEAL BIDS**

Ron Copple presented two bids for slurry seal. He stated that this will cover about forty blocks, and in approximately two years, at the current schedule, he will start over what has been sealed in recent years. The engineer's estimate for this project was \$203,025.00. The bids are as follows:

Ballou Payment Solutions, Inc., Salina	\$191,473.75
Vance Brothers, Inc., Kansas City, MO	\$197,119.00

Staff recommended the low bid from Ballou.

Commissioner Fraser moved to accept the low bid from Ballou Payment Solutions for the slurry seal for \$191,473.75. Commissioner Hosie seconded. Motion carried unanimously.

### **TIF REIMBURSEMENT RESOLUTION AND KLA ENVIRONMENTAL CONTRACT**

Thereupon there was presented 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.**

Thereupon, Commissioner Wentz 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. 2011-1900 was signed and approved by the Mayor and attested by the Clerk.

City Manager Uri suggested changing the wording on KLA Environmental's contract to read they would be paid a total sum, rather than a lump sum.

Commissioner Johnson moved to approve the contract with KLA Environmental. Commissioner Hosie seconded. Motion carried unanimously.

#### **VERIZON PRESENTATION**

Darryn Gillihan, from Verizon, presented a power point on cell phone service, as well as demonstrating devices which could provide paperless packets for staff and the commission.

#### **CAMPBELL & JOHNSON PROFESSIONAL SERVICES AGREEMENT**

The agreement covers engineering for the concrete approach in front of the fire station. Ron Copple stated that there was money in the equipment reserve fund to pay for this.

Commissioner Wentz moved to approve the Campbell & Johnson professional services agreement. Commissioner Fraser seconded. Motion carried unanimously.

#### **BUCKET TRUCK REPAIRS**

Ron Copple explained that the bucket truck was in need of repairs. The other alternative is to purchase new, which is approximately \$165,000.00. The repairs would be \$9,500.00. The money will come from the equipment reserve fund.

Commissioner Johnson moved to approve the bucket truck repairs. Commissioner Wentz seconded. Motion carried unanimously.

#### **ORDINANCES:**

##### **2011-3011 REZONING 112 WILLOW**

**FAILED**

Nathan Barnes from Crop Production Services was on hand to explain the immediate need for moving anhydrous tanks to a new location. In order to do this, the area would need to be rezoned from light industrial to heavy industrial. Discussion included the reluctance of several commissioners to place the tanks near the property owners, who signed the petitions, and other commissioners, who stated the new location was much more secure than the current location. Mr. Barnes said that anhydrous sales are one-third of Crop Production's business. The current location is near the railroad tracks, and they have been ordered removed by the railroad. City Manager Uri said that because of the protest petitions, a vote of 4-1 would be needed to approve the ordinance.

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, Commissioner Hosie moved that said ordinance be rejected. The motion was seconded by Commissioner Fraser. After discussion, Commissioner Hosie withdrew his motion, as this action would only have required another motion to approve the ordinance.

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 and Wentz.

Nay: Commissioners Johnson, Hosie, and Fraser.

Thereupon, the Mayor declared said ordinance duly failed.

Ordinance 2011-3012 was withdrawn, as it pertained to the conditional use permit that would have been granted to Crop Production Services.

#### **MANAGER'S REPORT**

City Manager Uri said there had been a request from Lee Doyen to change the sign from Doyen Field to Lee Doyen Field. City Manager Uri said the change would be made.

City Manager Uri showed the Kansas Hazards 2010 list and topping the list was floods.

City Manager Uri said he planned to attend the next meetings of the college trustees board and the school board to present the maps of the flood control area.

#### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked Kirk Lowell about his knowledge of a possible FEMA grant which would provide for an emergency management facility. Mr. Lowell stated the possibility was being discussed.

Commissioner Hosie asked Larry Eubanks if ads for reserves had produced results. Mr. Eubanks said he had received three applications. Commissioner Hosie said he'd just returned from Wichita and saw many signs around the City advertising payment pay for junk vehicles, and wondered if Concordia should do the same, due to the high price of scrap iron.

Commissioner Fraser commended staff for the condition of Pleasant Hill Cemetery, where trees are being trimmed.

#### **STAFF COMMENTS**

Ron Copple discussed the mower specifications that had been included in the packets. Two mowers will be purchased. Mr. Copple provided information on the gazebo and said this spring it would be sandblasted. Mr. Copple listed his street paving equipment.

Chad Buckley had just received the schedule from the contractor on the Broadway sewer and the start date has been moved back and most likely will not take place in March.

Chris Edin said he has been offered the purchase of two speed reader boards. New prices on these range from \$8000-\$15,000, and the price is \$7800 for both. They will be paid for with equipment reserve funds; half from the street department and half from the police department.

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

Mayor Hattan moved that the commission recess into executive session for twenty (20) minutes for preliminary discussion for acquisition of real estate. Inviting: City Manager Uri and Kirk Lowell. Commissioner Fraser seconded. Motion carried by the following vote:

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

Nay: None.

Time: 8:05 p.m.

The commission reconvened at 8:25 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 twenty (20) minutes for preliminary discussion for acquisition of real estate. Inviting: City Manager Uri and Kirk Lowell. Commissioner Wentz seconded. Motion carried by the following vote:

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

Nay: None.

Time: 8:26 p.m.

The commission reconvened at 8:46 p.m.

Mayor Hattan announced there was no binding action taken.

#### **ADJOURN**

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 MARCH 16, 2011**

The governing body met in regular session on March 16, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Hosie, Wentz, and Johnson.

Absent: Commissioner Fraser.

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, Regina Ann Brummel, James Hedstrom, Tina Barnett, Lyle Pounds, Judy Stephens, Cheryl Lanoue, Betty Laverdure. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Bruno Rehbein, building inspector; Larry Eubanks, fire chief, and Chris Edin, police chief.

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

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Hosie moved to approve the minutes of the March 2, 2011, meeting. Commissioner Wentz seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE NO. #5**

**APPROVED**

City Manager Uri answered an earlier commissioner question concerning long distance charges paid to the County. The City and County are partnered together on local and long distance service for law enforcement which gives a better rate for service.

Commissioner Wentz moved to approve appropriation ordinance #5. Commissioner Johnson seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **NEW BUSINESS:**

#### **US CELLULAR PRESENTATION**

James Hedstrom of US Cellular presented a proposal to purchase electronic tablets for the commissioners and department heads, allowing for paperless meetings, and answered questions concerning the items.

#### **LIFT STATION DISCUSSION**

The lift station located east of the old Alco buildings contain two pumps that are twenty-four years old, far beyond normal life. \$60,000 has been budgeted to replace this equipment. Chad Buckley presented a proposal from the Ray Lindsey Company for \$45,437, which would include the installation and start-up service.

Commissioner Johnson moved to approve the purchase of the pumps for \$45,437. Mayor Hattan seconded. Motion carried unanimously.

#### **ULTRASONIC LEVEL CONTROL**

The control monitors the water level of a water tower. The proposal presented by Mr. Buckley is for the west water tower only, for \$1800. Additional charges include estimates from Gerard Tank & Steel for \$1300 and Hood's Heating & Plumbing for \$2554 to install and get power to the unit.

Commissioner Wentz moved to approve the charges for the ultrasonic level control and the cost to install. Commissioner Johnson seconded. Motion carried unanimously.

### **MANAGER'S REPORT**

City Manager Uri said \$1000 had been budgeted for the Concordia Swim Team, and the team was requesting the funds.

Mayor Hattan moved to approve the funds for the swim team. Commissioner Wentz seconded. Motion carried unanimously.

City Manager Uri spoke of today's meeting with an architect from Bowman, Bowman & Novick on a possible park at the south development. Many ideas are being considered.

#### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked if fees paid on the latest bonds had been budgeted. It was answered that the fees came from the proceeds. Commissioner Johnson asked about the FEMA grant spoken about at the last meeting by Kirk Lowell. Larry Eubanks answered that the first of June is the deadline. The County has made the application for this grant.

Commissioner Hosie inquired what work was being done on 11<sup>th</sup> Street. The answer was that Cunningham is laying fiber optic cable.

Mayor Hattan asked if there was a list of properties with abandoned vehicles, and if an ad should be run in the Blade urging the property owners to remove the vehicles before the City is forced to do so. City Manager Uri promised to run an ad.

#### **STAFF COMMENTS**

Ron Copple handed out an agreement from KDOT that will be on next meeting's agenda regarding the federal funds exchange. Mr. Copple's plan is to ask for the funds for the slurry seal project. Mr. Copple also stated that next week in Abilene, the State is giving the City of Concordia a plaque for the 5<sup>th</sup> St. project.

Bruno Rehbein presented a preliminary comp plan and stated the time line for public hearings.

Larry Eubanks said that after advertising aggressively for reserves for the fire department, he received four applications from interested parties. Mr. Eubanks requested enlarging the residency requirements for reserves from six miles to county wide, in order to use those from the area who have expressed an interest in serving in this capacity.

Mayor Hattan moved to include all of Cloud County for reserves for the fire and ambulance departments. Commissioner Wentz seconded. Motion carried unanimously.

#### **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 Wentz seconded. Motion carried by the following vote:

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

Nay:     None.

Time:    6:40 p.m.

The commission reconvened at 6:50 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. Mayor Hattan seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk



## MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 6, 2011

The governing body met in regular session on April 6, 2011, 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: Sharon Coy, Toby Nosker, Lee Doyen, Ken Johnson, Tina Barnett, Cameron Thurner, Brad Waller, Kirk Lowell, Kayla Champlin, Chris Fabarez, Chelsie Monzon, Wyatt Brichalli, James Kindel, Mark Headrick, Terri Headrick, Frank Headrick, Ryan Anderson, Lyle Pounds, Jim Wahlmeier, Tim Parker, Marcia Allen, Cheryl Lanoue. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, and Chris Edin, police chief.

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 March 16, 2011, meeting. Commissioner Hosie seconded. Motion carried unanimously.

### APPROPRIATION ORDINANCE NO. #6

**APPROVED**

Commissioner Johnson asked about the setoff payment. Finance Director Farha answered that it was to reimburse a customer, who'd paid the City for an overdue water bill but also paid through the State setoff program. Commissioner Johnson asked about the overhead door repairs. Larry Eubanks said it allowed for the openers to work at longer range. Commissioner Johnson inquired about the tree trimming that was paid on this appropriation. Mr. Eubanks answered that trees had been trimmed on 8<sup>th</sup> Street, and was part of the budgeted tree trimming program.

Commissioner Wentz moved to approve appropriation ordinance #6. Commissioner Fraser seconded. Motion carried unanimously.

### PUBLIC COMMENTS

Lee Doyen thanked those responsible for changing the name on the baseball field with his namesake. He also thanked Mayor Hattan for his years of service.

Cheryl Lanoue also thanked the mayor, and commended him for the award for 5<sup>th</sup> Street. She also wished good luck to the two new commissioners.

### PROCLAMATION:

#### SEXUAL ASSAULT AWARENESS MONTH

Cameron Thurner spoke of accomplishments of the local office, and read the proclamation. Mayor Hattan proclaimed April as Sexual Assault Awareness Month.

### NEW BUSINESS:

#### MOWER BIDS

Ron Copple presented the mower bids received. They were as follows:

	<i>Model</i>	<i>Side Discharge</i>	<i>Rear Discharge</i>
Concordia Tractor	John Deere 997	\$12265.00	\$12475.00
Krier Mower	Toro 74274	\$10990.00	N/A
Budreau Muffler	Hustler Z Diesel	\$10600.00	\$10800.00

James Kindel, of Budreau Muffler, and Ryan Anderson, of CTI, were on hand to discuss the advantages of the mowers they bid. Staff recommended the low bids from Budreau Muffler.

Commissioner Johnson questioned whether propane mowers had been considered. After discussion, Mayor Hattan moved to table the bids until more information was received on a possible propane option. Commissioner Johnson seconded. Motion carried unanimously.

### KDOT AGREEMENT – FEDERAL FUNDS EXCHANGE

Ron Copple presented the agreement, which would allow for the exchange into KDOT funds, as federal funds can't be used for slurry seal projects. This agreement would make the City eligible for a maximum of \$60,625.10 from a total of \$67,361.22 available, after the 90/10 match.

Commissioner Hosie moved to approve the KDOT agreement – federal funds exchange. Commissioner Wentz seconded. Motion carried unanimously.

#### **CLIENT REPRESENTATION LETTER**

City Manager Uri said the letter simply states that everything given to the auditors represented the City's true financial situation, according to the city clerk, finance director, city manager, and mayor.

Commissioner Johnson moved to approve the mayor to sign the client representation letter. Commissioner Fraser seconded. Motion carried unanimously.

#### **WATER METERS**

Chad Buckley talked about the meter replacement program, with 250 having been replaced so far this year. The meter inventory has been depleted, and Mr. Buckley asked that he be allowed to purchase \$10,000.00 of each size of 5/8, 3/4, and 1" meters. He estimated at the current replacement rate, this would be enough meters for the next two months.

Commissioner Hosie moved to approve purchasing water meters. Commissioner Wentz seconded. Motion carried unanimously.

#### **ORDINANCES:**

##### **2011-2012 ZONING CHANGE 301 W. 7TH**

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, Commissioner Wentz 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, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3012 and was signed by the Mayor and the signature attested by the City Clerk.

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

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

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

Nay: None.

Time: 6:17 p.m.

The commission reconvened at 6:32 p.m.

Mayor Hattan announced there was no binding action taken.

City Manager Uri said the hospital had authorized an environmental assessment on the desired land for the new hospital north of the airport. As it is airport land, the assessment must be done for any non-airport use. The assessment has been completed.. City Manager Uri also presented another possible alternative for the hospital, at Airport Park.

#### **MANAGER'S REPORT**

City Manager Uri discussed the planning commission public hearing of the previous evening. City Manager Uri also said that experimental wi-fi would be installed at City Hall next week, which should cover much of the downtown area.

## MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz thanked the planning commission for their hard work.

Commissioner Johnson asked if the flag was flying at the sports complex. Ron Copple answered yes. Commissioner Johnson asked about the rules concerning alcohol consumption on City property. City Manager Uri said it can be allowed, but only with special permission from the commission. Commissioner Johnson wondered if the street in front of Kearns Auction would be done. Ron Copple said there is a grant which may take care of that. Kirk Lowell also answered that Kearns is looking into doing a TIF project.

Commissioner Hosie asked about firefighter reserves. Larry Eubanks reported that two more had been hired.

Commissioner Fraser noted that the street signs at 5<sup>th</sup> & Cedar were missing ever since the 5<sup>th</sup> Street project had been completed.

## STAFF COMMENTS

Chad Buckley reported that a water line valve was installed at the corner of Broadway and 17<sup>th</sup> Street. He also stated that the contractors were ready to bore under the railroad since starting the Broadway sewer project.

Ron Copple said there is a preliminary plan for dirt work at Rasure Field. The fence will be moved and a sewer manhole in the middle of the field must be moved.

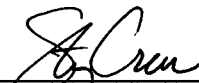
Chris Edin said police department volunteers addressed issues at the animal shelter and it's now ready for a future inspection. Mr. Edin also said he would be coming to the commission in the next few months with changes to security measures required by the federal government because of the department's access to highly protected information.

## 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. Commissioner Wentz seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk



**MINUTES OF THE SPECIAL CALL CITY COMMISSION MEETING HELD APRIL 15, 2011**

The governing body met in special call meeting on April 15, 2011, at 8:00 a.m., in the City Commission room in City Hall, the following members being present and participating, to wit: Commissioners Hattan, Johnson, Fraser, and Wentz.

Absent: None.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Lyle Pounds.

**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: April 15, 2011  
Time: 8:00 o'clock A.M.

The object of said meeting will be as follows:

1. Call to Order
2. American Legion Club 76 CMB License
3. Adjournment

\_\_\_\_\_  
CHARLES JOHNSON  
COMMISSIONER

\_\_\_\_\_  
GREGORY L. HATTAN  
COMMISSIONER

\_\_\_\_\_  
DARREL HOSIE  
COMMISSIONER

\_\_\_\_\_  
GARY FRASER  
COMMISSIONER

\_\_\_\_\_  
MARSHA WENTZ  
COMMISSIONER

**"NOTICE OF SPECIAL CITY COMMISSION MEETING  
CITY OF CONCORDIA, KANSAS**

TO: Greg Hattan, Darrel Hosie, Charles Johnson, Gary Fraser, and Marsha Wentz:

You are hereby notified that there will be a special meeting of the Board of Commissioners to be held as follows:

Place: City Commission Room, City Hall, Concordia, Kansas  
Date: April 15, 2011  
Time: 8:00 o'clock A.M.

The object of said meeting will be as follows:

1. Call to Order
2. American Legion Club 76 CMB License
3. Adjournment

(Seal)

To Any Person Authorized to Serve Notice of Special City Commission Meetings Pursuant to K.S.A. (Weeks) 14-1403:

You are hereby directed to serve the above notice at once personally upon Commissioner (s) Greg Hattan, Darrel Hosie, Charles Johnson, Gary Fraser, and Marsha Wentz, or leave said notice at the usual place of residence of said Commissioner before 5:00 p.m. o'clock on the 14<sup>th</sup> day of April, 2011, and to make a return in writing of said service, showing the manner of such service.

\_\_\_\_\_  
Stacey Crum  
City Clerk

(Seal)

#### RETURN OF SERVICE

The undersigned received the original notice of Special City Commission meeting, of which the foregoing is a copy, at 3:50 o'clock p.m., April 13, 2011 (Greg Hattan); 11:00 o'clock a.m., April 14, 2011 (Darrel Hosie); 3:45 o'clock p.m., April 13, 2011 (Charles Johnson); 9:00 o'clock a.m., April 14, 2011 (Gary Fraser) and 3:45 o'clock p.m., April 13, 2011 (Marsha Wentz).

1. Served the same personally on Greg Hattan. /s/ Stacey Crum.
2. Served the same personally on Darrel Hosie. /s/ Katrina Sorell.
3. Served the same personally on Charles Johnson. /s/ Stacey Crum.
4. Served the same personally on Gary Fraser. /s/ Megan Murdock.
5. Served the same personally on Marsha Wentz. /s/ Stacey Crum.

#### AMERICAN LEGION CLUB 76 CMB LICENSE

#### APPROVED

City Manager Uri said that the American Legion had applied for a CMB license for the college's annual fund raiser held at the National Guard armory, which is tomorrow.

Commissioner Fraser moved to approve the CMB license for American Legion Club 76 to operate at the armory. Commissioner Wentz seconded. Motion carried unanimously.

#### ADJOURN

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

(Seal)

\_\_\_\_\_  
Stacey Crum  
City Clerk

**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:

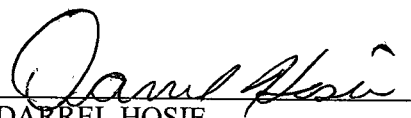
Place: City Commission Room, City Hall, Concordia, Kansas  
Date: April 15, 2011  
Time: 8:00 o'clock A.M.


The object of said meeting will be as follows:

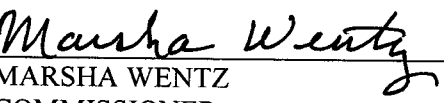
1. Call to Order
2. American Legion Club 76 CMB License
3. Adjournment

  
CHARLES JOHNSON  
COMMISSIONER

  
GREGORY L. HATTAN  
COMMISSIONER

  
DARREL HOSIE  
COMMISSIONER

  
GARY FRASER  
COMMISSIONER

  
MARSHA WENTZ  
COMMISSIONER

"NOTICE OF SPECIAL CITY COMMISSION MEETING  
CITY OF CONCORDIA, KANSAS

TO: Greg Hattan, Darrel Hosie, Charles Johnson, Gary Fraser, and Marsha Wentz:

You are hereby notified that there will be a special meeting of the Board of Commissioners to be held as follows:

Place: City Commission Room, City Hall, Concordia, Kansas  
Date: April 15, 2011  
Time: 8:00 o'clock A.M.


The object of said meeting will be as follows:

1. Call to Order
2. American Legion Club 76 CMB License
3. Adjournment

(Seal)

To Any Person Authorized to Serve Notice of Special City Commission Meetings Pursuant to K.S.A. (Weeks) 14-1403:

You are hereby directed to serve the above notice at once personally upon Commissioner (s) Greg Hattan, Darrel Hosie, Charles Johnson, Gary Fraser, and Marsha Wentz, or leave said notice at the usual place of residence of said Commissioner before 5:00 p.m. o'clock on the 14<sup>th</sup> day of April, 2011, and to make a return in writing of said service, showing the manner of such service.

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

(Seal)



## RETURN OF SERVICE

The undersigned received the original notice of Special City Commission meeting, of which the foregoing is a copy, at 3:50 o'clock p.m., April 13, 2011 (Greg Hattan); 11:00 o'clock <sup>am</sup> p.m., April 15, 2011 (Darrel Hosie); 3:45 o'clock p.m., April 13, 2011 (Charles Johnson); 9:00 o'clock ~~p.m.~~ <sup>am</sup> April 15, 2011 (Gary Fraser) and 3:45 o'clock p.m., April 13, 2011 (Marsha Wentz).

1. Served the same personally on Greg Hattan. /s/ Stacy Crum.
2. Served the same personally on Darrel Hosie. /s/ Katunica Lovell.
3. Served the same personally on Charles Johnson. /s/ Stacy Crum.
4. Served the same personally on Gary Fraser. /s/ Megan Murdoch.
5. Served the same personally on Marsha Wentz. /s/ Stacy Crum.

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 20, 2011**

The governing body met in regular session on April 20, 2011, 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, Bob Baumann, Janice Hattan, Jean Rosemarynoski, Margo Hosie, Joe Strecker, Kirk Lowell, Marcia Pounds, Lyle Pounds, Dallas Nading, Ryan Anderson, Art Slaughter, Leah Haden, Tim Parker, Marcia Allen, Tom Tuggle, Joe Jindra, L. Dean Thompson, Karen Freeman, Les Freeman, Retta Waite, Cheryl Lanoue, Phil Gilliland, Ken Johnson. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, and Chris Edin, police chief.

Pastor L. Dean Thompson gave the invocation, followed by the reciting of the Pledge of Allegiance.

### **PUBLIC COMMENTS**

Kirk Lowell thanked Mayor Hattan for his insight into the financing at the north development. He thanked Commissioner Hosie for helping with economical development.

### **COMMISSION REORGANIZATION:**

#### **COMMISSIONER COMMENTS**

City Manager Uri announced the dates of service for Mayor Hattan and Commissioner Hosie, and presented both with plaques for their years of service.

Commissioner Wentz acknowledged Mayor Hattan's twenty years of service, and Commissioner Hosie's nine years.

Commissioner Johnson said they were both good guiding hands, and said he'd served five years with Commissioner Hosie and three with Mayor Hattan.

Commissioner Fraser said he'd enjoyed working with both outgoing commissioners.

Commissioner Hosie thanked the citizens for the opportunity to serve, and said Concordia's future is bright.

Mayor Hattan said the current commissioners had made much progress in the last three years. He spoke about each department head by name, citing accomplishments and accolades. He also thanked Kirk Lowell, the Sisters of St. Joseph, his wife Janice, the media, and the commissioners.

### **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 5, 2011, to be as follows:

Tim Parker	831
Leroy D. Parks	92
Lyle L. Pounds	832
Darrel Hosie	2
Greg Hattan	16
Cheryl Lanoue	6
Eldon Wisdom	1
Art Slaughter	1
Jessica LeDuc	1
Toby Nosker	1

Tim Parker and Lyle Pounds were declared the winners 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 Lyle Pounds and Tim Parker 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 Fraser moved to appoint Commissioner Wentz as mayor and Commissioner Johnson as mayor pro-tem. Commissioner Pounds seconded. Motion carried 4-1, with Commissioner Johnson opposing.

Commissioner Parker volunteered to represent the Commission on the CloudCorp board.

#### **PUBLIC COMMENTS**

There were no public comments.

#### **APPROVAL OF MINUTES**

#### **APPROVED**

Commissioner Fraser moved to approve the minutes of the April 6, 2011, meeting. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Johnson moved to approve the minutes of the April 15, 2011, special meeting. Commissioner Fraser seconded. Motion carried unanimously.

#### **APPROPRIATION ORDINANCE NO. #7**

#### **APPROVED**

Commissioner Pounds inquired about light bars. Chris Edin answered that they are the bars on top of the police car housing the lights. Commissioner Pounds also asked about the Dumbbells check. Finance Director Farha explained that the employees get a discount by the City paying, but the monthly fee is withheld from the employees' paychecks.

Commissioner Wentz asked who attended the grant writing workshop. The answer was Chris Edin.

Commissioner Parker asked why there were two checks for Kansas Gas Service. City Clerk Crum answered that this was for two months of service, with the first being a hand check.

Commissioner Pounds asked about Waite Excavating and how many houses had been demolished, which was three.

Commissioner Johnson asked what repairs were done to the fire truck. Larry Eubanks answered that a fan had blown apart and ruined the radiator, and shared what was saved by City employees repairing the truck rather than a shop. Commissioner Johnson asked about the Tyler Technologies regional user meeting. City Clerk Crum said that she and Finance Director Farha had attended the meeting by the software company to learn about new updates and products. Commissioner Johnson asked about reimbursement for crop damage. City Manager Uri the landowner was reimbursed for damage when the contractor crossed Union Road with pipe at the north development. Another question about sewer pipeline crossing was answered that it is a rental payment to the railroad for using their right of way. The question about the laptop purchase was explained that it replaced the stolen laptop in the fire department. The rotary dues paid for Larry Eubanks' membership.

Commissioner Johnson moved to approve appropriation ordinance #7. Commissioner Fraser seconded. Motion carried unanimously.

#### **APPOINTMENTS:**

##### **FRANK CARLSON LIBRARY BOARD**

City Manager Uri said that the library requested two new members, as Christy Hasch had served two terms and was not eligible for reappointment, and Max Reeves had been filling an unexpired term and chose not to be reappointed.

Mayor Wentz moved to approve Scot Henderson and Peggy Loveland to four year terms on the library board. Commissioner Pounds seconded. Motion carried unanimously.

##### **HOUSING AUTHORITY BOARD**

The housing authority asked that Kim Wiesner be reappointed to serve another four year term on the board.

Commissioner Fraser moved to appoint Kim Wiesner to the housing authority board. Commissioner Johnson seconded. Motion carried unanimously.

#### **PROCLAMATION:**

##### **FAIR HOUSING MONTH**

City Manager Uri introduced the proclamation. Mayor Wentz proclaimed April as Fair Housing Month.

## **OLD BUSINESS:**

### **MOWER BIDS**

Ron Copple presented the mower bids received. They were as follows:

	<b><i>Model</i></b>	<b><i>Side Discharge</i></b>	<b><i>Rear Discharge</i></b>
Concordia Tractor	John Deere 997	\$12265.00	\$12475.00
Krier Mower	Toro 74274	\$10990.00	N/A
Budreau Muffler	Hustler Z Diesel	\$10600.00	\$10800.00

The bids had been tabled at the last meeting in order for staff to investigate the performance of propane mowers. After research, it was staff's recommendation to accept the bids from Budreau Muffler, and continue with mowers running on diesel. Commissioner Johnson requested that future mower bids include propane.

Commissioner Fraser moved to approve the purchases of Hustler diesel side discharge and rear discharge mowers from Budreau Muffler, for \$10600.00 and \$10800.00. Commissioner Pounds seconded. Motion carried unanimously.

## **NEWS BUSINESS:**

### **VERIZON – TABLET PURCHASES**

City Manager Uri presented the proposal from Verizon, which gives an iPad to each commissioner and department head, along with new phones to replace the current US Cellular phones, with the touch-to-talk feature. The upfront cost for the iPads will be \$8819.86, at \$629.99 each. The monthly cell bill will be approximately \$1200.00.

Commissioner Johnson said that he would prefer to still have a paper packet. He also said that the animal shelter is looking for funds, and \$8000.00 could be better spent on such things.

Commissioner Fraser moved to approve the Verizon purchase for equipment. Commissioner Pounds seconded. Motion carried 4-1, with Commissioner Johnson opposing.

### **POLICE DEPARTMENT VAN BIDS**

Chris Edin presented the van bids received. They were as follows:

<b><i>Dealer</i></b>	<b><i>Vehicle</i></b>	<b><i>Price</i></b>
Car Zone	2003 Pontiac Montana	\$3000.00
Car Zone	2007 Dodge Gr. Caravan	\$4000.00

Mr. Edin recommended the purchase of the 2007 Dodge Gr. Caravan, as the vehicle is considerably newer with fewer miles.

Commissioner Johnson moved to approve the bid for the Dodge Gr. Caravan for \$4000.00. Mayor Wentz seconded. Motion carried unanimously.

### **WELL 19 REPAIRS**

Chad Buckley explained that the pump for well 19 is now pulled, and waiting in a shop for repairs. The pump was last pulled in 2002. The repair costs were presented. Mr. Buckley recommended rebuilding the pump, rather than replacing it.

Commissioner Johnson moved to approve the costs for complete renovation of the well and pump. Commissioner Parker seconded. Motion carried unanimously.

## **MANAGER'S REPORT**

Chris Edin introduced Ric Fredrickson and Justin Davis, Concordia's new bicycle cops. They showed off their new bikes, and discussed their certification course.

City Manager Uri gave a report from Tom Gennette on the numbers enrolled in softball, baseball and t-ball. He also gave an update on the pool administration. City Manager Uri discussed the substation to be erected to serve the north development, and its annexation into the City.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Fraser welcomed the new commissioners.

Commissioner Johnson asked if people from outside the City limits would be appointed to the Planning Commission. City Manager Uri answered that the Planning Commission's vote was 4-3 to include this recommendation in the comp plan.

### **STAFF COMMENTS**

Chris Edin announced that the police department was going to be the local sponsor for a program to take expired medications, to be held next week.

Ron Copple provided photos of damaged brick pillars on Willow Street to identify the Elmhurst edition. These pillars were erected in 1939. The commission gave the go-ahead to tear the worst one down, but to repair and leave the others standing for the historical aspect.

Chad Buckley gave an update on the Broadway sewer project.

Larry Eubanks provided information on the tree trimming program. Work is done on 8<sup>th</sup> Street, and currently they are doing 9<sup>th</sup> Street until they run out of money.

Bruno Rehbein explained the demo program for the new commissioners.

### **EXECUTIVE SESSION – NON-ELECTED PERSONNEL**

**HELD**

Commissioner Johnson moved that the commission recess into executive session for ten (10) minutes for non-elected personnel. Inviting: City Manager Uri. Commissioner Fraser seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 7:55 p.m.

The commission reconvened at 8:05 p.m.

Mayor Wentz announced there was no binding action taken.

### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 4, 2011**

The governing body met in regular session on May 4, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Mary Jo Thummel, James Wahlmeier, Ken Johnson, Beth Stover, Jean Rosemarynoski, Don Dean, Madison Menard, Taylor Stupka. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, Chris Edin, police chief, and Tom Gennette, recreation director.

Sr. Mary Jo Thummel gave the invocation, followed by the reciting of the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Fraser moved to approve the minutes of the April 20, 2011, meeting. Commissioner Parker seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #8**

**APPROVED**

Commissioner Fraser asked about the lease payment for the fire truck. City Manager Uri explained that the truck was actually purchased, but was put on a lease purchase agreement, as the City cannot enter in to a promissory note.

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

### **PUBLIC COMMENTS**

There were no public comments.

### **APPOINTMENTS:**

#### **BOARD OF ZONING APPEALS**

**APPOINTED**

Bruno Rehbein noted that Mark Paul's term ended on January 19, 2010, and was just made aware of this. Mr. Paul expressed an interest in being reappointed. Mr. Rehbein also received an expression of interest from Mike Linden, but had not been able to reach him. He recommended the reappointment of Mark Paul.

Mayor Wentz moved to reappointment Mark Paul to the Board of Zoning Appeals. Commissioner Johnson seconded. Motion carried unanimously.

### **PROCLAMATIONS:**

#### **MENTAL HEALTH MONTH**

Mayor Wentz read the proclamation and proclaimed May as Mental Health Month.

#### **MOTORCYCLE AWARENESS MONTH**

Mayor Wentz read the proclamation and proclaimed May as Motorcycle Awareness Month.

#### **NATIONAL HOSPITAL WEEK**

Mayor Wentz read the proclamation and proclaimed May 9-15 as National Hospital Week.

### **NEW BUSINESS:**

#### **AIRPORT ADVISORY BOARD RECOMMENDATION – AIRPORT PARK FOR HOSPITAL LOCATION**

#### **SUPPLEMENTAL AIRPORT MASTER PLAN CONTRACT**

**APPROVED**

Kirk Lowell explained the need for taxiway connectivity from the proposed new hospital location to the primary runway. In order for this connectivity to be included in the airport master plan for approval this year, the plan must be amended. The original consultant agreement with Benesch does not provide for

this change, resulting in an increase in consulting fees of \$9,350. If the master plan can be amended now before final approval, time and money will be saved. The money will be taken from the airport fund.

Commissioner Johnson inquired about estimates for moving the roads through Airport Park, to the new hospital location. City Manager Uri said this would be undertaken when the hospital was ready to move forward.

Commissioner Fraser moved to approve the contract for \$9,350 to amend the airport master plan. Commissioner Johnson seconded. Motion carried unanimously.

**HEAVY'S AND FIRE STATION BIDS**

**APPROVED**

Ron Copple presented the bids for both projects. They were as follows:

Contractor	Heavy's	Fire Station	Total
Bryant & Bryant Construction	36,997.30	80,551.50	117,548.80
Wrench Construction	48,574.00	87,562.50	136,136.50
Engineer's Estimate	55,993.00	99,749.50	155,742.50

The Heavy's bid does not include \$9,358.21 for engineering that has already been approved by a previous commission, nor an amount agreed to give the Isaacsons for landscaping plants.

The fire station project already has \$8,080 approved for engineering. Staff recommended Bryant & Bryant's total bid of \$117,548.80.

Commissioner Fraser moved to approve the bids from Bryant & Bryant for Heavy's and for the fire station. Mayor Wentz seconded. Motion carried unanimously.

Mr. Copple recommended approaching the contractor about doing the library project, since the bids came in so low. Currently, the plan is for City crews to do this work. Mr. Copple said he will ask them, and bring it back to the commission should the contractor agree to do the work.

**DEMO PROGRAM - 407 E. 2ND**

**APPROVED**

Bruno Rehbein introduced 407 E. 2<sup>nd</sup> into the demo program. For the benefit of the new commissioners, Mr. Rehbein explained the process, and the costs associated. The City reimburses the property owner half the costs minus the title search fee.

Commissioner Johnson moved to approve accepting 407 E. 2<sup>nd</sup> into the demo program. Commissioner Parker seconded. Motion carried unanimously.

**RESOLUTIONS:**

**2011-1901 CURB & GUTTER**

**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, Mayor 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1901 was signed and approved by the Mayor and attested by the Clerk.

**2011-1902 319 W. 3<sup>RD</sup> UNSAFE & 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 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 UNSAFE AND DANGEROUS:**

Thereupon, Commissioner Johnson moved that said Resolution be passed. The motion was seconded by Mayor 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1902 was signed and approved by the Mayor and attested by the Clerk.

**2011-1903 429 E. 2<sup>ND</sup> UNSAFE & 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 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 UNSAFE AND DANGEROUS:**

Thereupon, Commissioner Fraser 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1903 was signed and approved by the Mayor and attested by the Clerk.

**2011-1904 233 W. 1<sup>ST</sup> UNSAFE & 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 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 UNSAFE AND DANGEROUS:**

Thereupon, Commissioner Pounds 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1904 was signed and approved by the Mayor and attested by the Clerk.

**2011-1905 210 W. 1<sup>ST</sup> UNSAFE & 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 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 UNSAFE AND DANGEROUS:**

Thereupon, Commissioner Parker moved that said Resolution be passed. The motion was seconded by Mayor 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1905 was signed and approved by the Mayor and attested by the Clerk.

**MANAGER'S REPORT**

City Manager Uri said the American Legion was requesting \$500 from the City for this year's fireworks.

Commissioner Johnson moved to approve donating \$500 to the American Legion. Commissioner Pounds seconded. Motion carried unanimously.



City Manager Uri presented a budget calendar prepared by Finance Director Farha. It was discussed scheduling special meetings in July for budget discussion. The commissioners will schedule the meetings at the next commission meeting.

#### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds asked for a future study session item to discuss the streets on East Hills Estates. He also announced he would miss the next meeting due to going on the Honor Flight. Commissioner Pounds asked for a comparison of the current comp plan in place with the yet-to-be approved comp plan, in regards to section 9 that has been held under scrutiny by area landowners. City Manager Uri explained the two plans.

Commissioner Johnson asked if there was an easement for the water connection at the north development. City Manager Uri said he is awaiting an answer from the landowners. Commissioner Johnson also asked if we had a DUI program. City Manager Uri said we offer an outpatient treatment program.

Commissioner Parker talked about the trip earlier that day in a Blackhawk helicopter to Ft. Riley.

Commissioner Fraser asked about the Broadway sewer project, and received an update from Ken Johnson.

Mayor Wentz asked if the north development contractor would be overseeding. Mr. Johnson answered that they were in town now doing that. Mayor Wentz also thanked Finance Director Farha for her hard work on the report explaining the funds. Mayor Wentz reported some crosswalk signs that needed repair.

#### **STAFF COMMENTS**

Ron Copple said the gazebo is now being painted, and should be installed soon.

Chad Buckley reported that well #19 is back together and pumping water, at a much higher rate than before. He thanked the commissioners for the sensor in the water tower.

Larry Eubanks reported that the new ambulance, which should have been delivered in February, will be here no later than July. The delay was due to the company selling out.

Finance Director Farha gave a brief explanation of how to read the financial reports.

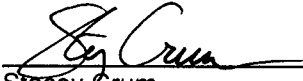
Bruno Rehbein showed a map of a target area of portions of 5<sup>th</sup> and 6<sup>th</sup> Streets being considered for a federal grant for housing rehabilitation and demolition.

#### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MAY 18, 2011**

The governing body met in regular session on May 18, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Johnson, Parker, and Fraser.

Absent: Commissioner Pounds.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Mary Jo Thummel, Melina Hemphill, Jenny Parker, James Workman, Tammy Britt, Don Dean, LaDonna Peltier, Thea-Dora Lineberry, Suzy Tuggle, Tom Tuggle. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, Michael Copple, assistant police chief, and Bruno Rehbein, building inspector.

Sr. Mary Jo Thummel gave the invocation, followed by the reciting of the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson moved to approve the minutes of the May 4, 2011, meeting. Commissioner Parker seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #9**

**APPROVED**

Mayor Wentz asked about the tire disposal payment. Ron Copple explained that the fee was from the tires collected during Spring Clean-Up. Mayor Wentz asked if the City fuel bill was based on monthly usage. Ron Copple provided that it varies how much fuel is used during the month. Mayor Wentz asked about the surveillance system. Michael Copple informed that the police station was installing one.

Commissioner Parker asked what Continental Analytical was. Chad Buckley explained that it was a state requirement to take sludge samples in to get tested. Commissioner Parker asked if Paul's Tree Service was a monthly payment. Larry Eubanks explained that \$5,000 was allocated to trim trees along the streets. Commissioner Parker wanted to know what the fatal vision goggles were. City Manager Uri explained they were for educational purposes for a police program.

Commissioner Fraser asked about the Mule Badge. Mr. Eubanks explained they were decals to put on the Mule hood.

Commissioner Johnson asked about the payment for the transport cage. Mr. Copple explained that vehicles were switched and a new cage was needed.

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

### **APPOINTMENTS**

#### **HOUSING AUTHORITY BOARD**

**VICKI CONN**

City Manager Uri said the Housing Authority board has requested that Sherrie Radcliffe be appointed to serve another four year term.

Mayor Wentz moved to appoint Sherrie Radcliffe to the housing authority board. Commissioner Parker seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

Jenny Parker represented several parents who are concerned there are no longer family passes available for the pool.

Melina Hemphill also stated her concerns for the family passes.

Finance Director Farha showed the expense reports for the loss of the swimming pool for 2009 and 2010. Mayor Wentz suggested that the City offer a season pass for \$100 for five family members and \$5 for each additional. City Manager Uri said that the ten-punch card will remain along with \$2 admission.

### **NEW BUSINESS:**

#### **LIBRARY PARKING LOT ESTIMATES**

**APPROVED**

Ron Copple presented a proposal from Campbell & Johnson to remove and replace concrete in the east

parking area for \$31,142.38. The work will be done by Bryant & Bryant, who will also be doing the Heavy's parking lot and the fire station approach this year.

Commissioner Johnson stated he thought the job should be bid out to give other contractors a chance.

Commissioner Fraser moved to approve the costs to remove and replace the concrete. Mayor Wentz seconded. Motion carried 3-1, with Commissioner Johnson opposing.

**REVIEW KLINK & GEOMETRIC PROJECTS**

**APPROVED**

Ron Copple explained that funds from the state could be received for the Klink Project. The match would be 75/25, with the City's match being \$50,761.03.

Commissioner Johnson moved to apply for the Klink funds. Commissioner Parker seconded. Motion carried unanimously.

Ron Copple explained the Geometric Improvement Projects. Both options were discussed, and it was decided to apply for one block instead of two.

Mayor Wentz moved to apply for the K-9 Highway from east of State St. to east of Washington. Commissioner Fraser seconded. Motion carried unanimously.

**PARK DESIGN PROPOSAL**

**APPROVED**

City Manager Uri presented the proposal from Bowman Bowman Novick for the park design at the south development. The proposal stated a total professional fee of \$23,900.

Commissioner Parker moved to approve the proposal from Bowman Bowman Novick. Commissioner Fraser seconded. Motion carried unanimously.

**UTILITY ENGINEERING CONTRACT**

**APPROVED**

City Manager Uri explained the contract with Campbell & Johnson for the relocation work of sewer and water lines at the dam. City Manager Uri discussed the three different projects which include sanitary sewer system relocation, waterline construction, and storm sewer/drainage system relocation for a total of \$113,446.75.

Mayor Wentz moved to approve the utility engineering contract with Campbell & Johnson. Commissioner Fraser seconded. Motion carried unanimously.

**GRADING PLAN CONTRACT**

**APPROVED**

City Manager Uri explained that the contract with Davidson Architecture & Engineering states what the building lots and the college area will look like and what it will take to level the lots. The architectural and engineering fees proposal is \$24,500.

Commissioner Fraser moved to approve the contract with Davidson Architecture & Engineering. Commissioner Parker seconded. Motion carried unanimously.

**RESTROOM WORK FOR PEE WEE FIELDS**

**APPROVED**

City Manager Uri presented the proposal for new restrooms at the pee wee fields. Commissioner Parker asked if it would be paid with CIP. Ron Copple explained that it will be included in the budget that will be brought to the commission this year. Commissioner Fraser asked what type of building it will be. Ron Copple explained that it will be a block building similar to the kiosk at the airport.

Mayor Wentz moved to approve the pee wee restroom design agreement with Campbell & Johnson. Commissioner Parker seconded. Motion carried unanimously.

**ORDINANCES:**

**2011-3013 BURN PERMITS**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE AMENDING THE OPEN BURNING ORDINANCE OF THE CITY OF CONCORDIA; PROVIDING FOR THE ISSUANCE OF AN OPEN BURNING PERMIT WITHOUT PAYMENT OF A FEE; REPEALING CONCORDIA CODE SECTION 10-167; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 10-167.**

Thereupon, Commissioner Parker 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 Wentz, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3013 and was signed by the Mayor and the signature attested by the City Clerk.

**2011-3014 SPORTS COMPLEX ALCOHOL CONSUMPTION**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE PROVIDING FOR THE CONSUMPTION OF ALCOHOLIC BEVERAGES AND CEREAL MALT BEVERAGES ON CERTAIN PUBLIC PROPERTY IN THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 3-102; AND AMENDING THE CONCORDIA CODE, BY ADDING SECTIONS 3-33 AND 3-102.**

Thereupon, Commissioner Parker 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 Wentz, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3014 and was signed by the Mayor and the signature attested by the City Clerk.

**MANAGER'S REPORT**

City Manager Uri presented dates for the special meetings for budget discussion. Dates set for budget discussion are July 11<sup>th</sup> & 27<sup>th</sup>. City Manager Uri explained that a charter ordinance allows the City to change laws that were passed by the legislature.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson stated that the 2nd Street Park needs repair work before the summer activities begin. He asked what was being done about lots that were not mowed. Bruno Rehbein explained that certain lots are for agriculture use.

Commissioner Parker stated that he attended his first CloudCorp meeting.

Commissioner Fraser asked if something could be done with the road by the Catholic Cemetery.

**STAFF COMMENTS**

Chad Buckley reported on how many meters have been replaced to date and demonstrated what attachments were being replaced on the meters. He showed reports that reflected the effect new meters have on water usage.

Ron Copple reported that the airport taxiway was started.

Don Dean reported on the progress on the Broadway Sewer.

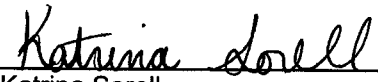
Commissioner Fraser asked how the bicycle cops were working out. Michael Copple explained that they will be more active in a couple of weeks in the evenings.

**ADJOURN**

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

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

(Seal)

  
\_\_\_\_\_  
Katrina Sorell  
Deputy City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 1, 2011**

The governing body met in regular session on June 1, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Beth Whisler, Susan Sutton, Kim Krull, Ledona Dowell, Verna Ferguson-Hamel, Roberta Lowrey, Joan Fraser, Gertrude Breault, Linda Houser, Jim Wahlmeier, Jenny Acree, Tessa Zehring, Brenton Phillips, Wonda Phillips, Ken Johnson, Wendy Holt, Shirley Moynihan, Mike Copple. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, Chris Edin, police chief, and Bruno Rehbein, building inspector.

Tess Zehring gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri requested that the final item under new business, Cloud County Health Center, be moved to the first item. He also stated that the East Hills Estates discussion would be set for a later date.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Fraser pointed out a misspelling, and Commissioner Johnson suggested rewording the library parking project as "east parking area".

Commissioner Parker moved to approve the minutes of the May 18, 2011, meeting. Commissioner Johnson seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #10**

**APPROVED**

Commissioner Johnson inquired about physical therapy tests. City Clerk Crum answered that all new hires are subjected to a range of motion test. Commissioner Johnson wondered why the City pays for the CDL renewals. City Manager Uri said this is City policy, and could be addressed. Commissioner Johnson asked about the certificate of title. Finance Director Farha said the certificate was requested for a demo project. Commissioner Johnson discussed the payment to EMC Insurance for \$5000, which was the City's deductible in a recent employment lawsuit. City Manager Uri said the entire fees including the settlement were around \$30,000, with about half going towards litigation. The lawsuit was settled out of court. City Manager Uri pointed out that it's the insurance company's decision whether to settle or to fight.

Commissioner Parker asked about the generator repair at CTI. Chad Buckley stated the generator is at the treatment plant, older, and was in need of rebuilt heads. Commissioner Parker inquired about paying half of Glasco's utilities. Larry Eubanks answered that was the agreement when Concordia took over the ambulance service there. Chris Edin explained the Jackson's Glass Shop bill, which was for the back door security lock.

Commissioner Fraser asked about the tattoos purchased by the fire department. Mr. Eubanks said they are given away during fire prevention week. It was answered in the affirmative that the rec department purchases t-shirts for the umpires. Ron Copple gave an explanation for a mower trash gripper. The riders are able to pick up trash without getting off the mowers.

City Manager Uri explained the payment to Swenson, Brewer, and Long for court cases, upon Commissioner Johnson's question.

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

### **PUBLIC COMMENTS**

There were no public comments.

### **APPOINTMENTS:**

#### **BOARD OF ZONING APPEALS**

Bruno Rehbein requested Cathy Miller be reappointed, and Mike Linden be appointed for a new term, to replace Charlie Lowers, who declined to serve another term.

Commissioner Johnson moved to appoint Cathy Miller and Mike Linden to the board of zoning appeals. Commissioner Parker seconded. Motion carried unanimously.

## **PROCLAMATIONS:**

### **THELMA STARR WORKMAN DAY**

The proclamation, presented by the orphan train complex, was read by Mayor Wentz and June 11, 2011, was declared Thelma Starr Workman Day. The orphan train complex board and interested parties posed for a photo with the commission.

## **NEW BUSINESS:**

### **CLOUD COUNTY HEALTH CENTER**

Jim Wahlmeier requested that the hospital enter into a development agreement with the City for airport park land near the RV park. City Manager Uri said he will begin drafting the agreement.

### **PRESENTATION OF 2010 AUDIT**

**APPROVED**

Neil Phillips, of Jarred, Gilmore & Phillips, presented the City's 2010 audit and explained it in some detail. He found no concerns during the audit period, and stated that the City's books were in good order.

Commissioner Johnson moved to accept the 2010 audit. Commissioner Pounds seconded. Motion carried unanimously.

### **WELCOME SERVICE**

Verna Ferguson-Hamel explained the welcome service in Concordia and asked that names of new water customers be provided to her. The current policy allows for all new customers to be asked if they'd like the service. State law makes it unlawful to give or sell names. Staff and commission consensus is that the law must be followed as long as that law is in place.

### **WELL 20 REPAIRS**

**APPROVED**

Chad Buckley explained that well 20, located by F&A Food Sales, has started to suck air into the system. Mineral deposits need to be removed. Mr. Buckley provided costs of two different options from Layne-Western. The less expensive option was recommended, as chemicals will not be used for this.

Commissioner Parker moved to approve the option for \$7060 for well 20. Commissioner Fraser seconded. Motion carried unanimously.

### **AIRPORT ADVISORY BOARD BYLAWS AMENDMENT**

**APPROVED**

An amendment was presented for approval that would remove the clause that elected officers on the airport advisory board cannot serve more than two consecutive terms of one year. This would provide for Kirk Lowell being allowed to serve at least another year to see the master plan approved, of which he has devoted so much time.

Mayor Wentz moved to allow the airport advisory board to change the bylaws as stated. Commissioner Pounds seconded. Motion carried unanimously.

## **ORDINANCES:**

### **2011-3015 CMB AND ALCOHOL LICENSES**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE PROVIDING FOR THE ISSUANCE OF SPECIAL EVENT LICENSES FOR THE SALE OF CEREAL MALT BEVERAGES WITHIN THE CITY OF CONCORDIA, AMENDING PROVISIONS OF THE CONCORDIA CODE CONCERNING THE LICENSING OF THE SALE OF CEREAL MALT BEVERAGES AND ALCOHOLIC LIQUOR; REPEALING CONCORDIA CODE SECTIONS 3-151, 3-152, 11-74, AND 11-75, AND AMENDING THE CONCORDIA CODE, BY ADDING NEW SECTIONS 3-151, 3-152, 11-74, AND 11-75.**

Thereupon, Commissioner Fraser 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3015 and was signed by the Mayor and the signature attested by the City Clerk.

### **MANAGER'S REPORT**

City Manager Uri provided information from the K-State economic development program. This service aids in helping communities face economic challenges. The commissioners did not show support for using the services.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds said he'd like to see how much property tax is generated from the East Hills Estates area.

Commissioner Johnson wondered if the City has its own building code. Bruno Rehbein said the City is under the 2006 International Building Code.

Commissioner Parker asked if anyone had checked out the safety issues which had been addressed in a letter to the editor by a former employee. City Manager Uri answered that most concerns by the former employee were somewhat exaggerated. The bleachers were discussed. Ron Copple said he planned to budget money for several years to begin replacing all bleachers. Commissioner Parker also commended Mr. Copple and his staff for the condition of the cemetery over the Memorial weekend.

Commissioner Fraser asked about the gazebo. Mr. Copple promised to check into it.

Mayor Wentz asked about the Citywide wi-fi. City Manager Uri said there had been no progress, and was considering another company to work on the issue and get it going.

### **STAFF COMMENTS**

Larry Eubanks discussed the basement at City Hall as an option for safety during storms. He also encouraged the commission to tour the various departments before the budget.

City Clerk Crum provided an update on pool passes and punch cards sales and said it was going well.


Ken Johnson gave an update on the Broadway sewer project.

### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 15, 2011**

The governing body met in regular session on June 15, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Linda Sutton, Joe Jindra, Ron Gendre, Mike Copple, Beth Blochlinger, Irvin Charbonneau, Edna Charbonneau, Bill Fellow, Jason Monzon, Kirk Lowell, Jean Rosemarynoski, Susan Cantine-Maxson, Ken Johnson, Marcia Allen, Everett Ford, Anita Strommen, John Hood, Joyce Hood, Gary Dvorak, Shirley Gropp, John Cory, Chuck Sjogren, Joe Gerard, Ron Deal, Kevin Stover, Gale Longenecker, Tess Zehring, Jim Wahlmeier, Tom Sharp, Laura Monsanto, Carolyn Gendre. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, and Bruno Rehbein, building inspector.

Tess Zehring gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri added one item under New Business, application for grant for airport funding.

City Clerk Crum presented new iPads to the commissioners and gave a brief tutorial.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson moved to approve the minutes of the June 1, 2011, meeting. Commissioner Pounds seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #11**

**APPROVED**

Commissioner Johnson asked about the Campbell & Johnson bill for 7<sup>th</sup> & Broadway, and inquired what that was. The answer was the Heavy's project. Commissioner Johnson asked if the Weatherbug charge was an annual fee. City Manager Uri said the charge was for the display itself. Commissioner Johnson asked if shirts were included in the Wildside bill, along with the embroidery. Larry Eubanks answered yes.

Commissioner Fraser moved to approve appropriation ordinance #11. Mayor Wentz seconded. Motion carried unanimously.

### **PUBLIC HEARING**

The following were for unsafe and dangerous structures.

Mayor Wentz opened the public hearing on 319 W. 3<sup>rd</sup>. There were no comments. Mayor Wentz closed the public hearing.

Mayor Wentz opened the public hearing on 429 E. 2<sup>nd</sup>. There were no comments. Mayor Wentz closed the public hearing.

Bruno Rehbein stated there was no need for a public hearing for 233 W. 1<sup>st</sup>, as he had received an application to put this property on the demo program.

Mayor Wentz opened the public hearing on 210 W. 1<sup>st</sup>. There were no comments. Mayor Wentz closed the public hearing.

### **PUBLIC COMMENTS**

There were no public comments.

### **APPOINTMENTS:**

#### **AIRPORT ADVISORY BOARD**

City Manager Uri presented the recommendations from the airport advisory board on new members approved at the last board meeting. The two members receiving the majority of the votes were Dane Hanson, which would be a reappointment, and Lance Link, a new appointment to replace Member Susan Retter, who did not receive the votes necessary to be reappointed.

Discussion by the commission included the ratio of pilots to non-pilots on the board, as well as the ratio of Concordia residents versus county residents. The new appointments would put the pilot members at 7, out of the 9 members, and Concordia residents at 5 members.



Kirk Lowell and Everett Ford spoke representing the airport advisory board. Mr. Lowell was the dissenting vote against the recommendation of Lance Link to replace Susan Retter. Mr. Ford stated that the commission would be wise to respect the wishes of the board by approving these recommendations.

Mayor Wentz moved to appoint Dane Hanson and Susan Retter to the airport advisory board. Commissioner Fraser seconded. Motion carried 4-1, with Commissioner Johnson opposing.

Commissioner Fraser moved to appoint Lance Link as an ex-officio member of the airport advisory board. Commissioner Parker seconded. Motion carried unanimously.

#### **NEW BUSINESS:**

As City Manager Uri needed to leave at this point, he gave his manager report. The next meeting on July 6 will include the hospital discussion on the study session. On the comp plan, it was discussed whether there should be another study session to discuss the item, or if tonight's discussion would be sufficient. The consensus was that this would be the last discussion before being brought up for a vote. City Manager Uri said he and Kirk Lowell will be recommending a change in the map to make all of the ethanol plant land industrial use, rather than some of it being zoned as agricultural.

#### **APPLICATION FOR GRANT FOR AIRPORT FUNDING**

City Manager Uri said the grant application is preliminary for starting to acquire land for the runway extension. The estimate of the engineering costs for Benesch is \$75,960. The City's share is 5%, with the remainder being paid by the FAA.

Commissioner Johnson moved to allow the finance director to sign the grant application. Commissioner Parker seconded. Motion carried unanimously.

#### **SMALL BUSINESS CENTER – REQUEST OF FUNDS**

Joe Jindra and Linda Sutton discussed the center, a state agency which represents eleven counties and is based in Concordia. They requested \$14,000 from next year's budget.

#### **SENIOR CITIZENS CENTER – REQUEST OF FUNDS**

Gary Dvorak approached the commission with a request for \$4,000, the same as requested for the last four years. The \$4,000 supplements two minimum wage jobs by adding \$1.30 per hour for these positions. He discussed the activities at the center, and stated that the center takes care of 100 people per day.

#### **RESOURCE COUNCIL – REQUEST OF FUNDS**

Anita Strommen stated that the resource council does not receive government funding and must rely on local donations. She discussed the food bank, crisis assistance program, Club 81, and the summer lunch program. She requested \$12,000, the same as the previous two years.

#### **BROWN GRAND THEATRE – REQUEST OF FUNDS**

Susan Cantine-Maxson said that last year's request of \$20,000 had not been expended yet, due to waiting on the contractor. She addressed three phases of restoration plans and long term needs. The Brown Grand is again requesting \$20,000 to assist with the ongoing restoration.

#### **WASTEWATER TREATMENT PLANT PUMP BIDS**

Chad Buckley stated the return activated sludge pump at the treatment plant was slated to be replaced next year. However, \$60,000 had been budgeted for the lift station rebuild but the work is being done for roughly \$45,000. This leaves enough funds to purchase the pump this year. Staff recommended the Borger bid, which came in lower but meets all the specifications. The bid is for \$11,724, with the protective coating costing an additional \$1,358.

Commissioner Fraser moved to accept the bid from Borger for the RAS pump. Mayor Wentz seconded. Motion carried unanimously.

#### **FIRE DEPARTMENT GRANTS**

Larry Eubanks discussed an upcoming grant in which he could apply for facilities and equipment items. The two requested needs are an exhaust system for the truck bay, and updating rescue tools, specifically Jaws of Life. The total estimated costs of both of these are \$99,000, with a City match of 5%.

Commissioner Parker moved to authorize Mr. Eubanks to apply for both grants. Commissioner Fraser seconded. Motion carried unanimously.

#### **RESOLUTIONS**

**2011-1906 319 W. 3RD**

**PASSED**

Bruno Rehbein recommended noting 0 days as the time frame for beginning of removal of all structures in tonight's resolutions, as the owners have no interest in the properties.

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:**

Thereupon, Commissioner Pounds moved that said Resolution be adopted with 0 days for beginning of removal. The motion was seconded by Commissioner Parker. 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2011-1906 and was signed by the Mayor and attested by the Clerk.

**2011-1907 429 E. 2ND**

**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:**

Thereupon, Commissioner Johnson moved that said Resolution be adopted with 0 days for beginning of removal. 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2011-1907 and was signed by the Mayor and attested by the Clerk.

**233 W. 1ST**

Bruno Rehbein again stated that this property owner had elected to apply for the demo program. Two bids were received for demo and removal, with the least expensive at \$4450. The low bid is what the City bases the match on when reimbursing the owner.

Commissioner Parker moved to accept 233 W. 1<sup>st</sup> into the demo program based on the \$4450 low bid. Commissioner Fraser seconded. Motion carried unanimously.

**2011-1908 210 W. 1ST**

**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:**

Thereupon, Commissioner Pounds moved that said Resolution be adopted with 0 days for beginning of removal. 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2011-1908 and was signed by the Mayor and attested by the Clerk.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds commended Katrina Sorell for the City's newsletter. He also said he'd noticed the downtown cameras on the website.

Commissioner Johnson asked who paid for the curb and gutter at Lincoln School. Ron Copple said the school pays for the materials and the City pays the labor. Commissioner Johnson said it didn't seem right we did the work for the school, but on a City project (in this case, the library parking lot), rather than City crews doing the work, the work was bid out. Commissioner Johnson asked who pays for alley maintenance. Mr. Copple said the City does.

Commissioner Parker said last week the speed control was not working.

Commissioner Fraser asked about the rehabilitation grant on 5<sup>th</sup> and 6<sup>th</sup> Streets. Bruno Rehbein said more applications were needed. Applicants can receive up to \$20,000 per residence, and is based on income.

Mayor Wentz said she'd heard from citizens on the utilities water sample mailing that several dates were noted on it, other than just 2010. It was noted that certain samples are not taken every year.

## **STAFF COMMENTS**

Bruno Rehbein discussed nuisance abatements. Eighty-four letters had been sent out, and 7-8 properties had been cleaned up.

City Clerk Crum mentioned she'd received an estimate from a local vendor on replacing carpet at City Hall. She noted there is apparently mold in the carpet, as it is wet in spots, and staff members are getting sick. She asked for permission to solicit bids from all local vendors, and said there is money to do this before the next budget year.

Chad Buckley said the water crew was called out in the night for a main break and had been out all night. He thanked the crew for their hard work.

Ken Johnson provided an update on the Broadway sewer, and said they are now patching asphalt.

Finance Director Farha presented a survey for a park at the flood control area, and said it is available on the website and City Hall. She encouraged all in attendance to pick up a copy and fill it out. She noted that on July 13 a committee will be meeting with the architect to look at designs.

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

Mayor Wentz moved that the commission recess into executive session for ten (10) minutes for preliminary discussion for acquisition of real estate. Inviting: Finance Director Farha and Ron Copple. Commissioner Johnson seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 7:42 p.m.

The commission reconvened at 7:52 p.m.


Mayor Wentz announced there was no binding action taken.

## **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 6, 2011**

The governing body met in regular session on July 6, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Joe Jindra, Brad Lowell, Kirk Lowell, Joshua Meyer, Don Dean, Ken Johnson, Mary Jo Thummel, Denise de Rochefort-Reynolds, Tammy Britt, Monte Wentz, LaDonna Peltier, Susan Retter, Robert Steimel, Lorene Steimel, Jim Wahlmeier, Tom Tuggle, Roy Reif. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, Bruno Rehbein, building inspector, and Mike Copple, assistant police chief.

There was no invocation. The Pledge of Allegiance of recited.

City Manager Uri suggested sitting around the back table for study session, with the chance of a lengthy discussion about the new hospital.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Fraser moved to approve the minutes of the June 15, 2011, meeting. Commissioner Parker seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #12**

**APPROVED**

Several answers were generated from questions posed by Commissioner Johnson earlier in the day. Additional answers to questions included an explanation of the micro recorders, which Mike Copple explained were video/audio recorders attached to a pocket, and the cost of a key for the police department van, which was explained that a microchip key is much higher in price. Commissioner Johnson suggested it might be a good idea to have a policy in place if an employee lost keys, considering the high cost of replacing them.

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

### **PUBLIC COMMENTS**

There were no public comments.

### **PROCLAMATIONS:**

#### **NATIONAL NIGHT OUT 2011**

Sister Mary Jo Thummel presented the proclamation, explaining its purpose as a community police awareness event. Mayor Wentz declared August 2, 2011, as National Night Out 2011.

### **NEW BUSINESS:**

#### **FRANK CARLSON LIBRARY – REQUEST OF FUNDS**

Joshua Meyer, of the library board, presented the library's budget. The general fund request is \$148,979, an increase of \$2300 over this year's budget. The benefit fund is \$36,725, for a total requested amount of \$185,704. Mr. Meyer pointed out the recent underground sprinkler system and landscaping completed at the library.

#### **LOADER BUY BACK**

Ron Copple said the five year buy back on the loader is up, and presented a proposal from Foley Equipment for a new loader for \$71,999. He stated that the loader is used for hauling dirt, snow removal, and to pick up tree limbs with the grapple.

Commissioner Johnson asked if bids were solicited, to which Mr. Copple stated they were not. Commissioner Johnson suggested in the future that this be done.

Commissioner Pounds moved to accept the loader purchase from Foley Equipment for \$71,999. Commissioner Fraser seconded. Motion carried unanimously.

### **EXECUTIVE SESSION – DISCUSSION OF CONFIDENTIAL BUSINESS INFORMATION (1)**

**HELD**



Mayor Wentz moved that the commission recess into executive session for fifteen (15) minutes for discussion of confidential business information. Inviting: City Manager Uri and Kirk Lowell. Commissioner Fraser seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 5:59 p.m.

The commission reconvened at 6:14 p.m.

**EXECUTIVE SESSION – DISCUSSION OF CONFIDENTIAL BUSINESS INFORMATION (2) HELD**

Commissioner Fraser moved that the commission recess into executive session for ten (10) minutes for discussion of confidential business information. Inviting: City Manager Uri and Kirk Lowell. Commissioner Parker seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 6:15 p.m.

The commission reconvened at 6:25 p.m.

Mayor Wentz announced there would be binding action taken as a result of the discussion in executive session.

Commissioner Pounds moved that the City of Concordia facilitate a prospective manufacturing project, to include a ten (10) year, 100% property tax exemption, and payments of up to \$5,000.00 per year for up to five (5) years payable to Cloud County to assist with costs incurred by the County in acquiring real estate and leasing it to a manufacturing enterprise employing approximately 150 people, all pending execution of a mutually satisfactory development agreement. Commissioner Johnson seconded. Motion carried unanimously.

**MANAGER'S REPORT**

City Manager Uri said several staff members had met to discuss the East Hills Estates proposals to the City and should be coming back to the commissioners with a recommendation.

City Manager Uri said preliminary designs for the park and grading plan at the south development would be presented in a developer's meeting with department heads and the city engineer.

City Manager said the budget meetings will be held July 11 and 27.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Mayor Wentz stated that the gazebo was now in City Park.

**STAFF COMMENTS**

Ron Copple said that the contractor is halfway done with the concrete work at the airport.

Chad Buckley said that the Broadway sewer project, the main at 17<sup>th</sup> St., and the lift station were now complete.

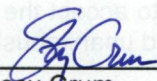
Upon being questioned, Bruno Rehbein said the owners of the house being slowly demolished on Spruce St. have now decided to get the project on the demo program.

**ADJOURN**

Mayor Wentz 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. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
Stacey Crum  
City Clerk



## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JULY 20, 2011**

The governing body met in regular session on July 20, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, and Fraser.

Absent: Commissioner Parker.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Jean Rosemarynoski, Tina Barnett, Tom Tuggle, Retta Waite, Alan Corbeil, Julie Corbeil. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; and Mike Copple, assistant police chief.

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

City Manager Uri suggested moving the executive session to the end of the meeting, after comments, and requested that an additional executive session be added, for confidential business information.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Pounds moved to approve the minutes of the July 6, 2011, meeting. Commissioner Fraser seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #13**

**APPROVED**

Commissioner Johnson inquired about Adolix Software. City Clerk Crum explained it was a program to split and merge various documents. Commissioner Pounds asked about the check to Concordia Water and Sewer. It was explained the City pays the library and Brown Grand utility bills. Commissioner Fraser asked about the fireworks payment. City Manager Uri said the City pays for the fireworks, in order to eliminate sales tax, and is reimbursed. Commissioner Johnson questioned the city prosecutor's check, which was higher than the usual monthly fee. City Manager Uri stated appeals for municipal court were included. Commissioner Pounds noted the interpreter payment, to which it was answered we pay for court interpreters.

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

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARING:**

#### **CURB & GUTTER PROJECTS**

Mayor Wentz opened the public hearing.

The projects were completed at 610 Archer and school district property on Valley Street. Ron Copple explained the curb & gutter projects allow for the property owners to pay only the actual materials cost, with the City contributing the labor. They are given 30 days to pay, and if not, the costs are assessed to the County on property tax.

Commissioner Johnson stated the City should not be paying for the school's project, as this is a public entity. It was explained that the City's program was followed. City Manager Uri said if the commission chose, the policy could be changed.

Mayor Wentz closed the public hearing.

### **NEW BUSINESS:**

#### **POOL CLOSING**

Costs were presented that show the expenses of keeping the pool open until Labor Day. Staff recommended closing after school starts. Generally, the high school uses the pool but does not contribute towards the operating costs. City Manager Uri was instructed to notify USD 333 that the pool won't be available after school begins the fall session.



## **DEMO PROJECTS – 512 SPRUCE**

City Manager Uri stated the property owners of 512 Spruce have applied for the demo program. At the same time, they have submitted the property for the housing and rehabilitation grant for which the City is applying. In order to wait on the grant outcome, the house will not be razed until 2012, unless it becomes an emergency. In the meantime, Bruno Rehbein has recommended that the house be accepted into the demo program.

Commissioner Fraser noted that the agreement states the demo will be completed by December 31, 2011.

Mayor Wentz moved to approve the bid for the demolition of 512 Spruce. Commissioner Pounds seconded. Motion carried unanimously.

## **RESOLUTIONS:**

### **2011-1909 TIF RESOLUTION**

**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 REDEVELOPMENT PROJECTS WITHIN SUCH PROPOSED REDEVELOPMENT DISTRICT, ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTERS, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING.**

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

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

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission it was given No. 2011-1909, and was directed to be signed by the Mayor and attested by the City Clerk.

## **ORDINANCES:**

### **2011-3016 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, Mayor Wentz moved that said ordinance be passed. The motion was seconded by Commissioner Pounds. 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 Wentz, Pounds, Johnson, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3016 and was signed by the Mayor and the signature attested by the City Clerk.

## **MANAGER'S REPORT**

City Manager Uri announced the Broadway sewer project was done, on time and under budget. He discussed the flood control project, and stated the goal is to do the dirt work yet this year. City Manager Uri said the citywide wi-fi may begin this month, which would cover the downtown area. If this works, the goal would be to cover the whole city with wi-fi.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked Chad Buckley if the new mains recently installed were mapped. Mr. Buckley answered that they are installed where the old ones were.

Mayor Wentz asked if the new ambulance had been delivered. City Manager Uri said it is not here yet.

### **STAFF COMMENTS**

Ron Copple said the airport taxiway contractors have one more pour and the project will be completed.

Chad Buckley said cycle 2 is being switched over to radio reads. He said by using funds from the computer replacement fund, he would be able to purchase more heads, which would nearly finish that cycle.

Mr. Copple discussed the engineering pre-construction meeting held today for the Heavy's project. The contractor plans to work on Heavy's, the library, and the fire station at the same time.

City Clerk Crum said that as of today online bill pay is available on the City's website. The fee for use is \$3.95.

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

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

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

Nay: None.

Time: 6:21 p.m.

The commission reconvened at 6:36 p.m.

Mayor Wentz announced there was no binding action taken.

### **EXECUTIVE SESSION – DISCUSSION OF CONFIDENTIAL BUSINESS INFORMATION**      **HELD**

Mayor Wentz moved that the commission recess into executive session for fifteen (15) minutes for discussion of confidential business information. Inviting: City Manager Uri and Kirk Lowell. Commissioner Pounds seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:37 p.m.

The commission reconvened at 6:52 p.m.

Mayor Wentz announced there was no binding action taken.

### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk



## MINUTES OF THE SPECIAL CALL CITY COMMISSION MEETING HELD JULY 27, 2011

The governing body met in special call meeting on July 27, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

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

### 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 27, 2011  
Time: 5:30 o'clock p.m.

The object of said meeting will be as follows:

1. Call to Order
2. 2011 Budget Amendment
3. Airport Improvements
4. Adjournment

Study Session:  
2012 Budget

---

LYLE POUNDS  
COMMISSIONER

---

CHARLES B. JOHNSON  
COMMISSIONER

---

MARSHA L. WENTZ  
COMMISSIONER

---

TIMOTHY S. PARKER  
COMMISSIONER

---

GARY FRASER  
COMMISSIONER

## RETURN OF SERVICE

The undersigned received the original notice of Special City Commission meeting, of which the foregoing is a copy, at 3:45 o'clock p.m., July 25, 2011 (Lyle Pounds); 3:50 o'clock p.m., July 25, 2011 (Charles Johnson); 3:20 o'clock p.m., July 25, 2011 (Marsha Wentz); 3:25 o'clock p.m., July 25, 2011 (Tim Parker) and 3:15 o'clock p.m., July 25, 2011 (Gary Fraser).

1. Served the same at residence on Lyle Pounds. /s/ Stacey Crum.
2. Served the same at residence on Charles Johnson. /s/ Stacey Crum.
3. Served the same personally on Marsha Wentz. /s/ Amber Farha.
4. Served the same at residence on Tim Parker. /s/ Amber Farha.
5. Served the same at residence on Gary Fraser. /s/ Amber Farha.

City Manager Uri said a new business item, airport improvements, would not be needed.

### **NEW BUSINESS:**

#### **2011 BUDGET AMENDMENT**

**PASSED**

Finance Director Farha said two things needed to be amended, the utility fund and the TIF bond fund. The utility fund needed to be increased due to the Broadway sewer project and the purchases of meters. In the TIF project fund, more is allocated than what was budgeted. The amendment would allow for approximately \$90,000 to be transferred from the bond fund to the project fund so those funds could be spent.

Commissioner Johnson moved to approve the 2011 budget amendment. Commissioner Parker seconded. Motion carried unanimously.

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

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 5:40 p.m.

The commission reconvened at 5:50 p.m.

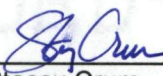
Mayor Wentz announced there was no binding action taken.

### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 3, 2011 (AMENDED)**

The governing body met in regular session on August 3, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Tina Barnett, Deb Ohlde, S. Regina Ann Brummel, Everett Ford. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, Bruno Rehbein, building inspector; and Chris Edin, police chief.

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

### **EXECUTIVE SESSION – DISCUSSION OF CONFIDENTIAL BUSINESS INFORMATION (1)** **HELD**

Mayor Wentz moved that the commission recess into executive session for thirty (30) minutes for confidential business information. Inviting: City Manager Uri, Kirk Lowell and County Commissioners. Commissioner Fraser seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 5:32 p.m.

The commission reconvened at 6:02 p.m.

Mayor Wentz announced there was no binding action taken.

### **EXECUTIVE SESSION – DISCUSSION OF CONFIDENTIAL BUSINESS INFORMATION (2)** **HELD**

Commissioner Parker moved that the commission recess into executive session for thirty (30) minutes for confidential business information. Inviting: City Manager Uri, Kirk Lowell and County Commissioners. Commissioner Fraser seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 6:02 p.m.

The commission reconvened at 6:32 p.m.

Mayor Wentz announced there was no binding action taken.

### **EXECUTIVE SESSION – DISCUSSION OF CONFIDENTIAL BUSINESS INFORMATION (3)** **HELD**

Commissioner Fraser moved that the commission recess into executive session for fifteen (15) minutes for confidential business information. Inviting: City Manager Uri, Kirk Lowell and County Commissioners. Commissioner Parker seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 6:32 p.m.

The commission reconvened at 6:47 p.m.

Mayor Wentz announced there was no binding action taken.

### **APPROVAL OF MINUTES**

### **APPROVED**

Commissioner Pounds moved to approve the minutes of the July 6, 2011, meeting. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Johnson moved to approve the minutes of the July 27, 2011, special meeting. Commissioner Fraser seconded. Motion carried unanimously.

## **APPROPRIATION ORDINANCE #14**

**APPROVED**

Mayor Wentz asked why the judges fees were split in two different funds. Finance Director Farha answered that it was paid out of the funds that court costs were paid into.

Commissioner Fraser inquired if the street camera work was monthly or a onetime fee. City Manager Uri explained that it was not a monthly fee but a onetime fee to get the cameras going online.

Commissioner Johnson asked about the Login IACP Database. Chris Edin explained that it was a grant system that will help them find specific grants. Commissioner Johnson inquired about the miscellaneous charges for Concordia Homestore and Concordia Auto Parts. He requested more detail for these types of charges. Ron Copple explained what each department may charge and mentioned that he looks at each invoice. Commissioner Johnson asked if there were extra fees included with the Campbell & Johnson along with the monthly professional services. Chad Buckley explained that the other charges combined were for the Broadway Sewer Project.

Commissioner Johnson moved to approve appropriation ordinance #14. Commissioner Parker seconded. Motion carried unanimously.

## **PUBLIC COMMENTS**

There were no public comments.

## **PUBLIC HEARING:**

### **HOUSING AND REHABILITATION GRANT**

Mayor Wentz opened the public hearing.

Everett Ford gave his support towards the grant.

Mayor Wentz closed the public hearing.

## **NEW BUSINESS:**

### **HOUSING AND REHABILITATION GRANT AGREEMENTS**

**APPROVED**

Deb Ohlde presented the housing and rehabilitation grant agreements. Deb Ohlde explained that the Anti-Displacement and Relocation Plan prevents decreasing the number of low income housing, that an occupied unit will not be demolished, and vacant units are inspected.

Commissioner Fraser moved to accept the Residential Anti-displacement and Relocation Assistance Plan. Mayor Wentz seconded. Motion carried unanimously.

### **NORTH CENTRAL REGIONAL PLANNING COMMISSION AGREEMENTS**

**APPROVED**

Deb Ohlde explained that North Central Regional Planning Commission would like to work with the City on this project. The contract is null in void if the grant is not awarded.

Mayor Wentz moved to approve the contract with North Central Regional Planning Commission for the CDBG Project. Commissioner Parker seconded. Motion carried unanimously.

Mayor Wentz moved to approve the asbestos inspection agreement. Commissioner Fraser seconded. Motion carried unanimously.

### **REAL ESTATE ACQUISITION**

**APPROVED**

City Manager Uri presented the contract to buy land from Lynn & Patricia Mosher. The land consists of 56 acres, which would be used for the airport runway, a cemetery and the highway frontage property has prospect of development.

Commissioner Pounds asked if there were any cemetery funds that could be applied to the land acquisition. City Manager Uri explained that funds had been set aside. Commissioner Parker asked if there were any guidelines that needed to be followed for the cemetery at that location. City Manager Uri explained that it was not zoned and could be zoned accordingly.

Commissioner Fraser moved to buy the property for the cemetery and any other uses. Commissioner Pounds seconded. Motion carried unanimously.



## **RESOLUTIONS:**

### **2011-1910 2012 CDBG**

**PASSED**

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

**RESOLUTION CERTIFYING LEGAL AUTHORITY TO APPLY FOR THE 2012 KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FROM THE KANSAS DEPARTMENT OF COMMERCE AND AUTHORIZING THE MAYOR/COMMISSIONER TO SIGN AND SUBMIT SUCH AN APPLICATION.**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission it was given No. 2011-1910, and was directed to be signed by the Mayor and attested by the City Clerk.

## **ORDINANCES:**

### **2011-3017 COMPREHENSIVE PLAN**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE ADOPTING THE 2011 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR THE CITY OF CONCORDIA, KANSAS; INCORPORATING SUCH PLAN AND MAP BY REFERENCE PURSUANT TO K.S.A. 12-741 ET SEQ., K.S.A. 12-3009:3012 AND K.S.A. 12-3301:3302.**

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3017 and was signed by the Mayor and the signature attested by the City Clerk.

## **MANAGER'S REPORT**

City Manager Uri thanked Bruno Rehbein, Jim Kaup and Wyndee Lee for working on the comprehensive plan. He mentioned that it was time for the City to hold the intergovernmental meeting, which was scheduled for September 14 at 7 p.m. City Manager Uri stated that the junk vehicles will now start to be enforced like nuisances. He mentioned that the flood control project needs a name. A suggestion was given to have a name-the-park contest.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds stated that he was in support in going after the nuisances.

Commissioner Fraser mentioned that the one way street by the middle school is not very well marked.

Mayor Wentz commented how much she appreciated all the work that was put into the Comprehensive Plan.

## **STAFF COMMENTS**

Ron Copple updated the airport project saying that all the concrete has been poured, the sealing is done and the lighting and the line striping are the only things left to be completed. He also stated that the fire department and Heavy's project has begun.

Chad Buckley said that 278 fire hydrants have been painted by youth groups from Oklahoma, Arkansas and Tennessee.

Finance Director Farha reported that the budget is final and pointed out a change that was made that didn't affect the budget.


Chris Edin reported that Heather Acheson, animal control officer, is transferring a dozen cats to a rescue agency. He said that they have closed kennels at the shelter due to unsafe conditions and that the shelter is in need for maintenance repairs. He said that it would be about \$25,000 to fix the shelter. Finance Director Farha explained that we receive the interest from the O'Connor fund. Commissioner Pounds asked if the principal could be used to fix it. City Manager Uri mentioned that it would be worth looking into.

**ADJOURN**

Mayor Wentz 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. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
Katrina Sorell  
Deputy City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD AUGUST 17, 2011 (AMENDED)**

The governing body met in regular session on August 17, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Joe Jindra, Tina Barnett, Ken Johnson, Dallas Nading, Kirk Lowell, Beth Whisler, Mark Whisler. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Larry Eubanks, fire chief, Bruno Rehbein, building inspector; and Chris Edin, police chief.

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

City Manager Uri added a study session item to discuss the meetings he attended this week in Kansas City.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson asked that the discussion about the miscellaneous charges for Concordia Homestore and Concordia Auto Parts mention that he requested more detail on these types of charges.

Commissioner Pounds moved to approve the minutes of the August 3, 2011, meeting as amended. Commissioner Parker seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #15**

**APPROVED**

Commissioner Johnson asked for an explanation of cleaning cards. Ron Copple answered that they clean the credit card reader at the shop. Commissioner Johnson asked about the charges to Foley Equipment. Mr. Copple said it was for the grader and other parts. Commissioner Johnson asked about Harrison Dyna-Linc ambulance billing. City Clerk Crum answered that this is the yearly software support.

Commissioner Fraser asked about painting the Gator. Larry Eubanks said the fenders and hood were painted. Commissioner Fraser inquired about Kustom Signals radars. Chris Edin said he purchased three handheld radar units to catch speeders.

Commissioner Parker asked about the Sherwin-Williams paint purchase. Mr. Copple said the paint was for parking stalls, center lines, and around the school.

Commissioner Johnson pointed out that the totals on the AP reports did not match. Finance Director Farha answered that one check was voided, for meters.

Commissioner Fraser moved to approve appropriation ordinance #15. Commissioner Johnson seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARING:**

#### **2011 BUDGET AMENDMENT**

Mayor Wentz opened the public hearing.

Finance Director Farha said two things needed to be amended, the utility fund and the TIF bond fund. The utility fund needed to be increased \$465,000 due to the addition of the Broadway sewer project and the purchases of meters. In the TIF project fund, more is allocated than what was budgeted. The amendment would allow for approximately \$90,000 to be transferred from the bond fund to the project fund so those funds could be spent on previously approved flood control contracts and related park design, grading, and sewer contracts.

Mayor Wentz closed the public hearing.

#### **2012 BUDGET**

Mayor Wentz opened the public hearing.

Finance Director Farha said the mill levy is being increased by two mills, from 49.431 to 51.431. She reminded the commissioners that no cost of living increase has been budgeted for the employees, and all general fund departments have cut their non-personnel budgets by 10%. The equipment reserves transfers have been cut 56%, and the capital projects transfers cut 40%. The mill increase will aid in increasing the year end reserves to approximately \$400,000.

Commissioner Pounds said funds have been committed for "Project Bird," a possible manufacturing firm looking to locate in Concordia. He wondered where this money will come from. Finance Director Farha answered that this would be a non-budgeted bond, with payments not starting until 2013.

Mayor Wentz closed the public hearing.

#### **NEW BUSINESS:**

##### **CONCORDIA YOUTH FOOTBALL**

**FAILED**

City Manager Uri stated that \$500 has been given to the Salvation Army Football for several years, but with the current budget cuts recommended cutting support for non-school activities. He said the support could be discussed on a case-by-case basis as the requests come in.

Commissioner Fraser moved to not give \$500 to Concordia Youth Football for 2011. Commissioner Pounds seconded. Motion carried unanimously.

##### **AUDIT ENGAGEMENT LETTER**

**APPROVED**

City Manager Uri said the auditors have concluded the third year of their contract, and recommended continuing to engage them.

Commissioner Johnson moved to approve the contract with Jarred, Gilmore & Phillips for the 2012 audit. Mayor Wentz seconded. Motion carried unanimously.

##### **ENGINEERING CONTRACT FOR BROADWAY DRAINAGE PROJECT**

**APPROVED**

City Manager Uri said the project addresses the flooding on the east side of the Motherhouse, due to runoff from the flood control area. The water will be channeled away from the property.

Commissioner Parker moved to approve the Campbell & Johnson engineering contract for \$6280 for the Broadway drainage project. Commissioner Johnson seconded. Motion carried unanimously.

#### **RESOLUTIONS:**

##### **2011-2011 ACQUISITION OF PROPERTY**

**PASSED**

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

**WHEREAS, THE GOVERNING BODY FINDS THAT THE PROPERTY LOCATED AT  
1401 E. 6TH STREET, CONCORDIA, PREVIOUSLY THE LOCATION OF THE ALCO  
DISCOUNT STORE, IS A DESIRABLE LOCATION FOR DEVELOPMENT;**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission it was given No. 2011-1911, and was directed to be signed by the Mayor and attested by the City Clerk.

#### **ORDINANCES:**

##### **2011-2012 BUDGET**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE ATTESTING TO AN INCREASE IN TAX REVENUES FOR BUDGET  
YEAR 2012 FOR THE CITY OF CONCORDIA.**

Finance Director Farha pointed out a couple of minor mistakes overlooked in the budget that did not affect the final numbers. On the debt schedule, there was a correction in the principle and interest amounts for 2012. The amounts changed from \$11,000 interest to \$16,194 and \$61,200 principle to \$122,400. On the water and sewer bond and interest fund, the transfer amounts for 2011 and 2012 changed to match with the amounts of the Utility Fund. Those were changed from \$86,085 in 2011 to \$74,693 and \$83,505 in 2012 to \$70,945.



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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3018 and was signed by the Mayor and the signature attested by the City Clerk.

#### **MANAGER'S REPORT**

City Manager Uri stated that the budget process this year proceeded very smoothly, with thanks to Finance Director Farha.

#### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds told Ron Copple the pavement is bulging up in the street on State between 6<sup>th</sup> and 7<sup>th</sup>.

Commissioner Johnson asked if signs could be displayed on City property, citing the Huckleberry Tea House's sign on the property south of Dairy Queen. City Manager Uri said he would ask the owner to remove the sign. Commissioner Johnson asked about repairing the street on Washington by the railroad tracks. Mr. Copple said he would do some patching. Commissioner Johnson asked for an update on nuisances in backyards. Bruno Rehbein said several letters have been sent out.

Commissioner Parker asked for a follow up on last week's pool incident. A child came in contact with a small amount of chemicals around the baby pool. City Manager Uri said the child had a small burn on its lip. He stated he had removed the pool managers of all chemical handling.

Commissioner Fraser asked if all alleys were being repaired, to which Mr. Copple answered in the affirmative. Commissioner Fraser said he'd received positive comments on this.

Mayor Wentz pointed out that some of City Park is in need of new curbing. Mayor Wentz asked if the signage had been placed at the sports complex, allowing for a section for beer drinking as per an ordinance passed recently. It was promised to find the answer.

#### **STAFF COMMENTS**

Ron Copple said the recent slurry sealing completed forty-one blocks. He also said the airport project is nearly complete.

Ken Johnson updated the commission on the downtown projects now in process. Heavy's will be completed last and the contractor is ahead of schedule.

Finance Director Farha answered questions posed earlier in the day from Mayor Wentz on the budget and other financial matters.

Chris Edin shared how he plans to update the CAD system at the police department with emergency telephone system funds.

#### **ADJOURN**

Mayor Wentz 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. Commissioner Fraser seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Grum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 7, 2011**

The governing body met in regular session on September 7, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Tina Barnett, Tammy Britt, Jean Rosemarynoski, Marcia Allen, Beth Stover. Staff present: Chad Buckley, director of public utilities; Ron Copple, director of public works; Jim Menard, Fire Captain; and Bruno Rehbein, building inspector.

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

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson requested several changes. On the 2011 budget amendment, he asked for the increased amount in the utility fund, and a reason why the increase was due to the Broadway sewer project. He also suggested including a reason why the TIF project fund was increased. Commissioner Johnson said that "mill" should be spelled "mil". On the 2011-3018 ordinance discussion, Commissioner Johnson requested elaborating on the minor mistakes in the budget mentioned by Finance Director Farha.

Commissioner Johnson moved to approve the minutes of the August 17, 2011, meeting as amended. Commissioner Pounds seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #16**

**APPROVED**

Commissioner Johnson inquired where Allen & Sweet Law Office is located. City Manager Uri answered Minneapolis.

Mayor Wentz asked how the softball t-shirts are paid, to which it was answered the registration fees cover this expense.

Commissioner Johnson asked what "pprj" stands for. City Manager Uri answered it stands for project. Commissioner Johnson about the payment to Campbell & Johnson for various projects. City Manager Uri said it was for the drainage at the convent, and consultation about the health center and the different locations for the hospital.

Commissioner Pounds asked about the payment to Continental Analytical. Chad Buckley answered it was for sludge testing at the treatment plant.

City Manager Uri explained Google Cloud to Commissioner Johnson; a quick tutorial of its benefits and said yes, there is a monthly fee involved.

Commissioner Fraser inquired about barrels purchased. Ron Copple said these are used around town as trash cans for various special occasions, such as Fall Fest.

Commissioner Johnson wanted to know about the purchase to PR Diamond Products. Mr. Buckley said his department purchased saw blades for cutting the street.

Commissioner Fraser moved to approve appropriation ordinance #16. Commissioner Parker seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **PROCLAMATIONS:**

#### **9/11/11 PROCLAMATION**

Mayor Wentz read the proclamation, and proclaimed 9/11/11 as a day of service and remembrance.

### **APPOINTMENTS:**

#### **BOARD OF BUILDING TRADES**

Bruno Rehbein explained that Roger Demanette has resigned, and Randy Greenwood, a plumber, has expressed interest in serving. Cheryl Lanoue, who had served a shortened term due to filling a vacated spot, also wished to continue. Mr. Rehbein recommended appointing Randy Greenwood to his first term, and to reappoint Cheryl Lanoue to another term.

Mayor Wentz moved to appoint Randy Greenwood and Cheryl Lanoue to the Board of Building Trades. Commissioner Fraser seconded. Motion carried unanimously.

**PUBLIC HEARING:**

**REDEVELOPMENT PROJECT**

Among other business, in accordance with notice published in the *Concordia Blade-Empire*, duly delivered 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 (a) Broadway Sidewalk Project, and (b) Skyline III Project 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.

**ORDINANCES:**

**2011-3019 REDEVELOPMENT PROJECT**

**PASSED**

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 BROADWAY SIDEWALK PROJECT AND SKYLINE III PROJECT, FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.**

The Ordinance was considered and discussed; and thereupon on motion of Commissioner Johnson, moved to approve the ordinance after striking language in Section 4 allowing for the Mayor, City Manager, City Clerk, City Attorney, the City's financial advisor and Bond Counsel, as being authorized to take such other actions as may be appropriate. The motion died for lack of a second.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Parker, the Ordinance was passed by the following roll call vote:

Aye: Commissioners Wentz, Pounds, Parker, and Fraser.

Nay: Commissioner Johnson.

Thereupon, the Ordinance having been adopted by a 2/3rds vote of the members of the City Commission, it was given No. 2011-3019, 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.

**2011-3020 13<sup>th</sup> STREET VACATION**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE PURSUANT TO K.S.A. 12-504 AND 12-505, AS AMENDED, VACATING THAT PORTION OF 13<sup>TH</sup> STREET BETWEEN THE EAST LINE OF THE ALLEY IN BLOCK 6 OF ROBINSON'S ADDITION, AND THE WEST LINE OF L STREET, IN THE CITY OF CONCORDIA, KANSAS, AND RESERVING UTILITY EASEMENTS IN THE VACATED RIGHT OF WAY.**

Thereupon, Mayor Wentz 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3020 and was signed by the Mayor and the signature attested by the City Clerk.

**2011-3021 EAST HILLS ESTATES REPLAT**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE APPROVING A REPLAT OF EAST HILLS ESTATES PLANNED UNIT DEVELOPMENT IN THE CITY OF CONCORDIA, KANSAS.**

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3021 and was signed by the Mayor and the signature attested by the City Clerk.

**2011-3022 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 2011, WITH CERTAIN OMISSIONS, AMENDMENTS, AND ADDITIONAL PROVISIONS.**

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3022 and was signed by the Mayor and the signature attested by the City Clerk.

**2011-3023 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 2011, 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 Fraser moved that said ordinance be passed. The motion was seconded by Mayor 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3023 and was signed by the Mayor and the signature attested by the City Clerk.

**NEW BUSINESS:**

**FIRE DEPARTMENT VEHICLE**

Jim Menard, Firefighter Captain, presented the bids to the commission for a new ½ ton pickup for the department. The bids were as follows:

Concordia Chevrolet	2012 4x4	\$25,969.70
Concordia Chevrolet	2012 4x2	24,271.70
Concordia Chevrolet	2011 4x4	27,222.50
Concordia Chevrolet	2011 4x2	25,226.59
Womack Sunshine Ford	2012 4x4	28,646.25
Womack Sunshine Ford	2012 4x2	25,793.25

The purchase of the 2012 Chevy 4x4 was recommended by staff.

Commissioner Fraser stated he did not feel it was a necessary expenditure when the departments had been asked to cut their budgets, and the equipment reserve and capital improvement funds had been cut next year.

Commissioner Johnson moved to approve the purchase of the 2012 Chevy 4x4 from Concordia Chevrolet for \$25,969.70. Mayor Wentz seconded. Motion carried 4-1, with Commissioner Fraser opposing.

### **CAMPBELL & JOHNSON – SOUTH DEVELOPMENT SURVEY CONTRACT**

An estimate of water and sewer service to the City's newly purchased land south of town has been suggested. Campbell & Johnson provided a proposal to survey field data from this land and along Highway 81 in order to prepare preliminary construction costs. The cost of the survey is \$3475.00.

Commissioner Parker moved to approve the Campbell & Johnson south development survey contract. Commissioner Fraser seconded. Motion carried unanimously.

### **MANAGER'S REPORT**

City Manager Uri stated there is no word yet on the development project, the firm wanting to possibly relocate in the former Alco building.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds commented on the newly repaved highway south of Concordia.

Commissioner Johnson asked why the crew was pouring concrete at the east water tower. Chad Buckley stated that Nex-Tech had not finished landscaping around the building they'd installed and he was working on finishing the project. Commissioner Johnson asked what the problem was with the alley between 13<sup>th</sup> & 14<sup>th</sup>. Mr. Buckley said there wasn't a problem with the sewer, due to a sinkhole.

Commissioner Fraser wondered what the problem was with the water emptying from the water tower. Mr. Buckley said the gauge had been giving a false reading. A new monitoring system has been installed.

Commissioner Parker asked about the beer drinking signs at the sports complex. The signs will be installed by next season. Commissioner Parker passed along comments from a parent on poor restroom conditions at the sports complex. City Manager Uri promised to get an answer. Commissioner Parker mentioned potholes on 15<sup>th</sup> & Country Club Drive. Ron Copple stated that is not in the City limits.

Commissioner Johnson asked if #9 Highway going through town had limited access, such as driveways. Mr. Copple stated yes, since it's a public highway.

Commissioner Fraser asked if the alley speed limit is the same as the street posted speed. Mr. Copple answered yes.

Commissioner Pounds asked about Rasure Field. Mr. Copple stated that the weeds and grass would be burned off. It needs to be determined who will be doing the dirt work.

Mayor Wentz asked about the burned out traffic light at 7<sup>th</sup> & Broadway. Mr. Copple said the parts were ordered.

### **STAFF COMMENTS**

Ron Copple mentioned the three newly completed projects. There were no overages on the fire station. On Heavy's and the library, there were due to extra excavation and base rock. Mr. Copple stated that on October 6, the Lions Club would be at the cemetery for a tree planting ceremony. Mr. Copple said he'd met with KDOT after submitting for the 5<sup>th</sup> Street project. He mentioned the City may need to contribute a portion to be awarded this project.

Chad Buckley mentioned the new Borger pump for the treatment plant was in and in the process of being installed.

Bruno Rehbein said the applications for the housing rehabilitation grant were received by the State and they will be coming out to view the site on October 18. The grant money won't be awarded until January.

City Clerk Crum asked that the commission vote to name voting delegates for the upcoming League conference. Based on the population, Concordia is allowed two delegates and two alternates.

Commissioner Johnson moved to name Mayor Wentz and Commissioner Fraser as delegates, and Commissioners Pounds and Johnson as alternates. Commissioner Fraser seconded. Motion carried unanimously.

Jim Menard stated that the new approach to the fire station is nice. He also said Larry Eubanks had received a grant for all new SCBA.

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

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

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

Nay: None.

Time: 7:03 p.m.

The commission reconvened at 7:18 p.m.

Mayor Wentz announced there was no binding action taken.

**ADJOURN**

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

(Seal)

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Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 21, 2011**

The governing body met in regular session on September 21, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Tina Barnett, Deb Ohlde, Dorothy Morgan, Mark Morgan, Marilyn Flesher, Sheila Flesher, Martha Wogomon, Page Reed, Aline Luecke, Kirstin Strait, Daniel Grant, Anna Townsdin, Ken Johnson, Lois Stone, Connor Lamm, Mike Lamm, Hannah Haist, Kirk Lowell, Norma Thompson, Tom Tuggle, L. Dean Labarge. Staff present: Chad Buckley, Director of Public Utilities; Ron Copple, Director of Public Works; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; and Chris Edin, Police Chief.

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

City Manager Uri suggested moving the proclamation to the beginning of the meeting, as there were several church members in attendance for this item.

### **PROCLAMATIONS:**

#### **TRINITY UNITED METHODIST CHURCH**

Mayor Wentz read the proclamation, stating the one hundred and twenty-fifth anniversary of the church. She proclaimed September 25, 2011, to be the official day of celebration of the anniversary of Trinity United Methodist Church.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson moved to approve the minutes of the September 7, 2011, meeting. Commissioner Fraser seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #17**

**APPROVED**

Commissioner Johnson inquired about the Borger pump. Chad Buckley stated it was the new pump just installed at the treatment plant.

Commissioner Pounds asked about the lighting study that was done at the sports complex, would we do anything? City Manager Uri said there were ideas given on how to solve the problem, and it is getting corrected.

Commissioner Johnson asked about the payments to the hospital. City Manager Uri said that stemmed from the shock incident at the pool this summer.

Mayor Wentz noted the NRA payment. Chris Edin answered it was rifle instructor training.

Commissioner Fraser moved to approve appropriation ordinance #17. Commissioner Pounds seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARING:**

#### **CDBG FINAL PERFORMANCE**

Mayor Wentz opened the public hearing.

Deb Ohlde, from North Central Kansas Regional Planning Commission, discussed the final paperwork for the CDBG Broadway sewer grant. It was noted the project was \$49,000 less than the grant awarded, due to favorable bids for the project.

There were no public comments.

Mayor Wentz closed the public hearing.

## **NEW BUSINESS:**

### **BOND REFINANCING**

Finance Director Farha said we'd been notified by bond counsel that interest rates are still low. If we would refund the bonds, we could decrease the interest rate from over 4% to approximately 2.19%. The savings would be about \$141,000. Finance Director Farha produced a debt schedule and explained that the eligible bonds for refunding were the 2002 A, B and C bonds. She also discussed the possible need to reorganize our current debt schedule on some of these bonds to help the City's mill levy in the future. Bond counsel would look into the impact on interest and savings by doing this. City Manager Uri discussed the TIF fund and how the City may want to consider bonding to its capacity for TIF while the interest rates are low. This would be allowable after the expiration of 60 days from the date of passage of the TIF redevelopment resolution.

### **SOUTH PROJECT ENGINEERING PROPOSALS**

The agreements allow for traffic impact and infrastructure studies on the new land the City purchased south of Concordia, at Plum Road. These studies are necessary due to a possible new hospital and jail to be built on the highway frontage. City Manager Uri recommended approving both agreements and then do the planning with our own architects rather than the County's. The costs for both agreements are \$23,750.

Commissioner Fraser moved to approve the south highway 81 development traffic impact study and water and sewer study for potential possibility of facilities for \$23,750. Commissioner Parker seconded. Motion carried unanimously.

## **MANAGER'S REPORT**

City Manager Uri stated he had contacted the property owners from this year's demo projects, and four had agreed to deeding over the property rather than paying the fees. Commissioner Pounds said we should look into a zoning change which would allow separate garages and garden plots on these lots, which might make them easier to sell to the adjacent property owners.

City Manager Uri informed the commission he'd received a thank you from Darlene Rasure for starting work on Rasure Field.

City Manager Uri said the Alco building closing was set for Monday.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked if there is an ordinance that requires people to clean up after their dogs in City Park. City Manager Uri said there is.

Commissioner Parker questioned if an ordinance is in place prohibiting people from blowing grass into the streets. The answer was no.

Tom Tuggle asked to speak as he had missed public comments. He said the newest possible location for the hospital, on the City's new land, concerned the elderly citizens who think it's too far from city limits. He asked that the commission consider this during future decisions.

Commissioner Pounds asked for an update on a couple of properties with abandoned vehicles. City Manager Uri said he needed to do the paperwork. Commissioner Pounds asked the time frame on street work on State Street between 6<sup>th</sup> & 7<sup>th</sup>. Ron Copple said it would be done next week. Commissioner Pounds asked about the tree overgrowth on the Ethanol property. City Manager Uri said an abatement would be expensive for the City. It was decided to notify Everton Energy about cleaning up the property. Commissioner Pounds inquired about the plans for the new McDonalds. Bruno Rehbein said they are working on site plan approval.

Commissioner Johnson asked for the process on nuisances. City Manager Uri stated that once the property owner is notified, the property can be cleaned up without further notification on subsequent nuisances during the year. Commissioner Johnson asked for the cost of the concrete project on 17<sup>th</sup> St. Ron Copple answered it cost about \$30,000 in materials.

Commissioner Fraser noted a newsletter he received which stated the FCC is considering cutting funding of rural broadband, which would affect area companies.

Mayor Wentz suggested a trash can be placed near the gazebo in City Park.



### **STAFF COMMENTS**

Chad Buckley stated a new meter reader had been hired.

Finance Director Farha asked that a \$10,000 bill from NCRPC be approved for payment, which had not made the appropriations.

Commissioner Johnson approved the \$10,000 payment to NCRPC, check number 55782. Commissioner Pounds seconded. Motion carried unanimously.

Larry Eubanks said he'd received a grant for \$2000 from State Farm for Smoke Detectors.

Bruno Rehbein reminded the commission that the State was coming October 18 to discuss the housing rehabilitation grant applications.

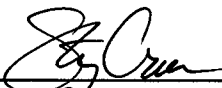
Kirk Lowell said that Project Bird was still alive, though we haven't heard anything yet. Concordia is one of three finalists for the manufacturing plant.

### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
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Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 5, 2011**

The governing body met in regular session on October 5, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Melina Hemphill, Cameron Thurner, Joe Sinnett, Tom Tuggle. Staff present: Chad Buckley, Director of Public Utilities; Ron Copple, Director of Public Works; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; and Chris Edin, Police Chief.

There was no invocation. The Pledge of Allegiance was recited.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson moved to approve the minutes of the September 21, 2011, meeting. Commissioner Pounds seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #18**

**APPROVED**

Commissioner Parker asked about the library payment. Finance Director Farha explained it was payment for the tax appropriation.

Commissioner Johnson inquired about the KLA payment, and wanted an update on the south development project. City Manager Uri said KLA is still on schedule and should be bringing us a design and price tag in the next few months.

Commissioner Pounds moved to approve appropriation ordinance #18. Commissioner Fraser seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

Melina Hemphill spoke concerning the City's policy on adjustments for water leaks. She just paid a large bill, and said a leak had never been found on her side, but the usage is back to normal. Discussion included who's responsibility it is for leaks, and if the policy should be changed. Current policy states that any excessive usage created by a leak on the homeowner side will get an adjustment of half the actual water usage. Commissioner Johnson said if there was no proof where the water went, the homeowner shouldn't be responsible for the bill.

Commissioner Johnson moved to readjust her bill to an average bill. Commissioner Pounds seconded. Motion carried unanimously.

### **PROCLAMATIONS:**

#### **DOMESTIC VIOLENCE AWARENESS MONTH**

Cameron Thurner introduced the proclamation and read it. Mayor Wentz declared October 2011 as Domestic Violence Awareness Month.

### **NEW BUSINESS:**

#### **KANSAS GAS SERVICE FRANCHISE**

City Manager Uri presented the existing franchise, which was a 20 year franchise and is expiring. The old franchise required Kansas Gas Service to not only carry their own product to their customers, but gas sold by other companies. No franchise fee was charged to these other companies. The new franchise agreement allows for a 5% franchise fee for these companies, the same as Kansas Gas Service has been paying for many years.

Joe Sinnett, community relations manager of Kansas Gas Service, presented the new franchise agreement, which will be for only 10 years, with a 5 year renewal.

**ORDINANCES:**

**2011-3024 KANSAS GAS SERVICE**

**PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE, GRANTING TO KANSAS GAS SERVICE, A DIVISION OF ONEOK, INC., ITS SUCCESSORS AND ASSIGNS, A NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH OR IN CONFLICT WITH THE TERMS HEREOF.**

Thereupon, Commissioner Johnson 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 Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3024 and was signed by the Mayor and the signature attested by the City Clerk.

**RESOLUTIONS:**

**2011-1912 PRAIRIE LAND ANNEXATION**

**PASSED**

Prairie Land's original franchise agreement states that a new substation would be erected, in the City limits. A new substation was built on their property west of town, rather than the north development as originally intended, as a satisfactory site could not be acquired. The resolution asks the County to allow the island annexation.

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

**A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS, REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF CLOUD COUNTY MAKE CERTAIN FINDINGS REGARDING THE ANNEXATION OF PROPERTY PURSUANT TO K.S.A. 12-520C.**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1912 was signed and approved by the Mayor and attested by the Clerk.

**MANAGER'S REPORT**

City Manager Uri said a meeting was held earlier in the day with Spirit Industries, better known as "Project Bird" for the last several months. Representatives of the company offered advice on how to be better prepared for the next company who may want to come to Concordia. Concordia lost the new business to Chanute.

City Manager Uri said the City is acquiring lots due to homeowners forfeiting their property rather than adding the demo costs onto the property taxes and said there might be discussion on what to do with these properties.

City Manager Uri said he has completed the necessary paperwork to start proceeding with junk vehicle nuisances.

City Manager Uri said we had received a negative report from the State at the animal shelter. If repairs aren't made, or at least started, within 30 days, it must be shut down or suffer stiff penalties. City Manager Uri requested funds be taken from the animal shelter fund, and repairs begun immediately without the usual sealed bids process, due to time constraints.

Mayor Wentz moved to allow the City Manager to spend appropriate funds to bring the animal shelter up to code. Commissioner Pounds seconded. Motion carried unanimously.

City Manager Uri explained the possibility of purchasing new meters immediately to allow the entire city to be read remotely. At present, about one-quarter of all the City's meters have already been replaced. Doing this would save the City about \$41,000 a year in wages and benefits by not employing a meter reader, which would pay for the new meters in a matter of years. With bond interest at an all-time low, it was suggested this would be a good time to complete this project, rather than purchasing the meters gradually over a period of years. Commissioner Fraser requested a spreadsheet on the costs and savings before making a decision.

#### **STAFF COMMENTS**

Chris Edin introduced representatives from Huber & Associates, who presented a power point on their CAD system, to be used in the police department. He alerted everyone that a person is currently impersonating an undercover officer and this is being investigated. Mr. Edin also announced he is currently looking for another police officer.

Larry Eubanks gave an update on the number of fire calls for the month of September.

Ron Copple said the dirt work was done at Rasure Field. He invited the commission to the cemetery for a ceremony by the Lions Club, which is donating trees.

#### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds asked who swaths the grass by the college. It was answered Danny Marcotte. Commissioner Pounds received information about campground policies, which states how long someone can stay. Commissioner Pounds said the thirteen greyhound dogs had been moved out of the City limits.

#### **ADJOURN**

Mayor Wentz 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. Commissioner Fraser seconded. Motion carried unanimously.

(Seal)

  
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Stacey Crum  
City Clerk

# CITY OF CONCORDIA

## PROCLAMATION BY THE MAYOR

WHEREAS, domestic violence is an intolerable violent crime with public health implications for every person in **Concordia** as a victim/survivor or as a family member, significant other, neighbor or co-worker of a victim/survivor; and

WHEREAS, no one person, organization, agency or community can eliminate domestic violence on their own—we must work together to educate our entire population about what can be done to prevent domestic violence, support victim/survivors and their significant others, and increase support for agencies providing services to victim/survivors; and

WHEREAS, **The Domestic Violence Association of Central Kansas** has led the way in **Concordia** in addressing domestic violence assault by providing 24-hour hotline services to victim/survivors and their significant others, responding to emergency calls, offering support and comfort to those impacted by domestic violence during medical exams, criminal proceedings, and empowering those impacted by domestic violence to chart their own course for healing; and

WHEREAS, ending domestic violence in **Concordia** must include active public and private efforts to End Domestic Violence in collaboration with **The Domestic Violence Association of Central Kansas**, including conversation about what domestic violence is, how to prevent it, how to help survivors connect with crucial counseling and other support services, and how every segment of our society can work together to better address domestic violence; and

WHEREAS, staff and volunteers of domestic violence programs in **Concordia** work year round to encourage every person in **Concordia** to End Domestic Violence and to support survivors by providing prevention education and survivor empowerment information to schools, churches, civic organizations, as well as medical, mental health, law enforcement, education, and criminal justice personnel regarding domestic violence issues;

WHEREAS, **The Domestic Violence Association of Central Kansas** has set an important example of how forging collaborative relationships between service agencies and organizations serves to improve the quality of service for those most profoundly and directly impacted by domestic violence, thus setting an important example for how the rest of the community might work together to speak out and find solutions to domestic violence;

WHEREAS **The Domestic Violence Association of Central Kansas** requests public support and assistance as it continues its effort to bring real hope for freeing **Concordia** from the tragedy of domestic violence to create a future where all women, men and children can live free from violence and exploitation;

NOW, THEREFORE, I **Marsha Wentz**, Mayor of **Concordia, Kansas** do hereby proclaim the month of October 2011 as

# DOMESTIC VIOLENCE AWARENESS MONTH

In **Concordia** and I commend this observance to all citizens.

Marsha L. Wooty

**Mayor's Signature**

10-5-11

**Date**

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 19, 2011**

The governing body met in regular session on October 19, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Matthew Knight, Bobbie Paulsen, Jane Richard, Steve Richard Ray Palmer, Slater Champlin, Paige Evans, Kadin Zimmerman, Shane Zimmer, Satero Mares, Arlene Clayton. Staff present: Chad Buckley, Director of Public Utilities; Ron Copple, Director of Public Works; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; and Chris Edin, Police Chief.

There was no invocation. The Pledge of Allegiance was recited.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson moved to approve the minutes of the October 5, 2011, meeting. Commissioner Fraser seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #19**

**APPROVED**

Mayor Wentz asked if the soccer medals were paid out of the soccer fees collected. City Manager Uri said they were paid out of the recreation budget. Mayor Wentz asked about the fire truck repairs. Larry Eubanks said Engine 2 had an electrical problem.

Commissioner Fraser inquired if we recoup court interpreter fees. City Manager Uri said it is added to the court costs and we are reimbursed if the fine is paid.

Commissioner Parker questioned the Department of Revenue water protection fees. City Clerk Crum and Chad Buckley answered that we collect these fees in lieu of sales tax and the collected portion is paid to the State.

Commissioner Johnson asked about the Abrams bill. Ron Copple said the concrete was for 17<sup>th</sup> Street, and a portion of the bill was for salt hauling.

Commissioner Pounds moved to approve appropriation ordinance #19. Commissioner Parker seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

Arlene Clayton delivered several comments.

### **APPOINTMENTS:**

#### **AIRPORT ADVISORY BOARD**

Kirk Lowell announced that Ray Palmer had resigned from the airport advisory board, leaving one vacancy. The board voted to appoint Lance Link, an ex-officio member. Other applications from the past were considered, with several now serving on other City boards. The board voted to appoint Beverly Taddiken as an ex-officio member, and to remove Don Sheetz as an ex-officio member, as he had not attended any meetings in the last year. Mr. Lowell asked for a vote on the board's recommendations.

Mayor Wentz moved to accept the recommendations of the airport advisory board. Commissioner Parker seconded. Motion carried unanimously.

Mr. Lowell presented Ray Palmer with a plaque and he was thanked for his years of service.

Mr. Lowell then gave an update on the airport master plan. He said it would possibly be ready for the commission to approve it before the end of the year.

## **OLD BUSINESS:**

### **METER FINANCING PROPOSAL**

Chad Buckley followed up with more information since the last meeting about immediately replacing all the meters to be read remotely, eliminating the meter reader position. Spreadsheets were presented, showing the savings and the bond payments that would start in 2013. The meter reader payroll and extra revenue received with the new meters will repay the bond, which will be taken out for six or seven years. The total cost of the remaining meters to be replaced is just under \$400,000, and can be paid for immediately with temporary notes, to bond by the end of the year. Substantial savings can be seen if the City crew installs the meters, rather than hiring it out. Mr. Buckley stated that would be done.

Commissioner Parker moved to approve the purchase of the meters and get the financing to pay for the project. Commissioner Fraser seconded. Motion carried unanimously.

## **NEW BUSINESS:**

### **CAD SOFTWARE PROPOSAL**

Chris Edin introduced the Enterpol software, and Matthew Knight gave a brief demonstration. The software will be utilized by the dispatchers, with future use by patrol officers as well. The software can be purchased with funds from the emergency telephone systems fund and the 911 wireless fund. The proposal total cost is \$73,527.

Commissioner Johnson moved to approve the cost of \$73,527 for the CAD software. Commissioner Fraser seconded. Motion carried unanimously.

### **LION'S CLUB GRANT**

The Lion's Club is asking for \$4,000 from the Duclos Foundation and needs a nonprofit sponsor for the grant. The funds will be used for trees for the cemetery, to continue the replacement program they have begun to implement.

Commissioner Fraser moved to allow the City's tax number to be used for the purchases. Commissioner Parker seconded. Motion carried unanimously.

## **ORDINANCES:**

### **2011-3025 PRAIRIE LAND ANNEXATION**

**PASSED**

Thereupon, there was presented 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.**

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3025 and was signed by the Mayor and the signature attested by the City Clerk.

## **MANAGER'S REPORT**

City Manager Uri discussed a pdf app for the iPad, and said it will be implemented at the next meeting.

City Manager Uri shared an invitation to the Frank Carlson Library's refurbished Carlson Room.

City Manager Uri talked about budget cuts for each department, and said future plans need to include these cuts. He said that future spending and new bonds for anything other than those projects supported by revenues, such as utilities projects, could only be repaid with a mill levy increase.

A tentative special meeting was scheduled for December 14 to discuss major projects now in the works.

City Manager Uri said the deed from the Kansas Military Board has been filed at the courthouse. This deeds a portion of land near the armory to the City.



The Belleville City council has voted to erect a spec building to attract industry. This was compared to the newly purchased Alco building.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked if the money was repaid to Melina Hemphill. The commission approved forgiving the large water bill at the last meeting, due to a leak of which the exact origin could not be pinpointed. City Clerk Crum said the overpayment was credited to the account. Commissioner Johnson stated he thought the money should be refunded, or have interest accrue on the credit. The amount credited was \$187.41, after an initial adjustment of \$197.24 for the leak. Commissioner Johnson noted there was a hospital meeting, and felt the commission should have been invited. Mayor Wentz stated the panel had requested the mayor's and the City Manager's presence. Commissioner Johnson wondered if the City should have an agreement with the hospital to recoup the costs incurred so far by the City for the hospital project.

Commissioner Parker asked who cared for the small trees downtown. Ron Copple answered that generally his crew takes care of them.

Commissioner Fraser discussed information he'd received at the League conference, concerning public comments. He said the presenter's City has a policy of five minutes per speaker, with fifteen minutes for each discussion total.

### **STAFF COMMENTS**

City Manager Uri postponed the executive session until the next meeting.

Bruno Rehbein gave an update on the animal control shelter. City crews are doing the work. Mr. Rehbein provided photos of the progress.

Ron Copple answered Commissioner Johnson's question about the fence at Rasure Field. He stated the fence was removed and is at the City shop.

### **ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)



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Stacey Crum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 2, 2011**

The governing body met in regular session on November 2, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Amy Hadachek, Greg Hattan, Dalton Ediger, Devin Fleming, James Tyler, Christa Deneault. Staff present: Chad Buckley, Director of Public Utilities; Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; and Chris Edin, Police Chief.

There was no invocation. The Pledge of Allegiance was recited.

City Manager Uri pointed out that the Arbor Day proclamation had been removed from the agenda.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson suggested stating the amount that was credited to the Hemphill account for the leak.

Commissioner Pounds moved to approve the minutes of the October 19, 2011, meeting. Commissioner Johnson seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #20**

**APPROVED**

Commissioner Parker questioned the Concordia Chevrolet Buick check for restitution. The check was not only for restitution, but for the new fire department vehicle.

Mayor Wentz asked if the check for health insurance included the employee contributions. City Clerk Crum answered yes. Mayor Wentz asked about the BNSF lease. It was answered it provided for an easement at the railroad tracks.

Commissioner Johnson asked if the check for Bryant & Bryant was the last payment, which it was. Concerning the check to Municipal Code, Commissioner Johnson wondered if the City code is on the website. City Manager Uri explained a bit about the online code and how it works. Commissioner Johnson inquired how many cell phones the City has, and about the US Cellular bill. City Clerk Crum stated there are approximately thirty-two phones, but only five are on US Cellular. The contracts are not up on them, and those lines could not be switched to Verizon. Commissioner Johnson asked about the wages paid to several employees. These are reserve firefighters and as per law, the first \$30 of their wages must be paid through accounts payable.

Commissioner Pounds asked if the City charges the County to collect landfill fees. City Manager Uri said no we don't, but it's done as a courtesy as there are things the County does for the City.

Mayor Wentz moved to approve appropriation ordinance #20. Commissioner Parker seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

City Manager Uri presented a letter of congratulations on his retirement from President Obama to former mayor Greg Hattan.

### **RESOLUTIONS:**

#### **2011-1913 WATER IMPROVEMENTS**

**PASSED**

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

**A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS, AUTHORIZING IMPROVEMENTS TO THE CITY PUBLIC WATER SUPPLY SYSTEM; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1913 was signed and approved by the Mayor and attested by the Clerk.

### **MANAGER'S REPORT**

City Manager Uri said the airport advisory board is looking at final drafts, and it will most likely come before the commission next month in a study session.

City Manager Uri invited the commission to attend the Rural Opportunities Conference in Salina this month.

City Manager Uri said a booklet was left for each commissioner containing the employee job descriptions and pay scales.

On the topic of nuisances, City Manager Uri gave an update on junk vehicles, saying we would be sending courtesy letters giving the owners 30 days notice, and then the vehicles would be towed. He explained the process of cleaning up burn property, and said if there is insurance, the City receives a portion of the proceeds to hold until the property has been cleaned up by the property owner.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds asked that the Optimist Club be thanked for their work with Rasure Field.

Commissioner Johnson asked who pays for the ambulance service at the high school. City Manager Uri stated the school would be charged starting next year. Commissioner Johnson said a fuel tanker truck has been parked for a lengthy period on Washington Street. City Manager Uri said an officer would be sent to investigate. Commissioner Johnson requested that the quarterly treasurer's report be included in the packets.

Commissioner Fraser asked about the planning for the new cemetery. City Manager Uri said it wouldn't be utilized for about five years. There was discussion about the newly acquired property.

### **STAFF COMMENTS**

City Manager Uri said there would be no study session.

Chris Edin updated the commission on the investigation of last week's farm vandalism. One suspect was in custody, and after a manhunt, the second suspect was apprehended this morning.

Bruno Rehbein said the exterior work was nearly done on the animal shelter, with a good portion of the interior done as well.

Chad Buckley said he'd made the decision to forego changing meters in unoccupied homes around town, saving about \$10,000 immediately. The new meters will be installed as the properties become occupied.

### **EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE**

**HELD**

Commissioner Fraser moved that the commission recess into executive session for twenty (20) minutes for an attorney-client privilege discussion. Inviting: City Manager Uri. Commissioner Pounds seconded. Motion carried by the following vote:

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 6:14 p.m.


The commission reconvened at 6:34 p.m.

Mayor Wentz announced there was no binding action taken.

### **ADJOURN**

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Orum  
City Clerk

## **MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 16, 2011**

The governing body met in regular session on November 16, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Bob Burns, Jean Rosemarynoski, Tina Barnett, Ike Uri, Marcia Allen, Kirk Lowell, Dylan Moore, Gail Engle, Johnita Crawford, Gary Casper. Staff present: Chad Buckley, Director of Public Utilities; Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; and Chris Edin, Police Chief.

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

City Manager Uri stated that an analysis for the cost of utilities for the proposed jail location had been received from the engineers, and most likely the County commissioners would be present for the study session.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Fraser moved to approve the minutes of the November 2, 2011, meeting. Commissioner Pounds seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #21**

**APPROVED**

Commissioner Pounds inquired about the cemetery lots purchase. Ron Copple said the purchase was for three spots, for \$150.

Commissioner Johnson asked about the CDL licenses, and if they were new employees we were reimbursing. Mr. Copple stated two were new employees, one was not. Commissioner Johnson said he does not approve of the City paying for CDL licenses; they should have them when hired. Commissioner Johnson asked about the TIF feasibility study. City Manager Uri said it's for the TIF portion of the refinancing and new bonds to be discussed later tonight.

Commissioner Johnson moved to approve appropriation ordinance #21. Mayor Wentz seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **OLD BUSINESS:**

#### **REFINANCING AND NEW BOND ISSUES**

City Manager Uri said the bonds would be refinanced to get a lower interest rate. The estimated rate is 2.2%. This would include the new radio read meters purchase, and the TIF financing for the south development flood control.

Commissioner Parker moved to approve the call for redemption of bonds. Commissioner Johnson seconded. Motion carried unanimously.

### **NEW BUSINESS:**

#### **DUCLOS FOUNDATION – D.A.R.E. GRANT REQUEST OF FUNDS**

A D.A.R.E. grant was awarded from the Duclos Funds. A signature from the mayor is needed to request the funds.

Commissioner Pounds moved to authorize the mayor to sign the request letter. Commissioner Fraser seconded. Motion carried unanimously.

## **RESOLUTIONS:**

### **2011-2014 BOND REFINANCING**

**PASSED**

The matter of providing for the offering for sale of Taxable General Obligation Bonds, General Obligation Refunding and Improvement Bonds and General Obligation Tax Increment Refunding and Improvement Bonds came on for consideration and was discussed.

Mayor Wentz presented and moved the adoption of a Resolution entitled:

**RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF TAXABLE GENERAL OBLIGATION BONDS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS AND GENERAL OBLIGATION TAX INCREMENT REFUNDING AND IMPROVEMENT BONDS, OF THE CITY OF CONCORDIA, KANSAS.**

Commissioner Parker seconded the motion to adopt the Resolution. Commissioner Pounds indicated the \$100,000 budgeted next year for meter replacement and repairs should be put towards the bond. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Yea: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

The Mayor declared the Resolution duly adopted; the Clerk designating the same Resolution No. 2011-1914.

## **MANAGER'S REPORT**

City Manager Uri said there will be a special meeting on December 14, with the south development park designers to be in attendance. Discussion will include costs and design. KLA Environmental, the engineer, may also have a preliminary estimate for the cost of the configuration of the dam by that date as well.

City Manager Uri discussed the economic development meeting he attended earlier in the day in Salina.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds said American Legion riders cleaned up a yard in town, and asked Larry Eubanks to provide the names of the volunteers. Commissioner Pounds suggested it might be a good project for future nuisance properties, and thanked the volunteers for their efforts.

Commissioner Johnson asked if 435 E. 1<sup>st</sup> St., a property the City recently acquired through voluntary deed after the property owner accrued specials, was a vacant lot. Bruno Rehbein said the house was one of the demo projects this year. City Manager Uri said that someone had made an offer of \$1500 on the lot to set a mobile home, and encouraged the commissioners to accept the offer.

Commissioner Johnson moved to accept the offer for the lot, and put in water and sewer, on 435 E. 1<sup>st</sup>. Commissioner Pounds seconded. Motion carried unanimously.

Commissioner Johnson requested the minutes continue being placed in the library.

Commissioner Fraser asked about the plans for the the house at 11<sup>th</sup> & Washington that burned. Bruno Rehbein said it's inhabitable, but doesn't know what the owner intends to do.

Commissioner Parker asked for the policy on how close vehicles can be parked to intersections. City Manager Uri said he would report back with the answer.

## **STAFF COMMENTS**

Bruno Rehbein said the shelter is nearly complete. The dog kennels have been ordered. Commissioner Pounds mentioned having an open house for the shelter. Mr. Rehbein also said that courtesy letters were sent out to those with abandoned vehicles.

Chad Buckley said the crew installed two new valves at 18<sup>th</sup> & State this week, and installed seventy-three meters. This week, six hundred eighty-six meters were read in less than four hours. In answer to Commissioner Johnson's question about sewer repair in the alley behind the Short Stop near Broadway & Lincoln, Mr. Buckley said the project wasn't a top priority and funds were not available.

Ron Copple said the geometric improvement grant from KDOT was not received. He also discussed ADA requirements for lifts, steps and ramps at the pool. Several improvements will need to be done. Commissioner Johnson asked if there are specifications to be followed for posts in the park. Mr. Copple said he would call the State to get the answer.

Larry Eubanks said the property cleaned up by the American Legion was chosen because the resident was a veteran, and also because there were issues getting in and out in an emergency. Mr. Eubanks said the department received a new ID card system, to be used for large scale emergencies like Greensburg. Mr. Eubanks said long distance transfers for this year have already surpassed last year.

City Clerk Crum answered questions from Commissioner Johnson about customers not receiving their utility bills in the mail.

Commissioner Johnson asked for financial reports such as those that had been supplied in the packets monthly earlier in the year.

#### **EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE**

**HELD**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 6:25 p.m.

The commission reconvened at 6:35 p.m.

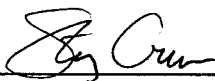
Mayor Wentz announced there was no binding action taken.

#### **ADJOURN**

Mayor Wentz announced there would be a study session.

There being no further business, Commissioner Pounds moved to adjourn the meeting. Commissioner Fraser seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk

**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 7, 2011 (AMENDED)**

The governing body met in regular session on December 7, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, and Parker.

Absent: Commissioner Fraser.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Joe Sinnett, Kirk Lowell, Kent Otott, Kristina Edin, Tina Barnett, Mark Morgan, Julie Smith, Charolette Deneault, Kent Smith, Bev Mortimer, Tom Tuggle, Quentin Breese, Mackenzie Parker, Courtney Lanoue, Brian Marks, Janet Lowell, Blake Woellhof, Drew Erkenbrack, David Strait, Drew Knapp, Rissa McNichol, Kaity Buckland, Anna Christensen, Gail Engle, Johnita Crawford, Gary Casper. Staff present: Chad Buckley, Director of Public Utilities; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; Ron Copple, Director of Public Works; and Chris Edin, Police Chief.

Kent Otott gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri said the resolution recognizing the CCCC men's soccer team had been removed from the agenda, to be brought back at a later date.

**APPROVAL OF MINUTES****APPROVED**

Commissioner Johnson moved to approve the minutes of the November 16, 2011, meeting. Commissioner Pounds seconded. Motion carried unanimously.

**APPROPRIATION ORDINANCE #22****APPROVED**

Commissioner Pounds asked for an explanation of the Court of Tax Appeals payment. City Manager Uri said the City has requested a tax abatement of the Alco and Mosher properties, which was filed with the County Appraiser and sent to the Court of Tax Appeals.

Mayor Wentz moved to approve appropriation ordinance #22. Commissioner Johnson seconded. Motion carried unanimously.

**PROCLAMATIONS:****PEARL HARBOR DAY OF REMEMBRANCE**

Commissioner Parker read the proclamation, and Mayor Wentz declared December 7, 2011, Pearl Harbor Day of Remembrance, on the 70<sup>th</sup> anniversary of the attack.

**APPOINTMENTS:****PLANNING COMMISSION**

City Manager Uri presented several expressions of interest for the planning commission. Thea-Dora Lineberry has resigned, and LaDonna Peltier's term has expired, with staff recommending her reappointment. Mike Linden's and Cheryl Lanoue's expressions have been on file, and Joe Strecker recently expressed his desire to serve. Staff did not make a recommendation, but asked for the commission's decision.

Commissioner Pounds moved to appoint LaDonna Peltier and Joe Strecker to the planning commission. Commissioner Parker seconded. Motion carried unanimously.

**PUBLIC COMMENTS**

Kent Smith voiced his displeasure of the City's recent decision to sell property at 435 E. 1<sup>st</sup>, which was acquired after the house was demolished. Mr. Smith claimed to have already purchased the property from the former property owner's son, but the deed was not filed with the Register of Deeds. City Manager Uri acknowledged that the City should have asked for bids, as staff was aware Mr. Smith was interested in the property. Mr. Smith was compensated \$450 to settle the matter. Unhappy that the lot was not sold through the bid process, Mr. Smith asked for payment of what the City received from the sale, or what the property is worth. Mayor Wentz said the commission would take the request under advisement.

**ORDINANCES:****2011-3026 KANSAS GAS FRANCHISE AMENDMENT****PASSED**

Thereupon, there was presented an ordinance entitled:

**AN ORDINANCE AMENDING ORDINANCE NO. 2011-3024, WHICH GRANTED TO KANSAS GAS SERVICE, A DIVISION OF ONEOK, INC., ITS SUCCESSORS AND ASSIGNS A NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH OR IN CONFLICT WITH THE TERMS HEREOF.**

Thereupon, Mayor 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 Wentz, Pounds, Johnson, and Parker.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2011-3026 and was signed by the Mayor and the signature attested by the City Clerk.

**MANAGER'S REPORT**

City Manager Uri discussed next week's special meeting, which will be on the flood control project. Costs will be presented at that time, for the dam and the park. The engineers and architects will be in attendance.

City Manager Uri said the County commissioners were present for the study session's jail discussion. The County has three sites for consideration, and wants a cost figure for the Mosher property.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds said the County won't be helping us with our south flood control project, and didn't feel the City can afford to help the County with the jail project.

Commissioner Johnson asked if the property the County desires should be advertised for bids. City Manager Uri said the City is not obligated to advertise or take bids for any property. Commissioner Johnson asked about ACH water bills. City Manager Uri said that it was decided to quit mailing utility bills to those on auto pay. A letter was sent out to each, asking for an email address to email the bill if so desired. City Manager Uri said that a customer had requested a regular bill still be mailed. That would be done. Commissioner Johnson asked if it had been determined what caused the water towers to nearly run empty earlier in the year. City Manager Uri stated a pressure gauge was faulty, giving wrong readings. Commissioner Johnson requested estimated costs on the dirt fill at MSMT's property on the highway side of the flood control area, saying at one point it was deemed unaffordable and is now being done.

**STAFF COMMENTS**

Larry Eubanks stated he's like to apply for a grant for a new power cot. With the grant, the City's contribution would be no more than \$2000. Mr. Eubanks said he'd also like to look into purchasing an automatic CPR machine, eliminating manual compressions.

Chad Buckley addressed the water pressure problem, and listed some things that had been done this year to isolate the problem. Mr. Buckley said the meter replacement project is nearly halfway done.

Ron Copple said the City had received funding for the KLINK project for mill and overlay. The State will pay for 75% of construction costs and inspection for the project which will be done in the summer of 2013.

Chris Edin gave an update on the SRO program and the budget cuts with USD 333 which now only pays for the officer half time. Superintendent Bev Mortimer discussed the SRO program and how valuable it is to the school system. Mr. Edin said the animal shelter is nearly complete, and commended the street and the water departments for the work that's been done. Mr. Edin said the CAD dispatch system will be installed next week.

**ADJOURN**

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

There being no further business, Commissioner Pounds moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk



**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 21, 2011**

The governing body met in regular session on December 21, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kent Otott, Kristina Edin, Don Dean, Tina Barnett, Kirk Lowell, Tammy Britt, Steve Dailey, Janet Lowell. Staff present: Chad Buckley, Director of Public Utilities; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; Ron Copple, Director of Public Works; and Chris Edin, Police Chief.

Kent Otott gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri said the budget amendment must be approved, which wasn't on the agenda, and this could be done after the public hearing.

**APPROVAL OF MINUTES****APPROVED**

Commissioner Johnson requested that his commissioner comments about dirt work along Hwy. 81 at the flood control site reflect that the work which at one point was not going to be done is now included as part of the project, not simply being discussed.

Commissioner Pounds moved to approve the minutes of the December 7, 2011, meeting as amended. Mayor Wentz seconded. Motion carried unanimously.

Commissioner Johnson asked that the rainfall amount be included in the 100 year dam portion of the presentation with Kevin Shamburg. City Manager Uri said the presentation could be attached to the minutes, since there were so many facts and figures associated with this discussion. It was decided to do so.

Mayor Wentz moved to approve the minutes of the December 14, 2011, special meeting with the power point attached. Commissioner Fraser seconded. Motion carried unanimously.

**APPROPRIATION ORDINANCE #23****APPROVED**

Mayor Wentz asked about the attorney fees for Allen & Sweet. City Manager Uri said it was court appointed attorney fees for municipal court. Commissioner Parker questioned the volleyball fees to the college. Finance Director Farha answered that we pay the college for referee fees. Mayor Wentz asked if this was the last check for the master plan. Ron Copple answered no, there is a portion still left to pay. Commissioner Parker asked for clarification on the check to the Cloud County Treasurer for taxes. City Clerk Crum said it's the City's half of the Alco and Mosher properties, with the County paying the other half. Commissioner Johnson asked if Touchtone Communications is for long distance, which was answered yes. Commissioner Johnson wanted to know what was paid to Wildside Graphix. Mr. Copple and Larry Eubanks said they bought shirts. Mayor Wentz wondered about the Rolling Hills Electric bill. Chad Buckley said the electricity is for the lift station at the north development, and is not covered by Prairie Land Electric because the lift station is not within City limits.

Commissioner Johnson moved to approve appropriation ordinance #23. Commissioner Pounds seconded. Motion carried unanimously.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING:****BUDGET AMENDMENT**

Mayor Wentz opened the public hearing.

Finance Director Farha said the amendment was needed for the emergency telephone and wireless 911 funds, in order to purchase the CAD system for the dispatch department. The maximum expenditures can now be allowed.

Mayor Wentz closed the public hearing.

Commissioner Johnson moved to approve the budget amendment as presented. Commissioner Parker seconded. Motion carried unanimously.

#### **REVOLVING LOAN FUND – THREADS FOR HIM**

Mayor Wentz opened the public hearing.

Kirk Lowell presented the agreement with Kristina and Chris Edin, the new owners of Threads for Him. The Edins have received financing from Central National Bank on their project, but require additional financing. Along with their own funds, they have supplemented with a low interest, unsecured loan from Startup Kansas. To reach the project's \$284,000 total, \$78,700 is needed from the revolving loan fund.

Since the original paperwork was drawn up, the bank had received the commercial appraisal, raising the amount the bank could loan. Should the commission choose, the Edins might only need approximately \$48,000 from the revolving loan fund. Mr. Lowell said if the loan is approved, the City should also agree to be a partner with Startup Kansas.

Mayor Wentz closed the public hearing.

#### **NEW BUSINESS:**

##### **APPROVAL OF THREADS FOR HIM REVOLVING LOAN**

Commissioner Johnson moved to approve the Threads for Him revolving loan for the full amount of \$78,700, and to authorize the mayor to enter in to the agreement with the financing of the Startup Kansas loan. Commissioner Parker seconded. Motion carried unanimously.

##### **CLOUDCORP 2012 PROFESSIONAL SERVICES AGREEMENT**

**APPROVED**

Kirk Lowell presented the 2012 Cloudcorp agreement, requesting funds of \$55,000, which increases \$5000 over the previous year. Mr. Lowell fielded questions from the commission of possible upcoming projects. Commissioner Pounds wondered if we should look into things such as new housing to make the community more attractive for prospective businesses.

Commissioner Fraser moved to approve the Cloudcorp 2012 professional services agreement. Commissioner Parker seconded. Motion carried unanimously.

##### **CAMPBELL & JOHNSON 2012 CONTRACT**

**APPROVED**

City Manager Uri said their request would be the same as 2011, which is \$1200 per month. Commissioner Johnson asked if detailed invoices for this monthly service were provided. City Manager Uri said they were not. Commissioner Johnson said without this detail there is no way of knowing what work is done.

Mayor Wentz moved to approve the Campbell & Johnson contract for \$1200 per month. Commissioner Fraser 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. He said the City has a legal requirement to invest in local institutions.

Commissioner Pounds moved to approve Citizens National Bank, Central National Bank, United Bank & Trust, Peoples Exchange Bank, and Elk State Bank as official depositories for 2012. Commissioner Parker 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 Wentz moved that Mt. Joseph Senior Village and Concordia Tractor have 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 Fraser seconded. Motion carried unanimously.

##### **CMB LICENSES**

**APPROVED**

Casey's General Store, Thunder Strikez Bowling Alley, Gambino's Pizza, El Puerto Mexican Restaurant, Wood Oil, Short Stop (Stores 4 and 10), Pizza Hut, Wal-Mart, Country Honky Tonk, and Rod's Rod Store were up for approval. City Clerk Crum stated that Premier Petroleum responded late and did not make the list but also needed to be approved.

Commissioner Parker moved to approve the CMB licenses listed, including Premier Petroleum.

Commissioner Pounds seconded. Motion carried unanimously.

**ADA POOL EQUIPMENT**

**APPROVED**

Ron Copple presented the request. The ADA requirements must be met by 2013, as the pool is over 300 lineal feet. The pool must have two means of access, either slings or ramps, and steps. The slings are \$5815.20, and one each is needed at the main pool and the training pool. The steps are \$4184.00. Mr. Copple said the amount for the purchase will need to be encumbered.

Mayor Wentz moved to approve purchase of the two slings and the steps, to meet ADA requirements. Commissioner Fraser seconded. Motion carried unanimously.

**PIERCE ELECTRONICS – NEW DISPATCH RADIO CONSOLE**

**APPROVED**

Chris Edin said that the current equipment is not narrow band compliant. The FCC mandates that the compliance must be accomplished by January 2013. The quote from Pierce Electronics is \$31,490. This would be paid from either the emergency telephone or 911 fund.

Upon Commissioner Parker's questions, Mr. Edin said he would find out about the warranty, and whether there is a yearly maintenance fee.

Commissioner Johnson moved to approve the purchase of the dispatch radio console for \$31,490, to be paid from either the emergency telephone or 911 fund. Commissioner Parker seconded. Motion carried unanimously.

**WEATHER CAMERA**

**APPROVED**

Chris Edin said recently the police department purchased a live weather monitor. Weather, radar data, and forecast can be obtained, but there is no camera for a local live feed. Not only can any internet user view this, but it would be beneficial for dispatch, as they would be able to move the camera. Funds are available in the emergency telephone or 911 fund, and the cost is \$7000.

Commissioner Parker moved to approve the purchase of the weather camera for \$7000. Commissioner Johnson seconded. Motion carried unanimously.

**TASER GRANT PURCHASE**

**APPROVED**

Chris Edin said a law enforcement grant was recently received. As every law enforcement agency in the county is eligible for a portion of the grant, the County is to receive half of this money. A check has been given to the sheriff's department for \$5875. Mr. Edin said his plans for the City's portion is to purchase seven tasers for \$6299.45. The civil forfeiture fund will make up the difference of \$424.45.

Commissioner Fraser moved to approve the purchase of the tasers, and to use other funds to pay for the balance. Commissioner Parker seconded. Motion carried unanimously.

**DEEDS TO DEMOLITION LOTS**

**APPROVED**

City Manager Uri said both lots, at 834 E. 5<sup>th</sup> and 324 W. 2<sup>nd</sup>, had structures which were demolished under the City's demo program. Both owners have forfeited the property to waive the fees, giving the City ownership. City Manager Uri said the properties will be sold by sealed bids.

Commissioner Pounds moved to approve the mayor to enter into contracts for these properties, to file the deeds, and to sell the properties at public sale. Commissioner Fraser seconded. Motion carried unanimously.

**RESOLUTIONS:**

**2011-1915 WAIVER OF GAAP**

**PASSED**

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

**WHEREAS THE CITY OF CONCORDIA, KANSAS, HAS DETERMINED THAT THE FINANCIAL STATEMENTS AND FINANCIAL REPORTS FOR THE YEAR ENDED DECEMBER 31, 2012, 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.**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1915 was signed and approved by the Mayor and attested by the Clerk.

**2011-1916 AUTHORIZED CHECK SIGNERS**

**PASSED**

Thereupon, there was presented to the City Commission 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;**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1916 was signed and approved by the Mayor and attested by the Clerk.

**2011-1917 DEFINING CORPORATE LIMITS OF THE CITY**

**PASSED**

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

**WHEREAS, BY ORDINANCE NUMBERED 2011-3025, THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS; WERE ENLARGED DURING THE YEAR 2011 TO INCLUDE THE AREA DESCRIBED IN SAID ORDINANCE; AND**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1917 was signed and approved by the Mayor and attested by the Clerk.

**2011-1918 WAIVER OF GAAP**

**PASSED**

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

**WHEREAS THE CITY OF CONCORDIA, KANSAS, HAS DETERMINED THAT THE FINANCIAL STATEMENTS AND FINANCIAL REPORTS FOR THE YEAR ENDED DECEMBER 31, 2012, 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;**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1918 was signed and approved by the Mayor and attested by the Clerk.

**2011-1919 WATER ADJUSTMENT POLICY**

**PASSED**

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

**WHEREAS, THE GOVERNING BODY FINDS THAT THE BEST INTERESTS OF THE CITY IS SERVED BY ADOPTING CERTAIN POLICIES REGARDING THE ADJUSTMENT OF UTILITY BILLS AND REPEALING CERTAIN OTHER POLICES REGARDING THE SAME.**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2011-1919 was signed and approved by the Mayor and attested by the Clerk.

### **MANAGER'S REPORT**

City Manager Uri suggested moving the study session items to staff comments to facilitate time.

City Manager Uri talked about CloudCorp's annual meeting, which will feature the director of the center for economic development at Wichita State.

Concerning the flood control project, City Manager Uri said the Corps of Engineers and KLA Engineering will be meeting soon to determine how to proceed with the project. The first step is to get the dirt work done so that lots are available for sale, with the goal of completing this step next year.

City Manager Uri said the County has formally entered into an agreement for land at the north development for the new jail.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Pounds asked if Swenson, Brewer and Long have a contract with the City. City Manager Uri said their only role is as court prosecutor, and as they do no legal work, no contract is necessary.

Commissioner Johnson asked about the situation with Kent Smith. City Manager Uri said Mr. Smith has been paid for the property.

Commissioner Parker said he agreed with Commissioner Pounds, that Concordia is in need of housing developments. He also said he'd been approached by a citizen residing near the County weed department, saying dust is a problem on that street. Commissioner Parker wondered who cleans the debris from the golf course trees that falls on the street and sidewalk.

Commissioner Fraser thanked the City staff for running the street sweeper on side streets to pick up leaves.

Mayor Wentz thanked the crew for putting up the snowflakes.

### **STAFF COMMENTS**

Bruno Rehbein said the planning commission had a public hearing for the McDonald's site plan. It will be brought before the commission at the January 4 meeting.

Chad Buckley provided an update of the furnaces at the Alco building. The thermostats need replaced to be able to turn the setting down to 40 degrees. He also presented a proposal from Hood's on a new unit, to replace one that is not properly working. The proposal also contained an estimate on repairing the old unit. The repair cost will be presented to the County, as the two entities are sharing all costs on the building.

Chris Edin said the shelter will be done in a couple of weeks, and thanked the City crews doing the work. He also said the new CAD system is installed, with training completed. Mr. Edin discussed possible repairs of two police units, replacing the transmissions and painting them. He showed a short video of a motorcycle the department is wishing to lease for patrol.

Larry Eubanks said the long range plan for the older ambulance is completely refurbishing it rather than purchasing a new one. The cost is substantially lower, and will most likely be done as soon as the ambulance begins having mechanical problems.

### **EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE**

**HELD**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 8:24 p.m.

The commission reconvened at 8:34 p.m.

Mayor Wentz announced there was no binding action taken.

**EXECUTIVE SESSION – NON-ELECTED PERSONNEL**

**HELD**

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

Aye: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Nay: None.

Time: 8:35 p.m.

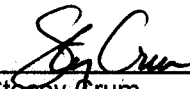
The commission reconvened at 8:40 p.m.

Mayor Wentz announced there was no binding action taken.

**ADJOURN**

There being no further business, Commissioner Johnson moved to adjourn the meeting. Mayor Wentz seconded. Motion carried unanimously. The meeting adjourned at 8:40 p.m.

(Seal)

  
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Stacey Crum  
City Clerk

# MINUTES OF THE SPECIAL CALL CITY COMMISSION MEETING HELD DECEMBER 14, 2011

The governing body met in special call meeting on December 14, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Jean Rosemarynoski, Marcia Allen, Trent Tholstrup, Tyler Snavely, Kaleb Gerard, Suzy Tuggle, Monte Wentz, Roy Reif, Jim Wahlmeier, Arlene Clayton, Diane McNichols, Jim Winter, Susan Retter, Mike Lamm, Pam Campbell, Kirk Lowell, Thaniel Monaco, Art Slaughter, Darrel Hosie, Ken Johnson, Bob Steimel, Lorene Steimel, Kevin Shamburg, Paul Novick, Brent Sells. Staff present: Chad Buckley, Director of Public Utilities; Bruno Rehbein, Building Inspector; and Ron Copple, Director of Public Works..

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

TO: Lyle Pounds, Charles Johnson, Marsha Wentz, Timothy Parker, and Gary Fraser:

You are hereby notified that there will be a special meeting of the Board of Commissioners to be held as follows:

Place: City Commission Room, City Hall, Concordia, Kansas  
Date: December 14, 2011  
Time: 5:30 o'clock p.m.

The object of said meeting will be as follows:

1. Call to Order
2. South Concordia Infrastructure Engineering Report
3. Flood Control Project Area Engineering and Design Reports
4. Adjournment

## RETURN OF SERVICE

The undersigned received the original notice of Special City Commission meeting, of which the foregoing is a copy, at 8:40 o'clock p.m., December 7, 2011 (Lyle Pounds); at 8:40 o'clock p.m., December 7, 2011 (Charles Johnson); at 8:40 o'clock p.m., December 7, 2011 (Marsha Wentz); at 8:40 o'clock p.m., December 7, 2011 (Tim Parker) and at 2:00 o'clock p.m., December 12, 2011 (Gary Fraser).

1. Served the same personally on Lyle Pounds. /s/ Stacey Crum.
2. Served the same personally on Charles Johnson. /s/ Stacey Crum.
3. Served the same at personally on Marsha Wentz. /s/ Stacey Crum.
4. Served the same at personally on Tim Parker. /s/ Stacey Crum.
5. Served the same at personally on Gary Fraser. /s/ Stacey Crum.

## NEW BUSINESS:

### SOUTH CONCORDIA INFRASTRUCTURE ENGINEERING REPORT

Ken Johnson discussed the costs of new streets and water lines should the hospital locate in Airport Park. Approximately \$800,000 would be the total cost of the street, going through the hospital property, and a water line estimate of \$144,000 was given.

Thaniel Monaco, of BG Consultants, discussed the three possible locations of the hospital. He reported on costs for entrances, widening of the highway for turn off lanes, and water and sewer lines to the new property. The biggest price tag is the Mosher property south of the City limits, at a cost of over \$2,000,000. The site north of Airport Park was the least expensive, as there would only be one KDOT entrance and a stoplight is already in

place. The cost of the second entrance adds nearly \$1,000,000 to the price of locating the hospital in Airport Park.

#### FLOOD CONTROL PROJECT AREA ENGINEERING AND DESIGN REPORTS

Kevin Shamburg, of KLA Environmental, presented a power point outlining the two dams that need to be constructed. Several alternatives were discussed, but Mr. Shamburg said that the 200 year flooding event was the ideal plan for the area in which we have to work. The smaller detention area in the 50 and 100 year storms allowed for more erosion. Upon KLA's analysis, Concordia could receive up to 26.6 inches of rainfall and the dams would have considerable erosion but not be compromised. The project could be accomplished without a dam at Plum Road, but the cost of that dam would be significantly less than the structural design that would be required at 21<sup>st</sup> Street without it. The storage capacity at Plum Road would be larger than the northern dam, at approximately 15 acres. Cost estimates put the 21<sup>st</sup> Street dam at \$1,080,000, and the Plum Road dam at \$1,030,000, for a total of \$2,110,000.

Brent Sells, of Davidson Architecture & Engineering, discussed the grading and dirt fill, to make the commercial lots available for sale. The estimate for grading is \$275,000, with an additional \$175,000 to bring in fill dirt, for a total project cost of \$500,000.


Ken Johnson provided a look at the current sewer lines in the basin and dam areas. A line which serves the businesses along Hwy. 81 but breaches the dam must be moved, as well as a line that crosses through the future basin. The total cost to move these lines would be \$275,000.

Paul Novick, of Bowman Bowman & Novick, has designed the park area. The plan which was chosen several weeks ago provides for a shelter house, restrooms, walking trail around the pool, lighting, amphitheater, playground equipment, and landscaping and was priced at a total cost of over \$1,700,000. Mr. Novick provided a schedule of how the project could be done in several phases.

#### ADJOURN

There being no further business, Mayor Wentz adjourned the meeting at 8:20 p.m.

(Seal)

  
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Stacey Crum  
City Clerk