

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 2, 2013

The governing body met in regular session on January 2, 2012, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Joe Jindra, Tina Barnett. Staff present: Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chris Edin, Police Chief; Eric Voss, Fire Chief.

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

City Manager Uri said after the public hearing was closed, a vote would need to be taken on the budget amendment.

APPROVAL OF MINUTES

APPROVED

Commissioner Fraser moved to approve the minutes of the December 19, 2012, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #24

APPROVED

Commissioner Parker asked how often the local phone bill is checked for rates and local providers. City Clerk Crum answered that there are no local companies to handle the account, and that a consulting firm regularly checks the billing for possible savings. Commissioner Parker asked about the Superior Vision bill. Finance Director Farha said it is the employee vision.

Commissioner Wentz pointed out that the check register detail report in the packet was for the last meeting.

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

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

BUDGET AMENDMENT

Mayor Pounds opened the public hearing. The purpose of the public hearing is to amend the budget, transferring the extra funds realized from the health insurance savings from the general fund to the debt service fund. There were no public comments.

Mayor Pounds closed the public hearing.

ORDINANCES:

2013-3046 RAILROAD MAINTENANCE

PASSED

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

AN ORDINANCE AMENDING A RAILROAD CROSSING ORDINANCE OF THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 16-1; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 16-1.

Thereupon, Commissioner Parker moved that said ordinance be passed. Commissioner Johnson seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3046 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri discussed a letter from the governor, urging continued water conservation and monitoring.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Fraser asked if the City has easement rights on the storm sewer at LaVerne Clintsman's property. City Manager Uri answered yes, even though it had not been recorded at the time Mr. Clintsman purchased the property. Commissioner Fraser asked about the gas line at the north development. City Manager Uri said BG Consultants was waiting on information from Kansas Gas Service to give us a report. Commissioner Fraser said he would like to know what the airport advisory board thinks of the new hospital. City Manager Uri said we could ask for the opinion.

Commissioner Parker asked if the new sewer plant needs to be completed by 2015. Chad Buckley answered that there needs to be plans in place by then. City Manager Uri said BG Consultants would be bringing proposed plans and prices to a future meeting.

Commissioner Wentz thanked the city crews for clearing the streets after the recent snow.

Commissioner Johnson asked if we had seen many excessive water bills, since he'd had two residents complain about their bills. It was explained that with the new meters, the generated report can easily show when the water is being used. There have been few complaints about high bills. Commissioner Johnson asked about the car parked on the sidewalk that he had spoken of at the last meeting. City Manager Uri said the resident still needed notified. Commissioner Johnson asked if the street crew could start clearing out trees in the basin of the future Plum Road dam. It was determined the City does not have the equipment to handle the large trees.

Mayor Pounds inquired about semis turning off Hwy. 81 onto 1st Street; have we had complaints of the streets being too narrow? Ron Copple said certain streets are not truck routes though they are used for that.

STAFF COMMENTS

Chad Buckley said there was currently a water main break at 9th & Willow.

Chris Edin discussed the possibility of moving animal control's Ford F-150 to the police department, and buying a used van for animal control use.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

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

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

Nay: None.

Time: 6:25 p.m.

The commission reconvened at 6:35 p.m.

Mayor Pounds announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously. The meeting adjourned at 6:36 p.m.

(Seal)



Stacey Orum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 16, 2013 (AMENDED)

The governing body met in regular session on January 16, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Amy Hadachek, Deb Ohlde, Kirk Lowell, Steve Richard, Jean Rosemarynoski, Marcia Allen, Tina Barnett, Monte Wentz, Brad Waller, Ashley McMillan, Janet Lowell, Bev Taddiken, Lawrence Schleuder, Everett Ford. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Eric Voss, Fire 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 a grant proposal.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the January 2, 2013, meeting. Commissioner Parker seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #1

APPROVED

Commissioner Johnson asked if the cages, light bars and weapon mount installation charges were for new vehicles. Finance Director Farha answered they were for the GMC Envoy and the recently purchased Dodge Charger. The Orrick & Erskine payment was for a legal matter.

Commissioner Parker asked about the bill from Hood's. The answer was installation of lights at the basketball and tennis courts by the shelter house.

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

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:

JUVENILE JUSTICE AUTHORITY

City Manager Uri discussed the appointment of the City's representative to the JJA, Al Parades. The commission requested more information on the appointee, so it was agreed to bring the item back at the next meeting.

PUBLIC HEARING:

CDBG DOWNTOWN COMMERCIAL REHABILITATION

Mayor Pounds opened the public hearing. The purpose of the public hearing was to hear comments on the CDBG grant in which Monte Wentz is applying. Mayor Pounds read the notice published in the paper. The estimated project cost is \$540,692. Mr. Wentz is requesting the maximum amount of \$250,000. There were no public comments.

Mayor Pounds closed the public hearing.

NEW BUSINESS

CDBG DOWNTOWN COMMERCIAL REHABILITATION

- **NCRPC CONTRACT**

APPROVED

Deb Ohlde presented the NCRPC contract. City Manager Uri reminded the commission that the City is sponsoring the grant only, not involved in any grant match.

Commissioner Johnson asked if Commissioner Wentz needed to abstain, since Monte Wentz is her son. City Manager Uri said she is not profiting financially in the project and does not need to abstain.

Commissioner Parker moved to approve the NCRPC contract. Commissioner Fraser seconded. Motion carried unanimously.

- **RES. 2013-1943 APPLICATION FOR CDBG PROGRAM** **PASSED**

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

WHEREAS, THE CITY OF CONCORDIA, KANSAS, IS A LEGAL GOVERNMENTAL ENTITY AS PROVIDED BY THE LAWS OF THE STATE OF KANSAS, AND WHEREAS, THE CITY OF CONCORDIA, KANSAS, INTENDS TO SUBMIT AN APPLICATION FOR ASSISTANCE FROM THE 2013 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

Deb Ohlde explained that approving the resolution authorizes the mayor to sign additional paperwork concerning this grant as it comes along.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1943 was signed and approved by the Mayor and attested by the Clerk.

- **RES. 2013-1944 DECLARING BLIGHT** **PASSED**

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

WHEREAS, CONGRESS RECOGNIZED THE PREVENTION AND ELIMINATION OF SLUM AND BLIGHT AS A NATIONAL OBJECTIVE UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1944 was signed and approved by the Mayor and attested by the Clerk.

- **REHAB APPLICATION FORMS** **APPROVED**

Deb Ohlde explained the application forms requiring the mayor's signature.

Commissioner Parker moved to approve the residential anti-displacement and relocation assistance plan. Commissioner Johnson seconded. Motion carried unanimously.

TREATMENT PLANT ELECTRICAL REPAIR PROPOSAL **APPROVED**

City Manager Uri said the main electrical panel has shorted out at the treatment plant, and because of the age of the unit, parts cannot be purchased. The panel will be rebuilt by Newton Electric, and is an urgent need requiring action. Newton's proposal is \$7550.

Commissioner Wentz moved to accept Newton's estimate of \$7550 for fixing the panel at the wastewater treatment plant. Commissioner Parker seconded. Motion carried unanimously.

GRANT POLICY

City Manager Uri said the policy is in response to a Federal Aviation Administration request that shows documentation of our policies and procedures, since we regularly receive funds from the FAA. The FAA has reviewed the policy.

RESOLUTIONS:

2013-1945 GRANT 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 ADMINISTRATION OF GRANTS;

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1945 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri discussed the leadership training the department heads are currently receiving through the Sisters of St. Joseph.

City Manager Uri said a recent meeting with engineers estimated the start of construction of the dams by September 1 of this year. Google Earth maps were shown, with the two dams drawn in for perspective. There was discussion of the street through the spillway.

The special meeting "retreat" is planned for January 30, to discuss future City business.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson inquired about having the county appraiser talk to the commission.

Commissioner Fraser asked how the Hustler mowers were holding up. Ron Copple answered they have no problems with them. Commissioner Fraser asked about the gas lines at the north development. City Manager Uri said according to BG Consultants, the service should be installed in March and the City can then begin selling gas to the new jail.

Mayor Pounds asked about City Hall Day at Topeka. City Manager Uri said he planned to attend that morning, if anyone wants to ride along.

STAFF COMMENTS

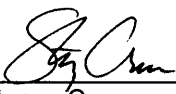
There were no staff comments.

ADJOURN

Mayor Pounds 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 Wentz seconded. Motion carried unanimously. The meeting adjourned at 6:24 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 6, 2013

The governing body met in regular session on February 6, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Ken Johnson, Tammy Britt, Ashley McMillan, Tina Barnett, Christy Hasch, Steve Richard, Everett Ford, Janet Lowell, Bev Taddiken, Lawrence Schleuder, Brad Waller, Seth Retter, Josh Trimble. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chad Buckley, Utilities Director; Eric Voss, Fire Chief.

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

City Manager Uri noted changes on the agenda; the police van bids were removed, and an executive session was added for non-elected personnel, as well as an added study session item to discuss a TIF project on the street and sidewalk at 5th and State.

APPROVAL OF MINUTES

APPROVED

Commissioner Johnson wished for his question about whether Commissioner Wentz should abstain from voting on her son's rehabilitation project to be added.

Commissioner Fraser moved to approve the minutes of the January 16, 2013, meeting, as amended. Commissioner Parker seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #2

APPROVED

Commissioner Johnson asked about the Allen & Sweet Law Office payment. City Manager Uri said it is a crime resulting in jail time if found guilty. Commissioner Johnson asked if there is a policy on the use of police tasers. City Manager Uri said he wasn't aware of one, but did know the department does training on their use.

Commissioner Parker asked about the library benefit payment. Finance Director Farha said it is the amount levied to the library, and reflects first half property taxes.

Commissioner Fraser asked if the Resource Council allocation was a yearly payment. Finance Director Farha said it had been budgeted when the Council requested the support.

Commissioner Wentz moved to approve appropriation ordinance #2. Commissioner Parker seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:

DOWNTOWN IMPROVEMENT COMMITTEE

APPROVED

City Manager Uri said the committee reviews applicants for the downtown improvement program. Kirk Lowell was the representative, but upon his resignation from CloudCorp, it was recommended Ashley McMillan, CloudCorp's interim director, replace him.

Commissioner Johnson questioned the appointment, thinking it was discussed at one point abandoning the program. Finance Director Farha said there is \$20,000 in the fund for future projects. Commissioner Wentz noted that the policy states the depository bank will give an annual accounting.

Commissioner Parker moved to approve Ashley McMillan to the downtown improvement grant review committee. Commissioner Fraser seconded. Motion carried unanimously.

PUBLIC HEARING:

AIRPORT MASTER PLAN

HELD

Mayor Pounds opened the public hearing. The purpose of the public hearing was to hear comments on the airport master plan. Mayor Pounds read the notice published in the paper. Kirk Lowell discussed the board's hard work the last several years on the plan, and thanked the board, staff, and the Blosser family.

Mayor Pounds closed the public hearing.

RESOLUTIONS:

2013-1946 SUPPORT OF TRAIL PROJECT

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 ADMINISTRATION OF GRANTS;

City Manager Uri discussed a breakdown of items included in the grant application, totaling \$1,101,988.50. The match is 20%, or over \$200,000, of which TIF funds can be used. Commissioner Fraser said he was not comfortable using TIF funds for the project, adding that the money could be better used to help businesses. Most of the commissioners expressed interest in using TIF funds for this project.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Parker, the Resolution was adopted by the following roll call vote:

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

Nay: Commissioner Fraser.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1946 was signed and approved by the Mayor and attested by the Clerk.

NEW BUSINESS:

AIRPORT MASTER PLAN

Brad Waller presented a power point on the future of the airport and discussed the various runway options that were considered by the board. The new plan, at an estimated cost of \$8.64 million, allows for industry around the airport; therefore the new hospital location was accepted. One of the grass runways would be closed to accommodate the hospital.

Mr. Waller has also been retained by the hospital board, and discussed the need for upgrading the highway entrance, with a possible grant for that project. A recently awarded KDOT grant of \$675,000 would connect the hospital with the runway.

RES. 2013-1947 AIRPORT MASTER PLAN

PASSED

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

WHEREAS, AN AIRPORT MASTER PLAN 2013 UPDATE FOR BLOSSER MUNICIPAL AIRPORT IN THE CITY OF CONCORDIA HAS BEEN PREPARED BY THE CITY OF CONCORDIA, REVIEWED BY THE GOVERNING BODY, AND MADE AVAILABLE FOR PUBLIC COMMENT AT A MEETING CALLED AND HELD FOR THE PURPOSE;

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1947 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri stated that with the upcoming election, it should be decided whether the commissioners would be keeping the iPads or turning them in when going off the commission.

City Manager Uri attended a meeting this week with Kansas Gas. KGS is no longer interested in serving the north development. With the new jail needing the service soon, the City itself plans to service this area of the city.

He discussed the possibility of acquiring the middle school for a community center, as well as housing the police department in that building. A group of citizens has voluntarily assembled to see the project come to fruition.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Mayor Pounds said he'd spoken with a business that was possibly interested in locating to Concordia after hearing about the Alco building. City Manager Uri promised to follow up. Mayor Pounds asked about the sewer relocation in the south development. Ken Johnson said it's nearly ready for bids.

STAFF COMMENTS

Ron Copple said he was interested in putting an older John Deere tractor in the Optimist sale, if the commission agreed.

Chad Buckley said a sewer line was torn up today, in order to free the jetter which had become stuck while jetting the sewer. He also said the wastewater treatment plant study session item has been pulled.

Finance Director Farha reported on 2012, saying the year ended with a \$660,529 reserve, up from a projected \$393,329. The windfall resulted from revenues being up 104% of budget, and expenses up 88% of budget.

Ken Johnson commented on a preliminary plat on the landscaping and sidewalks at the south development that Campbell & Johnson is working on that will go with the grant application.

EXECUTIVE SESSION – NON-ELECTED PERSONNEL

HELD

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

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

Nay: None.

Time: 7:43 p.m.

The commission reconvened at 7:53 p.m.

Mayor Pounds announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Parker moved to adjourn the meeting. Commissioner Wentz seconded. Motion carried unanimously. The meeting adjourned at 7:54 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 20, 2013

The governing body met in early session on February 20, 2013, at 4:00 p.m. due to inclement weather, in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Ashley McMillan, Bev Mortimer, Tammy Britt, Christy Hasch, Sr. Judy Stephens, Myrna Campbell. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chad Buckley, Utilities Director; Eric Voss, Fire Chief; Mike Copple, Interim Deputy 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 February 6, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #3

APPROVED

Commissioner Johnson questioned the vet bills on this appropriation. Mike Copple said they are high this month due to a criminal case involving seized animals.

Commissioner Wentz asked about the rural water payment. Chad Buckley said it's a meter charge at the north development. Commissioner Wentz asked about needle sets. Eric Voss said they are medical supplies. Mike Copple answered her question about shotguns, saying they were to equip the vehicles that weren't equipped up to this point.

Commissioner Fraser questioned the flashlights purchase. Mr. Copple explained the special flashlights and the ways in which they can be used.

Commissioner Wentz moved to approve appropriation ordinance #3. Commissioner Parker seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:

CITY HALL SERVER

APPROVED

City Manager Uri said the current server is four years old and nearing the end of its useful life. The only local proposal received was from Computer Solutions, for \$12,925.77.

Commissioner Fraser moved to approve the bid from Computer Solutions for the server for \$12,925.77. Commissioner Parker seconded. Motion carried unanimously.

FIRE DEPARTMENT END-OF-YEAR REPORT

Eric Voss presented a power point for the commissioners, with photos of the emergency vehicles, last year's number of runs and long distance transfers, as well as a chart of employees. He discussed the goals for the department.

MCDANIEL MEMORIAL DOWNTOWN IMPROVEMENT GRANT

City Manager Uri introduced McDaniel Memorial as the downtown improvement committee's applicant for a grant. He explained the committee's review process.

TIF PROJECT – 5TH STREET

APPROVED

The project would use TIF dollars to improve the sidewalk and curb & gutter along 5th Street between the new businesses of McDaniel Memorial and Destiny Breault Photography. Finance Director Farha discussed the project, with figures from the county appraiser demonstrating the increase in the property's value after the project is completed. The estimated project cost for McDaniel Memorial is \$83,953.71, with the owner's

portion for remodel \$61,393.42 and the City's portion for sidewalk, curb & gutter, driveways and removal of trees \$22,560.29. The estimated project cost for Destiny Breault Photography is \$36,862.09, with the owner's portion for remodel \$7,799.64 and the City's portion for sidewalk and parking \$29,062.45. Finance Director Farha pointed out that despite this project as planned future project, there will be estimated \$1,036,000 at the end of the TIF's life if no other funds are spent.

City Manager Uri presented a letter from the County, opposing the use of TIF funds for the hiking trail. Bev Mortimer from USD 333 was in attendance, and spoke on the school board's opposition as well. She cited the decrease in state aid, and hoped there would be money in the TIF fund to disperse to the entities at the end of the TIF life.

RESOLUTIONS:

2013-1948 TIF PROJECT RESOLUTION OF INTENT

PULLED

Commissioner Johnson asked why the resolution mentioned bonding, if this project would not be bonded. City Manager Uri said this is the language that is generally in these resolutions, and it does not mean the City would have to bond, only that we would be able to if needed.

After discussion, City Manager Uri withdrew the resolution, and asked for a vote instructing the City to proceed with the 5th Street TIF project.

Commissioner Wentz moved to allow the city manager to proceed with the 5th Street TIF project. Commissioner Fraser seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri discussed the middle school project, saying the City's interest was mostly due to moving the police station. Since Chief Edin is no longer employed, interest in the building for that purpose has waned at this point. He suggested waiting for a new chief to continue pursuing this option. He asked for the commissioners' opinions on the subject.

Bev Mortimer talked about the closing of the building due to budget constraints.

City Manager Uri said the intergovernmental meeting to be held in Glasco tonight was postponed to next Wednesday due to weather.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Fraser said he'd had a complaint about the blade tearing up a lawn and sprinkler system, during the recent snow removal.

Commissioner Johnson discussed the court case for which he'd requested a total spent on prosecutor fees, citing the commissioners' lack of information in approving such items. He said he wished to see an itemized statement of all expenses, including salaries. Finance Director Farha said that is provided in the monthly report she assembles.

Mayor Pounds asked if Group Benefit Specialists could come and discuss the changes for health insurance with the new affordable care act in place. Mayor Pounds asked if the horseshoe pits had been replaced in the park. Ron Copple answered no.

STAFF COMMENTS

Ron Copple said there would be a spring cleanup April 1-April 5.

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 Wentz seconded. Motion carried by the following vote:

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

Nay: None.

Time: 5:55 p.m.

The commission reconvened at 6:05 p.m.

Mayor Pounds announced there was no binding action taken.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

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

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

Nay: None.

Time: 6:07 p.m.

The commission reconvened at 6:12 p.m.

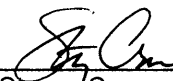
Mayor Pounds announced there was no binding action taken.

ADJOURN

Mayor Pounds 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. The meeting adjourned at 6:13 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 6, 2013

The governing body met in regular session on March 6, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Greg York, Steve Lindsey, Holly Thoman, Tina Barnett, Connie Walenta, Mike Johnson, Tom Job, Christy Hasch, Melanie Matt, Retta Waite, Casey Fraser, Arlene Clayton. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chad Buckley, Utilities Director; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

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

City Manager Uri discussed the changes to the agenda; removing the Brown Grand Theatre discussion and adding the Womack agreement extension.

APPROVAL OF MINUTES

APPROVED

Commissioner Parker moved to approve the minutes of the February 20, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #4

APPROVED

Commissioner Fraser questioned the high bill for vet services. City Manager Uri explained that a pending court case had caused several animals to be boarded, as well as accepting animals from Clay Center and housing them. He noted we will begin charging more for boarding. Commissioner Fraser asked about the travel for repairs at the treatment plant. Chad Buckley said the UV system at the treatment plant has never had maintenance in fifteen years. The only person who could work on the system lives on the east coast and must charge for travel to do repairs.

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

PUBLIC COMMENTS

Arlene Clayton applauded the efforts of those working towards the new hospital.

APPOINTMENTS:

JUVENILE JUSTICE AUTHORITY

APPROVED

City Manager Uri said the appointment of Al Paredes to the JJA's board would provide a representative for Concordia. Mr. Paredes had provided an expression of interest for the position.

Mayor Pounds moved to approve Al Paredes to the Juvenile Justice Authority board. Commissioner Parker seconded. Motion carried unanimously.

NEW BUSINESS:

CITY FINANCIAL REPORTS

The item was put on the agenda due to Commissioner Johnson's requests from the last meeting. He stated he wished to see more detail on revenues and expenses. City Manager Uri said we could make copies of all invoices. Commissioner Johnson asked that they be delivered to him.

INSURANCE PROPOSALS

Requests for proposals had been received from four agents. All were on hand to discuss their companies and their proposals, as well as answer questions. The proposals for an annual premium were as follows:

Midwest Public Risk – based in Independence, MO	\$ 55,523
KCAMP (Kansas County Association Multiline Pool) – based in Topeka, KS	\$ 74,768
Peoples Insurance (EMC Insurance) – based in Concordia	\$106,763
Kastl-Powell Agency (Berkshire Hathaway Homestate Co.) – based in Concordia	\$156,768

Tom Job from KCAMP, located in Topeka, is a member-owned self-insured pool. Its emphasis is on risk management. Mr. Job explained the added services of KCAMP, including legal services, training, and tuition reimbursement for law enforcement. The premium covers anything acquired during the year up to a \$2.5 million value without an additional cost.

The City's current agent, Steve Lindsey of Peoples Insurance, spoke next. Mr. Lindsey stressed the importance of his locally owned company, saying all his staff is professionally licensed. His agency insures 100 local businesses in Cloud County. Mr. Lindsey said EMC, the company insuring the City, is the largest insurer of public entities in Kansas.

Connie Walenta, of Kastl-Powell, introduced Mike Johnson of Berkshire-Hathaway to speak about her proposal. Mr. Johnson stated Berkshire-Hathaway has been writing business in Kansas for some time to offer an alternative to EMC. He said the company will cover the property 100% even if the property is undervalued. He said the City would get the benefit of a local agent.

Midwest Public Risk was presented by Melanie Matt. She said the focus of MPR is on risk and loss control. The added values of MPR include education and training. The company started in Missouri and has recently begun doing business in Kansas, with both property and health insurance. MPR is a member-owned pool, returning \$7 million in premiums to the members in the last 5 years.

City Manager Uri said the commission could choose to vote tonight, or come back at the next meeting, still giving time to notify any agent of the decision before April 1. It was decided to vote at the March 20 meeting.

EQUIPMENT BIDS

APPROVED

Three bids were received for a passenger vehicle. The vehicle will be used by the building inspector, and his current pickup will be transferred to the parks department. The bids were as follows:

Bidder	Model	Total	Less Trade	Net
Womack Sunshine Ford	Ford Escape	\$23,500	\$800	\$22,700
Womack Sunshine Ford	Ford Escape	\$23,500	\$800	\$22,700
Concordia Chevrolet	Chevy Impala	\$15,834	\$1,500	\$14,335

Staff recommended accepting the bid from Concordia Chevrolet.

Commissioner Fraser moved to approve the bid from Concordia Chevrolet for the Chevy Impala for \$14,335. Commissioner Parker seconded. Motion carried unanimously.

One bid was received for an air compressor, from Foley Equipment, for \$15,824 less trade in of \$3,000. Ron Copple said the price was much less than budgeted. The street and water department both use it, and would both be paying for it.

Commissioner Wentz moved to accept the bid for the air compressor from Foley Equipment for \$12,824. Commissioner Johnson seconded. Motion carried unanimously.

One bid was received for a two ton truck cab & chassis. The truck will be used for plowing snow and hauling debris. The bid was for \$46,519, with \$1,000 offered for the trade. Mr. Copple stated he would like to sell it on Purple Wave, convinced it could sell for much more than trading it.

Commissioner Parker moved to accept the bid from Womack for the Ford 650 for \$46,519 and sell the trade on Purple Wave. Commissioner Fraser seconded. Motion carried unanimously.

The City received two bids for the one ton truck cab & chassis, to be used in the parks and cemetery. The bids were as follows:

Bidder	Model	Total	Less Trade	Net
Womack Sunshine Ford	Ford F350	\$22,520	\$4,000	\$18,520
Concordia Chevrolet	Chevy	\$24,604.95	\$8,175	\$16,429.95

Staff recommended accepting the bid from Concordia Chevrolet.

Commissioner Johnson moved to accept the bid from Concordia Chevrolet for \$16,429.95 for the one ton truck. Commissioner Wentz seconded. Motion carried unanimously.

Three bids were accepted for a utility vehicle for the sports complex, trading the 2005 Mule. Bids were as follows:

Bidder	Model	Total	Less Trade	Net
Concordia Tractor	JD HPX Gator 4x4	\$8,650	\$2,000	\$6,650
Womack Sunshine Ford	610 Mule 4x4	\$6,950	\$3,500	\$3,450
Womack Sunshine Ford	600 Mule	\$6,200	\$3,500	\$2,700

Staff recommended accepting the bid from Womack for \$2,700.

Commissioner Parker moved to accept the Womack bid for the 600 Mule with trade in for \$2,700. Commissioner Fraser seconded. Motion carried unanimously.

WOMACK EXTENSION AGREEMENT

APPROVED

City Manager Uri said the agreement would be extended until July 1 with approval. He said Mr. Womack has been waiting on the City for some time to prepare the ground, and did not feel this was an unacceptable request. An earlier extension moved the date from December 31, 2012, to April 1. City Manager Uri said this would probably be the last extension.

Commissioner Wentz moved to approve the second Womack extension agreement, moving it from April 1 to July 1. Commissioner Parker seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri announced Boy Scout Troop 38. Les Dethloff had each of the boys introduce themselves. They were in attendance to earn the citizenship in the community merit badge.

City Manager Uri asked for the commission's direction on the middle school. As it was the former police chief's idea to possibly move the department to the middle school, he introduced new police chief Bruce Johnson to discuss some of the problems with the current police department building. Both Mayor Pounds and Commissioner Parker said the City had enough projects and there was no urgency for this. It was decided the commissioners would tour the police department directly before the next commission meeting.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Fraser asked what could be done about the driving lanes in front of Heavy's. There is little way to avoid driving in the turning lane to avoid customer parking. Ron Copple said he could eliminate the turning lanes.

Commissioner Wentz asked about ambulance service in Glasco. It was decided to bring back an ambulance township report to the next meeting. Commissioner Wentz asked about the Plum Road dam. City Manager Uri said there is a meeting on March 25 with the engineers. There is a concern with the roadway along the body of water, and things must be resolved with KDOT to move forward. Commissioner Wentz wondered about the gas service at the north development. City Manager Uri said the project would be put out for bids on Friday, and will be presented at the next meeting with Thaniel Monaco. The City has spoken with a couple companies, one of which could be hired to install meters and inspect lines. Staff is still determining costs, which would influence the charge passed on to customers.

STAFF COMMENTS

City Clerk Crum said the League will be holding a strategic planning meeting in the commission room on March 28, preceded by a mayor's association meeting.

Chad Buckley said he's interested in finding new sources of water, and plans to drill some test wells.

ADJOURN

Mayor Pounds 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. The meeting adjourned at 7:31 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD MARCH 20, 2013

The governing body met in regular session on March 20, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jim Lowell, Toby Nosker, Ken Johnson, Steve Lindsey, Holly Thoman, Ron Deal, Tina Barnett, Ashley McMillan, Thaniel Monaco. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chad Buckley, Utilities Director; Eric Voss, Fire Chief; Mike Copple, Deputy Police Chief.

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

City Manager Uri added an executive session for attorney-client privilege to the agenda.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the March 6, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #5

APPROVED

Commissioner Johnson asked if the Brown Grand payments were for design. It was answered yes, and the funds being paid to the engineer are those appropriated from the last budget cycle.

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

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:

HOUSING AUTHORITY

APPROVED

City Manager Uri said Kathy Miller has expressed interest in another term with the housing authority.

Commissioner Fraser moved to appoint Kathy Miller to the housing authority. Commissioner Parker seconded. Motion carried unanimously.

OLD BUSINESS:

INSURANCE PROPOSALS

APPROVED

City Manager Uri presented a memo from Steve Lindsey, the City's current insurance agent, as well as MPR's Melanie Matt's responses to each point. City Manager Uri discussed the purchasing policy, saying purchases should stay in town when economically feasible. With over \$50,000 in savings by switching to Midwest Public Risk, staff recommended moving the City's insurance to MPR.

Commissioners Johnson and Parker said they wished to have more time to make a decision. City Manager Uri reminded the commission the decision needed to be made this month, before the renewal date of April 1.

Mayor Pounds moved to approve the low bid from Midwest Public Risk for casualty and liability insurance coverage for \$55,523. Commissioner Fraser seconded. Motion carried, with Commissioner Johnson and Commissioner Parker opposing.

NEW BUSINESS:

GAS LINE BIDS

APPROVED

Thaniel Monaco of BG Consultants presented the bids opened just this afternoon for the gas lines to the north development. The bids were as follows:

Bidder	Engineer's Estimate	K.C. Construction	Larson Construction	Duhling Construction	M&D Excavating
Base Bid	284,943.50	179,499.60	287,229.00	248,800.00	200,823.00
Alt. 1	6,435.00	6,450.00	8,990.00	10,355.00	2,185.00
Alt. 2	1,246.00	290.00	(1,370.00)	(2,500.00)	(245.00)
Alt. 3	N/A	N/A	(35,000.00)	N/A	N/A

The bids include only installation. The County will be paying half, or \$125,000, whichever is greater. BG Consultants recommended the low bid of \$179,499.60 from K.C. Construction.

Commissioner Fraser moved to approve the bid with K.C. Construction and allow the mayor and city clerk to sign the documents. Commissioner Parker seconded. Motion carried unanimously.

GAS LINE MATERIALS PURCHASE

APPROVED

Chad Buckley received interest from only one vendor to purchase pipe for the gas line. The price quoted will be approximately \$70,000. Mr. Monaco's recommendation was to approve the purchase with a contingency of 10%, for a potential of different pipe for longer bores, or to go under the highway.

Commissioner Wentz moved to approve the supplies for the gas line up to \$77,000 from Industrial Sales Co. Commissioner Parker seconded. Motion carried unanimously.

UTILITIES VEHICLE BIDS

APPROVED

Bids for the utilities vehicle were as follows:

Bidder	Vehicle	Price	Less Trade	Net Price
Concordia Chevrolet	2013 Chevy 1500	19,536.95	1000.00	18,539.95
Womack Sunshine Ford	2013 Ford F-150	19,700.00	2000.00	17,700.00
Womack Sunshine Ford	2013 Ford F-150	17,750.00	2000.00	15,750.00

Chad Buckley said the difference in Womack's two bids was the weights of the pickups and motor size. Staff recommended the purchase of the 2013 Ford F-150 with the V6, to save on gas mileage.

Commissioner Johnson moved to accept the Womack Ford bid for \$15,750.00. Commissioner Fraser seconded. Motion carried unanimously.

AMBULANCE TOWNSHIP REPORT

The matter was discussed due to questions from a township treasurer. Finance Director Farha explained how ambulance township charges are figured, based on valuation rather than number of runs. In 2012, there were approximately \$400,000 in charges, with over \$150,000 in write offs. The loss per run also adds to the charge to each township. Eric Voss discussed ideas to raise revenues.

STREET OVERLAYS

Ron Copple discussed doing street overlays this year, planning to schedule this when Hall Brothers would be in town doing the Klink project, by the first of April. He asked for money out of the CIP to partially fund the project, since it would run more than what's budgeted for maintenance. The commission agreed.

MANAGER'S REPORT

City Manager Uri reminded the commission the League would be having a dinner on the 28th at City Hall for strategic planning.

It was decided to start the April 3 meeting at 5:00 p.m. at the police department for a tour, since it did not work out this meeting.

City Manager Uri said the documents are drawn up for the 5th Street TIF project, and explained the process of approval by the planning commission and notifying the TIF partners

Next week City Manager Uri and Ken Johnson will be meeting in Salina with KDOT to discuss issues with flood control and highway proximities. Discussion included making the Plum Road dam basin a wetlands rather than designing it to hold water.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Mayor Pounds discussed tree trimming and asked if money was budgeted, noting that many areas had low hanging limbs impeding access by a fire truck. Finance Director Farha said \$5000 was budgeted, and the commission expressed interest in proceeding immediately.

Commissioner Parker asked about regulations the City put on temporary businesses. City Manager Uri said if they are on private property, they only need the owner's permission.

STAFF COMMENTS

Ken Johnson said he is planning to present the history of the flood control project at the Salina meeting.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

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

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

Nay: None.

Time: 7:30 p.m.

The commission reconvened at 7:40 p.m.

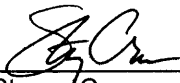
Mayor Pounds announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously. The meeting adjourned at 7:42 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 3, 2013

The governing body met in early session on April 3, 2013, at 5:00 p.m. at the police department for a tour, continuing in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Neil Phillips, Ken Johnson, Tessa Zehring, Tammy Britt, Christy Hasch.
Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chad Buckley, Utilities Director; Bruce Johnson, Police Chief.

Pastor Tessa Zehring 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 March 20, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #6

APPROVED

Commissioner Johnson asked about the LexisNexis check. Bruce Johnson said it provides the department access to a database to locate an individual. Commissioner Johnson asked what Voice Products was. Mr. Johnson answered it was for voice and data recorder in the dispatch. Commissioner Johnson wondered about the certificates of title filed by the City. Chad Buckley said it was for investigating old easements.

Commissioner Parker questioned the two checks for computer tech service. City Clerk Crum answered the \$480 check was for monthly tech service to the county for sharing the IT person, and the other check was mismarked, actually paying the monthly phone charges at the police department.

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

PUBLIC COMMENTS

There were no public comments.

PROCLAMATIONS:

FAIR HOUSING MONTH

Mayor Pounds read the proclamation and declared April as Fair Housing Month.

APPOINTMENTS:

FRANK CARLSON LIBRARY

APPROVED

Brenton Phillips agreed to be reappointed, and Janice Swenson has expressed interest in serving. She would replace MaryDean Nelson, who is not eligible for reappointment due to serving two terms.

Commissioner Parker moved to appoint Brenton Philips and Janice Swenson to the library board. Commissioner Fraser seconded. Motion carried unanimously.

NEW BUSINESS:

PRESENTATION OF 2012 AUDIT

Neil Phillips, of Jarred, Gilmore & Phillips, presented the City's 2012 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.

MANAGEMENT REPRESENTATION LETTER

The mayor signed the audit letter, accepting the audit.

CAMPBELL & JOHNSON AGREEMENT – GAS LINE

APPROVED

Campbell & Johnson will do the construction staking for the gas line project. The proposal is for \$3850.00.

Commissioner Wentz moved to approve the contract with Campbell & Johnson for the construction staking of the gas line. Commissioner Parker seconded. Motion carried unanimously.

KLINK APPLICATION

Ron Copple explained the Klink program. It's a mill and overlay program, used only for state highways through a city. The State will pay up to \$200,000, with the City's match at \$76,468.54. Mr. Copple proposed doing several blocks of 5th Street at the west city limits.

Commissioner Fraser moved to approve the Klink application for 5th Street. Commissioner Johnson seconded. Motion carried unanimously.

FEDERAL FUNDS EXCHANGE

Federal funds can be exchanged for KDOT funds. Ron Copple said 18th Street has already been selected for the project, with the design already being done. The money can be banked for three years, then must be expended.

Commissioner Johnson moved to participate in the exchange of federal funds for \$23,651.22 and authorize the mayor to sign the agreement. Commissioner Wentz seconded. Motion carried unanimously.

RES. 2013-1949 5TH STREET TIF PROJECT

PASSED

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

WHEREAS, THE CITY OF CONCORDIA, KANSAS IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN CONCORDIA REDEVELOPMENT DISTRICT 2000 PURSUANT TO K.S.A. 12-1770 ET SEQ.; AND WHEREAS THE PLANNING COMMISSION OF THE CITY OF CONCORDIA HAD FOUND THAT THE PROJECT PLAN IS CONSISTENT WITH THE INTENT OF THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE CITY; NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS: SECTION 1. PUBLIC HEARING. A PUBLIC HEARING WILL BE HELD TO CONSIDER THE ADOPTION OF THE REDEVELOPMENT PROJECT PLAN ON MAY 15 AT 5:30 O'CLOCK P.M. AT CITY HALL, 701 WASHINGTON, CONCORDIA, KANSAS.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1949 and was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said the commission was invited to a meeting at Kristy's Restaurant with Congressman Huelskamp on Friday morning. He also discussed the artwork put in the packet of the proposed tennis court sign. Money is being raised for the sign, in honor of Jack Mitchell.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz asked Chad Buckley if we had the vac truck yet. Mr. Buckley said it would be June.

Commissioner Johnson asked if repair to the shoulders would be done on Hwy. 9 during the mill and overlay project. Ron Copple said the shoulders had been graded recently, allowing water to run off. Commissioner Johnson asked if fabric was placed under the new street being built at the jail. Ken Johnson answered no. Commissioner Johnson wondered if the county appraiser had been contacted to come speak at a meeting. City Manager Uri said the appraiser did not seem interested in attending.

Commissioner Fraser asked about the buyback of cemetery lots. Ron Copple explained that individuals could be approached after there has been no activity with the lot in 50 years. The City also purchases lots from those approaching us to sell. Commissioner Fraser said the new city park sign being installed looks nice.

Commissioner Parker noted the amount of debris in the street on Republican near the golf course. Mr. Copple said the street sweeper can pick it up. Commissioner Parker also expressed appreciation for Commissioner Fraser, who will be going off the commission at the next meeting.

Mayor Pounds asked that last year's ordinance on fowl be placed on the next study session for discussion.

STAFF COMMENTS

Ron Copple asked for approval to try out the mastic slurry sealing from Circle C Paving, at \$1.05 per sq. yd.

Commissioner Johnson moved to approve the mastic slurry sealing for \$54,955.30. Commissioner Fraser seconded. Motion carried unanimously.

Mr. Copple said the video processor for the cameras at the stoplight at College Drive is working improperly. He received a proposal for \$7685.00.

Commissioner Wentz approved spending \$7685.00 for a video detection processor. Commissioner Fraser seconded. Motion carried unanimously.

Mr. Copple announced the Optimist Club has offered to donate \$15,000 for restrooms at Rasure Field.

Chad Buckley said there was a main break yesterday, under a storm drain.

Bruce Johnson thanked the commission for taking the tour of the police department today.

Ken Johnson gave an update on the street and sewer line work at the new jail. The sewer line was finished today, and the street should be paved within a week.

There was discussion on bids for the 5th Street project for sidewalk and curb & gutter for McDaniel Memorial and Destiny Breault's photography studio. Mr. Johnson noted that Josh Trimble hoped to be open by Memorial Day, and by waiting to seek bids, then approve them at the first May meeting, it would slow up the project.

Mayor Pounds moved to authorize the city manager to accept the bid for the 5th Street TIF project for sidewalk and curb & gutter construction, not to exceed the engineer's estimate. Commissioner Parker seconded. Motion carried unanimously.

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

Commissioner 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 and commissioner-elect Hasch. Commissioner Parker seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:06 p.m.

The commission reconvened at 7:21 p.m.

Mayor Pounds announced there was no binding action taken.

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

Commissioner Wentz moved that the commission recess into executive session for ten (10) minutes for attorney-client privilege. Inviting: City Manager Uri and commissioner-elect Hasch. Commissioner Parker seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:23 p.m.

The commission reconvened at 7:33 p.m.

Mayor Pounds announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Fraser seconded. Motion carried unanimously. The meeting adjourned at 7:34 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 17, 2013

The governing body met in regular session on April 17, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Wonda Phillips, Brenton Phillips, Jean Rosemarynoski, Don Dean, Ken Johnson, Joan Fraser, Everett Miller, Marlene Miller, Shaun Miller, Susan Cantine Maxson, Gwen Miller, Jeanne Keazer, Tina Barnett, Matthew Carder, Logan Whitney, Dana Nelson, Tessa Zehring, Ashley McMillan, Susan Sutton. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

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

City Manager Uri suggested moving the proclamation to the first item of business, as so many were on hand in support.

PROCLAMATIONS:

EVERETT MILLER DAY

Mayor Pounds read the proclamation, and proclaimed April 26 as Everett Miller Day, in honor of Mr. Miller's retirement after 48 years of service with Cloud County Community College.

COMMISSION REORGANIZATION:

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 3, 2012, to be as follows:

S. Christy Hasch	511	Ronnie Hagasse	1
Retta Waite	358	Greg Hattan	3
Marsha L. Wentz	479	Cheryl Lanoue	2
Amy	1	Ross Doyen	1

Following the reading of the results, City Clerk Crum declared Christy Hasch and Marsha Wentz to be elected for three 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 Oaths of Office to Marsha Wentz and Christy Hasch for three year terms.

PRESENTATION OF PLAQUES

City Clerk Crum presented Gary Fraser with a plaque for serving three years on the city commission. He expressed appreciation to the commission and staff.

City Clerk Crum presented plaques to Lyle Pounds and Marsha Wentz for serving as mayor the past two years.

ANNUAL COMMISSION REORGANIZATION

City Ordinance requires that the Commission annually elect one of its members to serve as mayor and preside at commission meetings and perform as official head of the City on formal occasions. Commissioner Johnson moved to appoint Commissioner Parker as mayor. Commissioner Wentz seconded. Motion carried unanimously. Commissioner Pounds moved that Commissioner Wentz be elected as mayor pro tem. Mayor Parker seconded. Motion carried unanimously.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the April 3, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #7

APPROVED

Questions asked and answered included the repair of a gas line to Kansas Gas for hitting a line during digging, the purchase of a tiller from Concordia Town & Country, and the Womack charge for the new Mule for the sports complex.

Commissioner Wentz moved to approve appropriation ordinance #7. Commissioner Pounds seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:

TEMPORARY CMB LICENSE – CCCC FOUNDATION

APPROVED

The license is for the April 27 Cloud County Community College annual fundraiser.

Commissioner Johnson moved to approve the CMB license. Commissioner Hasch seconded. Motion carried unanimously.

APPROVAL OF ZOLL MONITOR PURCHASE

APPROVED

Eric Voss explained the grant for the purchase had been received. The City's match is 50%, or \$17,312.78.

Commissioner Pounds moved to approve the purchase of the Zoll monitor. Commissioner Wentz seconded. Motion carried unanimously.

MUNICIPAL GAS ORDINANCE AND OPERATING AGREEMENT

2013-3047 CONCORDIA GAS ORDINANCE

PASSED

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

AN ORDINANCE OF THE CITY OF CONCORDIA ESTABLISHING RATES, RULES, AND REGULATIONS FOR THE OPERATION OF A MUNICIPALLY-OWNED NATURAL GAS SERVICE IN CONCORDIA, AND AMENDING THE CONCORDIA CODE BY ADDING A NEW ARTICLE V TO CHAPTER 20.

Commissioner Johnson noted many discrepancies and suggested changes to the ordinance.

Thereupon, Commissioner Pounds moved that said ordinance be passed as corrected. Commissioner Wentz seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3047 and was signed by the Mayor and the signature attested by the City Clerk.

2013-3048 MUNICIPAL GAS AGENCY MEMBERSHIP

PASSED

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

AN ORDINANCE CONSENTING TO THE MEMBERSHIP OF THE CITY IN THE KANSAS MUNICIPAL GAS AGENCY AND APPROVING AND AUTHORIZING THE FORM OF AND EXECUTION OF AN AGREEMENT CREATING THE KANSAS MUNICIPAL GAS AGENCY AND APPROVING AND AUTHORIZING THE FORM OF THE BYLAWS OF THE KANSAS MUNICIPAL GAS AGENCY.

Thereupon, Commissioner Wentz moved that said ordinance be passed. Commissioner Pounds seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3048 and was signed by the Mayor and the signature attested by the City Clerk.

2013-3049 GAS ACQUISITION AGREEMENT

PASSED

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

AN ORDINANCE AUTHORIZING THE EXECUTION OF A GAS ACQUISITION MANAGEMENT PROJECT PARTICIPATION AGREEMENT WITH THE KANSAS MUNICIPAL GAS AGENCY AND ALL NECESSARY DOCUMENTS WITH RESPECT THERETO AND PROVIDING FOR THE PLEDGE OF THE REVENUES OF THE NATURAL GAS UTILITY SYSTEM OF THE CITY TO SECURE SUCH AGREEMENT.

Thereupon, Commissioner Pounds moved that said ordinance be passed as corrected. Commissioner Johnson seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3049 and was signed by the Mayor and the signature attested by the City Clerk.

E.V. Cathodic will be hired as operator to install new service, inspect, and repair the gas lines until City staff are trained to do so.

Commissioner Wentz moved to approve the contract with E.V. Cathodic for \$3,695 a year. Commissioner Hasch seconded. Motion carried unanimously.

BNSF AND KDOT AGREEMENT AND RESOLUTION

RES. 2013-1950 KDOT OLIVE STREET CROSSING

PASSED

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

WHEREAS, THE GOVERNING BODY HAS DETERMINED IT TO BE APPROPRIATE AND ADVISABLE TO ENTER INTO AN AGREEMENT BETWEEN THE BNSF RAILWAY COMPANY, THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, AND THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS, RELATIVE TO THE CONSTRUCTION AND MAINTENANCE OF HIGHWAY CROSSING SIGNALS UNDER SECTION 130, UNITED STATES CODE 23, PROVIDING FOR THE INSTALLATION OF RAILWAY-HIGHWAY CROSSING SIGNALS, FLASHING LIGHT STRAIGHT POST TYPE AND GATES AT A GRADE CROSSING ON OLIVE STREET IN THE CITY OF CONCORDIA;

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1950 and was signed and approved by the Mayor and attested by the Clerk.

DUCLOS FOUNDATION GRANT REQUEST

APPROVED

Staff requested applying for a grant with the Duclos Foundation to purchase combination soccer/football goals for Rasure Field. The amount of the grant funds requested is \$2,000, which would purchase two goals.

Commissioner Hasch moved to authorize the mayor to sign the grant request to the Duclos Foundation for field equipment. Commissioner Pounds seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri said now that the airport master plan is completed, we can move forward with the environmental assessment, of which 95% is paid by the FAA.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Pounds said he'd received a call from a citizen in dispute with their neighbor. Bruno Rehbein said he'd been in contact with that citizen.

Commissioner Hasch said she looked forward to working with the commission and staff.

Mayor Parker said he looked forward to serving as mayor.

STAFF COMMENTS

Bruce Johnson asked for commission feedback on the police department roof problems, whether to continue patching as needed, or make major changes. It was decided to look at the cost of all options.

Eric Voss said all fulltime fire department staff but one are now certified in advanced life support, which will allow the department to accept more long distance transfers.

Ron Copple said he is now accepting curb and gutter applications.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

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

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

Nay: None.

Time: 7:15 p.m.

The commission reconvened at 7:25 p.m.

Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Hasch seconded. Motion carried unanimously. The meeting adjourned at 7:26 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, May 1, 2013 5:30 p.m.

The governing body met in regular session on May 1, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Amy Hadachek, Paul McGuire, Lori McGuire, Ken Johnson, Trevor Nordell, Michael Malcuit, Anthony May, Nathan Gieber, Janet Lowell, Bev Mortimer, Janet Morrison, Gordon Morrison, Matthew Corder, Heather Corder, Tina Barnett, Ashley McMillan, Brentin Hake, Susan Cantine Maxson, Fran Trost, Paul Rimovsky, Daniel Longfellow, Greg Gross, Brayden Monihugh, Caleb Acridge, Susan Sutton. Staff present: Bruno Rehbein, Building Inspector; Chad Buckley, Utilities Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

Pastor Michael Corder gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri pointed out that the high school government class was in attendance.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the April 17, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #8

APPROVED

Commissioner Johnson noted the first four checks listed on the check register were approved as hand checks at the last meeting. It was pointed out that the software automatically includes those checks, but that they could be omitted in the approval of the other payables.

Staff answered questions about the Chaput-Buoy vault purchase, the new camera at the stoplight at College Drive, back taxes paid on the sale of 534 E. 5th, and reimbursable invoices for jail contractors.

Commissioner Wentz moved to approve appropriation ordinance #8 without the first four checks listed. Commissioner Hasch seconded. Motion carried unanimously.

PUBLIC COMMENTS

Pastor Tina Barnett, president of the Ministerial Alliance, invited everyone to tomorrow's National Day of Prayer events.

NEW BUSINESS:

PARK PLAYGROUND PROJECT

Janet Lowell of the Rotary Club introduced the club's plans to provide new playground equipment at City Park. The estimate for the project is \$100,000-\$150,000. The committee will be working with a New York firm, which has been retained over the years by area cities on similar projects, to design the play area based on the needs of the city's children.

CCCC REAL ESTATE CONTRACT

APPROVED

The City has elected to purchase the college's land at the south development, which will be used for a future parking lot. The college will also grant an easement for a sewer line and drainage. An appraisal was done, valuing the property at \$4300. The college agreed to sell the easements for \$2.00.

Commissioner Johnson moved to approve the CCCC real estate agreement for \$4302. Commissioner Pounds seconded. Motion carried unanimously.

BG CONSULTANTS SUPPLEMENTAL AGREEMENT

APPROVED

BG Consultants agreed to monitor the gas line installation not to exceed \$36,000.

Commissioner Wentz moved to approve the BG Consultants Supplemental Agreement for the north development gas line inspection. Commissioner Johnson seconded. Motion carried unanimously.

ORDINANCES:

2013-3050 ANIMALS IN CITY LIMITS

PASSED

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

**AN ORDINANCE AMENDING THE ORDINANCE OF THE CITY OF CONCORDIA;
REPEALING CONCORDIA CODE SECTION 4-122; AND AMENDING THE
CONCORDIA CODE, BY ADDING A NEW SECTION 4-122.**

Thereupon, Commissioner Pounds moved that said ordinance be passed. Commissioner Hasch seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3050 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER’S REPORT

City Manager Uri said the City was notified that grant funds of \$249,500 have been awarded for improvements of the historic Harris Building, owned by Monte Wentz.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson said he noticed phone book covers delivered to city residents littered the properties and streets, and wondered what could be done about it. City Manager Uri said a letter would be written to the company.

Commissioner Pounds said his church is having a volunteer group pick up trash around town. He also asked if anything could be done about the rough street on College Drive right off the highway.

Mayor Parker noticed grass was growing at the dam, and wondered if the final payment would now be sent to the contractor. Ken Johnson answered yes.

STAFF COMMENTS

Ken Johnson gave an update on the Ft. Kearney Street project.

Chad Buckley said fire hydrants were flushed this week. He also discussed the water levels of the river and how they are monitored.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

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

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

Nay: None.

Time: 6:33 p.m.

The commission reconvened at 6:43 p.m.

Mayor Parker announced there was no binding action taken.

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

Commissioner 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 Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:44 p.m.

The commission reconvened at 6:54 p.m.


Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Johnson seconded. Motion carried unanimously. The meeting adjourned at 6:54 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, May 15, 2013 5:30 p.m.

The governing body met in regular session on May 15, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Chuck Boyd, Maureen Boyd, Heather Carder, Lindsay Metcalf, Janet Lowell, Tammy Britt, Everett Ford, Janet Morrison, Gordon Morrison. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

Pastor Heather Carder gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri added an executive session for attorney-client privilege.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the May 1, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #9

APPROVED

Staff answered questions about KLA's final design, the interface installation, Wood Oil's overpayment of a water bill, and the gas line delivery charges.

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

PUBLIC COMMENTS

Everett Ford spoke concerning letters he recently received, with City plans to demolish several of his properties. Mr. Ford agreed that some could go on the City's demo program, with him paying half, but did not agree in the City's decision requiring the costs paid up front. He asked for an extension on some.

APPOINTMENTS:

RECREATION ADVISORY BOARD

Three members, Toby Nosker, Cheryl Lanoue, and Kenny Allen, have expired terms. All three have expressed an interest in reappointment of two year terms, which staff approves.

Commissioner Hasch moved to approve the reappointment of Toby Nosker, Cheryl Lanoue, and Kenny Allen. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC HEARING:

5TH STREET TIF PROJECT

Mayor Parker opened the public hearing.

There were no public comments.

Mayor Parker closed the public hearing.

ORDINANCES:

2013-3051 5TH STREET TIF PROJECT**PASSED**

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

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

Thereupon, Commissioner Pounds moved that said ordinance be passed. Commissioner Wentz seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3051 and was signed by the Mayor and the signature attested by the City Clerk.

OLD BUSINESS:**PARK PLAYGROUND PROJECT**

Janet Lowell, representing the Rotary Club, said the organization has chosen Play by Design, of Ithaca, New York, for the project design. A fund will be established within the Community Foundation for donations. School children will be interviewed to get their ideas, and volunteers will be assembled this summer for the project.

Commissioner Hasch moved to support the park planning project headed by the Rotary Club. Commissioner Wentz seconded. Motion carried unanimously.

NEW BUSINESS:**COUNTY DISPATCH AGREEMENT****APPROVED**

The dispatch agreement provides for the partial support of dispatch services provided to the County. The City has been receiving \$80,000 a year for the last several years, but after researching expenses incurred by the dispatch department, it was decided to raise the fee to \$100,000. City Manager Uri said based upon actual usage by the County of the services, that figure should be close to \$130,000. He suggested revisiting this agreement each year.

City Manager Uri noted a correction to be made in the contract, changing the responsibility of the intoxilyzer from the City to the County.

Commissioner Wentz moved to approve the dispatch service agreement with the County with the change. Commissioner Johnson seconded. Motion carried unanimously.

CONTRACTOR APPROVAL – 5TH STREET TIF PROJECT**APPROVED**

Ken Johnson said one bid was received for the TIF project for Destiny Breault's photography studio and McDaniel Memorial of \$23,729.85 from JR & Sons General Contracting. The engineer's estimate was \$34,264.69. Mr. Johnson discovered a discrepancy in the bidding for seeding and mulch which did not affect the final price, but he asked that be noted in the motion. He also noted that Ms. Breault preferred the front of her studio concreted rather than adding in dirt and seeding, though that was not part of the initial plan.

Commissioner Johnson moved to approve the block 150 redevelopment plan for \$23,729.85, with the correction on the pricing of seeding and mulch. Commissioner Wentz seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri said the county appraiser has offered for the commissioners to visit his office for an explanation of property valuations, as requested several times by Commissioner Johnson. City Manager Uri also discussed the demo properties, explaining that the landowners were given a deadline to be placed on the demo program, and that all property owners involved were asked to pay half the costs up front, not just Mr. Ford.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz commended public works on the parks and cemetery.

Commissioner Johnson asked to see the corrected copy of the gas line ordinance.

Commissioner Hasch gave a quick report of the recent Governing Body Institute she attended.

Commissioner Pounds asked about the leakage problem at the police department. Bruce Johnson answered that since the air conditioning unit had been worked on, the roof had quit leaking. Commissioner Pounds asked how the bump in College Drive would be fixed. Ron Copple said on a hot day, he could shave it off with the grader.

STAFF COMMENTS

Bruce Johnson said they had a KBI audit and got a good review. He also said the funds spent last year for the Weatherbug camera with 911 money was denied, so the purchase was made in the general fund.

Ken Johnson gave a Ft. Kearney Street update. He also said he's been reviewing KLA's final plans submitted to the City. On the 5th Street TIF project, Mr. Johnson said he'd like commission approval to talk to Ashley McMillan with CloudCorp and Destiny Breault to find out Ms. Breault's wishes for the front of her studio. The commission gave the go-ahead.

City Manager Uri spoke for Chad Buckley, not in attendance, to discuss whether the Division of Water Resources might give us permission to again use the well that we quit using last year. He said we may need to continue conservation practices.

Bruno Rehbein said about 130 courtesy letters have been sent out for tall grass and discussed the process for proceeding should the property owners not attend to their yards.

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

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

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

Nay: None.

Time: 7:05 p.m.

The commission reconvened at 7:15 p.m.


Mayor Parker announced there was no binding action taken.

ADJOURN

Mayor Parker 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 Hasch seconded. Motion carried unanimously. The meeting adjourned at 7:16 p.m.

(Seal)



 Stacey Crum
 City Clerk



MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, June 5, 2013 *5:30 p.m.*

The governing body met in regular session on June 5, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Amy Hadachek, Ken Johnson, Chuck Boyd, Maureen Boyd, Luann Miller, Raymond Hamel, Misse Nelson, Tina Barnett, Ashley McMillan, Susan Sutton, Paul Rimovsky, Everett Ford. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

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

Commissioner Johnson requested an executive session for non-elected personnel.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the May 15, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #10

APPROVED

Staff answered questions about attorney fees being charged to the City, Rasure Field bleachers, lifeguards training, the Glasco agreement for utilities, and Benesch's airport contract for assessing the area if expanding.

Commissioner Johnson moved to approve appropriation ordinance #10. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

Luann Miller spoke in support of the Brown Grand Theatre project, with several board members in attendance in support as well.

APPOINTMENTS:

BOARD OF BUILDING TRADES

Bruno Rehbein said two positions have expired terms. Mike Linden expressed an interest in reappointment. John Hood, as the licensed contractor, was stepping down, but his son, Luke, agreed to serve. They are three year terms.

Commissioner Pounds moved to approve the reappointment of Mike Linden and the appointment of Luke Hood to the Board of Building Trades. Commissioner Hasch seconded. Motion carried unanimously.

KANSAS MUNICIPAL GAS AGENCY

City Manager Uri said the agency has requested board members be appointed, with the City's new involvement. The City will be purchasing gas from this organization. The board is comprised of member cities. Staff recommended Chad Buckley's appointment as the director member, with Larry Uri as the alternate.

Commissioner Hasch moved to approve the appointment of Chad Buckley as director, and Larry Uri as the alternate. Commissioner Wentz seconded. Motion carried unanimously.

NEW BUSINESS:

PERSONNEL HANDBOOK

APPROVED

City Manager Uri said the handbook governs the relationship with employees, and it is regularly reviewed at the department head level.

Commissioner Wentz moved to approve the changes to the personnel handbook as presented. Commissioner Hasch seconded. Motion carried unanimously.

BROADWAY STREET SIDEWALK TIF PROJECT

Per the commission’s request, the project was placed on the agenda. It would replace the sidewalk on Broadway Street east of Kristy’s Restaurant, plus the steps to the building in back used as an office. The project would be bid out rather than done by public works. The engineer’s estimate is \$22,322.55 and does not include \$1500 for observation, allowing for Ron Copple to oversee the project.

FORD DEMO PROGRAM CONTRACT

Four properties owned by Everett Ford were put on the high priority list to be demolished. Mr. Ford asked to be put on the demo program for three properties, but has requested that one property, 213 E. 6th, be removed from possible demolition, allowing him to make necessary repairs to the house. He requested 120 days, at which time Bruno Rehbein would inspect the property. The contract has yet to be returned by Mr. Ford.

RESOLUTIONS:

2013-1951 SAFE GAS SERVICE

PASSED

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

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS, ESTABLISHING A GOAL TO PROVIDE SAFE, RELIABLE GAS SERVICE TO OUR CUSTOMERS AND ENSURE THE SAFETY OF PEOPLE LIVING AND/OR WORKING NEAR OUR GAS PIPELINE THROUGH A PUBLIC AWARENESS PROGRAM, AS MANDATED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1951 was signed and approved by the Mayor and attested by the Clerk.

2013-1952 2013 CURB & GUTTER APPLICATIONS

PASSED

Thereupon, there was presented to the City Commission 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 & K.S.A. 12-6a01 ET SEQ.

Thereupon on motion of Commissioner Johnson, seconded by Commissioner Wentz, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1952 was signed and approved by the Mayor and attested by the Clerk.

2013-1953 BROWN GRAND TIF

PASSED

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

WHEREAS, THE CITY OF CONCORDIA, KANSAS IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN CONCORDIA REDEVELOPMENT DISTRICT 2000 PURSUANT TO K.S.A. 12-1770 ET SEQ.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

- Aye: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.
- Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1953 was signed and approved by the Mayor and attested by the Clerk.

2013-1954 BROADWAY STREET SIDEWALK TIF **PASSED**

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

WHEREAS, THE CITY OF CONCORDIA, KANSAS IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN CONCORDIA REDEVELOPMENT DISTRICT 2000 PURSUANT TO K.S.A. 12-1770 ET SEQ.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Johnson, the Resolution was adopted by the following roll call vote:

- Aye: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.
- Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1954 was signed and approved by the Mayor and attested by the Clerk.

MANAGER’S REPORT

City Manager Uri said he received the annual request for \$500 for the city fireworks.

City Manager Uri said a new conceal and carry law has been passed. He suggested discussing the item at the next meeting.

Following up on a request from Commissioner Pounds, City Manager Uri checked into leftover FEMA funds which may be allocated for mitigation. He was told these funds cannot be used for flood control.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hasch asked about replacing curb and gutter across from Kristy’s. Ken Johnson said we are in the process finding out what we can do that won’t affect the historical aspect of the building.

Commissioner Wentz requested a new flag for the fire department.

Commissioner Johnson asked about the future prospects for the Alco building. City Manager Uri said the property is part of the county emergency preparedness plan, as well as the City’s. He said we should delay selling in hopes of finding a buyer with definitive plans for the building. Commissioner Johnson revisited his requests for further financial information. City Manager Uri told him to make a written request and it would be discussed at the next meeting.

Mayor Parker shared a letter from Everett Miller, thanking the commissioners for the proclamation in his honor.

STAFF COMMENTS

Bruno Rehbein gave an update on the five properties the City plans to demolish.

Chad Buckley gave an update on the contractor installing the gas line to the north development.

Finance Director Farha presented budget pages, and discussed it, as well as the mill levy. She said with the savings the City realized with the switch in health insurance, the mill should not have to be raised next year as planned. She projected the possibility of keeping the mill the same until 2017, when bond payments would increase.

Ken Johnson said the grass was growing on the grading at the south development, so now the contractor could receive the final payment.

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 and Police Chief Johnson. Commissioner Wentz seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:06 p.m.

The commission reconvened at 7:16 p.m.


Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 7:17 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, June 19, 2013 **5:30 p.m.**

The governing body met in regular session on June 19, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Peggy Loveland, Janice Swenson, Joshua Meyer, Doris Hale, Ken Johnson, Ashley McMillan, Dennis Wille, Kevin Latson, Tina Barnett, Everett Ford, Shane Britt, Denise deRocheFort-Reynolds, Gary Dvorak, Brenda Dvorak, Janet Lowell. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

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

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the June 5, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #11

APPROVED

The question of airport litigation was answered by City Manager Uri who said this was for land acquisition. The leak detection services was purchased for finding the unknown connection between the south water system and main water system. In answer to a question about Alsop Sand's bill, the bill mainly contained purchases for road gravel.

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

PUBLIC COMMENTS

Ashley McMillan introduced Dennis Wille, of Play by Design from Ithaca, New York. Play by Design has been selected to design the new playground equipment in City Park. Mr. Wille discussed the process of the design.

Everett Ford talked about his properties scheduled to be demolished. He also expressed displeasure about the water disconnect fee for one of his tenants, due to late payment.

Doris Hale presented poppies to the commission in honor of Buddy Poppy Day.

OLD BUSINESS:

CONCEALED CARRY POLICY & EXTENSION REQUEST LETTER

City Manager Uri said new legislation now permits concealed carry firearms in all public buildings, unless adequate security measures are taken to secure the premises. Postponement of the statute will be allowed until January 1, 2014, by notifying the Secretary of State with a letter and providing a list of properties.

Most commissioners did not see a problem with allowing weapons. Commissioner Hasch was not in favor of allowing them in certain areas such as the pool and the library.

Commissioner Johnson moved to not sign the letter. Commissioner Pounds seconded. Motion carried 4-1, with Commissioner Hasch opposing.

NEW BUSINESS:

FEDERAL FUNDS EXCHANGE

APPROVED

Ron Copple suggested banking the exchange money, to be used for a future project such as 18th Street. The amount is \$51,475.61. We have \$20,680 in that account now, and will be reimbursed for the \$18,000 18th Street design cost.

Commissioner Johnson moved to bank the money and approve the federal funds exchange agreement. Commissioner Wentz seconded. Motion carried unanimously.

FRANK CARLSON LIBRARY BUDGET REQUEST

Joshua Meyer discussed activities at the library. They continue to plan for capital improvement projects. The library is requesting \$156,552 for 2014, and \$38,426 for employee benefits, for a total of \$194,978.

RESOURCE COUNCIL BUDGET REQUEST

Shane Britt spoke for the Resource Council. The agency is currently without an executive director. Mr. Britt said 681 people were served by the food bank last year, and 188 people were helped with crisis funds. He requested \$14,000, the same amount as requested last year.

SENIOR CITIZEN CENTER BUDGET REQUEST

Gary Dvorak said the agency serves 100 meals a day, including deliveries. He encouraged volunteerism. Mr. Dvorak requested \$4000, an amount which has not changed since he assumed the position with the Area Agency on Aging.

FLOOD CONTROL ENGINEERING CONTRACT ADDENDUM

APPROVED

It was found that about two acres at the 21st Street dam meets the federal definition of wetlands. The wetlands will need to be eliminated in the design.

Commissioner Wentz moved to approve the addendum to KLA Engineer's contract. Commissioner Pounds seconded. Motion carried unanimously.

ORDINANCES:

2013-3052 ZONING CHANGE

PASSED

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

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

Thereupon, Commissioner Hasch moved that said ordinance be passed. Commissioner Johnson seconded.

Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2013-3052 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said there will be an overrun on the gas line contract, due to changing the route of the line to tie in at a different place than originally planned. He pulled the study session item for nuisances. City Manager Uri said the City was not awarded the trails grant, but would try again. Dates were set for budget meetings in July.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked about dirt volumes for the dam and to see the final draft. Ken Johnson stated he was not sure we were provided one. Commissioner Johnson mentioned several checks that

were approved twice. It was decided Finance Director Farha would provide a check register for the year, to show the voided checks and that they were not issued twice.

STAFF COMMENTS

Bruno Rehbein discussed the three properties accepted into the demo program, and produced the low estimate from Waite Excavating. The utilities have been ordered disconnected on these properties, and then the demo permit can be released.

Ken Johnson gave an update on the gas line for the north development.

Chad Buckley said the water line to the jail is nearing completion. He also said the jetter truck is done and ready to be picked up by staff.

EXECUTIVE SESSION – NON-ELECTED PERSONNEL

HELD

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

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

Nay: None.

Time: 7:11 p.m.

The commission reconvened at 7:21 p.m.

Mayor Parker announced there was no binding action taken.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

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

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

Nay: None.

Time: 7:23 p.m.

The commission reconvened at 7:33 p.m.

Mayor Parker announced there was no binding action taken.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION OF ACQUISITION OF REAL ESTATE #1 **HELD**

Commissioner Wentz moved that the commission recess into executive session for thirty (30) minutes for preliminary discussion of acquisition of real estate. Inviting: City Manager Uri and Ken Johnson. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:37 p.m.

The commission reconvened at 8:07 p.m.

Mayor Parker announced there was no binding action taken.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION OF ACQUISITION OF REAL ESTATE #2 **HELD**

Commissioner Wentz moved that the commission recess into executive session for twenty (20) minutes for preliminary discussion of acquisition of real estate. Inviting: City Manager Uri and Ken Johnson. Commissioner Pounds seconded. Motion carried by the following vote:

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

Nay: None.

Time: 8:09 p.m.

The commission reconvened at 8:29 p.m.

Mayor Parker announced there was no binding action taken.

ADJOURN

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Hasch seconded. Motion carried unanimously. The meeting adjourned at 8:30 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, July 3, 2013 5:30 p.m.

The governing body met in regular session on July 3, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Mary Jo Thummel, Ken Johnson, Ashley McMillan, Joe Koechner, Tammy Britt. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

Pastor Joe Koechner gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri suggested adjourning the meeting to continue to the July 8 budget meeting.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the June 19, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #12

APPROVED

Questions answered: Advance is paid fully by the City for life insurance, while all other insurance on the payables – Prudential, Superior, Surency – is payroll-deducted and paid by the employees. The t-shirts purchased from Press Express were for playground. The Kansas Dept. of Revenue check was for flood control land purchase. City Manager Uri explained that at times these purchases are made through the KDOR instead of to the landowner.

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

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:

AIRPORT ADVISORY BOARD

Ron Copple said three positions held by Lance Link, Kirk Lowell and Everett Ford have expired. Mr. Lowell has chosen to step down from the advisory board, while Mr. Link and Mr. Ford expressed interest in reappointment. Cynthia Reimann put in an application for the board. The airport advisory board voted to approve all three. Mr. Copple thanked Kirk Lowell for a job well done on the airport master plan.

Commissioner Pounds moved to appoint Lance Link, Everett Ford, and Cynthia Reimann to the airport advisory board. Commissioner Hasch seconded. Motion carried 4-1, with Commissioner Wentz opposing.

OLD BUSINESS:

THREADS FOR HIM

APPROVED

Central National Bank has found a buyer for the Threads For Him business. The purchase amount will cover the delinquency to the bank, but the City's revolving loan and the Kansas Department of Commerce's loan will not be recouped. City Manager Uri explained the alternative to releasing the mortgage would be for the City to purchase the business after a foreclosure, then attempt to sell it on our own. He recommended cutting our losses to allow the bank to proceed with the sale. Finance Director Farha said that still leaves \$422,000 in the fund for future loans.

Commissioner Wentz moved to authorize the mayor to sign the satisfaction of mortgage agreement and the release of security agreement. Commissioner Hasch seconded. Motion carried unanimously.

NEW BUSINESS:

CLOUDCORP BUDGET REQUEST

Ashley McMillan said CloudCorp was again requesting \$55,000. She noted several changes since assuming the position of director this year, including a website. The board has given her four goals on which to focus: community development, small business recruitment, business retention expansion, and going after the big projects.

SPORTS COMPLEX RESTROOMS

APPROVED

Ron Copple presented the one bid, from Budreau Construction, for \$84,400. The county voted to donate \$67,000 of Horizon Wind Farms funds in order to help fund the project. That amount was the original engineer's estimate. Mr. Copple recommended approving the project, and using CIP funds for the balance. This would involve reallocating funds from the Geometric Improvement K-9 Highway State to Washington project to this project. It was explained that funds could be allocated back to the Geometric project in next year's budget.

Mr. Copple also noted the Optimist Club had elected to donate \$15,000 towards restrooms for Rasure field. The estimate for construction is \$36,978.03. Some work can be done by City staff. Remaining costs would come from CIP as noted above.

Commissioner Pounds moved to accept the bid for \$84,400 for the restrooms and use CIP funds for the remainder of the project. Commissioner Wentz seconded. Motion carried unanimously.

Commissioner Pounds moved to accept the \$15,000 donation from the Optimist Club and go forward with the restrooms at Rasure Field and use CIP funds for the remainder of the project. Commissioner Wentz seconded. Motion carried unanimously.

FUTURE TIF PROJECTS

City Manager Uri discussed the direction of the TIF fund. The district will expire in 2020, bringing in approximately \$100,000 each year until its demise. He explained that the district was initially set up to reduce blight, and he encouraged the commission to adopt a plan to tackle blight in the downtown area. Until now, economic development has been the focus for the use of the funds. He said expectations of the other entities involved – USD 333, Cloud County Community College, and Cloud County – for a dispersal of remaining money in the fund at the end of the district should be discouraged, saying the original document never planned for unused funds.

LETTER OF AGREEMENT WITH KANSAS GAS SERVICE

APPROVED

The agreement allows the City to tap into Kansas Gas Service's existing line at 3rd and Valley for the new development. The estimated cost of the project is \$55,000, with the City making an initial payment of \$27,500.

Commissioner Wentz moved to authorize the city manager to sign the letter of agreement with Kansas Gas Service. Commissioner Pounds seconded. Motion carried unanimously.

WATERFOWL MANAGEMENT PROPOSAL

The FAA has encouraged a waterfowl management plan for the future lake by the 21st Street dam. Bowman Bowman Novick provided a proposal for a maximum total of \$8500. Services will include a plan to discourage geese from using the parks and lake, as well as consulting with federal and state agencies.

Commissioner Wentz moved to approve the contract for \$8500 with Bowman Bowman Novick. Commissioner Hasch seconded. Motion carried unanimously.

RESOLUTIONS:

2013-1955 WATER WARNING

PASSED

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

WHEREAS, AN ORDER ISSUED BY THE DIVISION OF WATER RESOURCES OF THE KANSAS DEPARTMENT OF AGRICULTURE HAS DECREASED THE CITY'S AVAILABLE WATER SUPPLY FOR THE REMAINDER OF THE CALENDAR YEAR;

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Johnson, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1955 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri provided an invoice for the vac truck, which is ready for pick up by City staff.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz said she'd received complaints about how the trees are being trimmed on 11th Street. Eric Voss said he'd been attempting to get ahold of the business owner.

Commissioner Johnson asked if all the water meters have been replaced. Chad Buckley said about thirty of the most difficult are still left.

STAFF COMMENTS

Eric Voss said the fire department had been awarded a FEMA grant for the exhaust system.

Bruce Johnson proposed a five year plan for the purchase of new vehicles, and presented approximate costs of two for this year being purchased from the Government Services Administration.

Chad Buckley said the topographical survey for the gas line service has been sent to BG Consultants.

Finance Director Farha presented the budget workbook for next week's budget meeting.

ADJOURN

Mayor Parker 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 to 3 p.m. on July 8 for the budget. Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 7:08 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, July 8, 2013 3:00 p.m.

The governing body met in adjourned session on July 8, 2013, at 3:00 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Staff present: Bruno Rehbein, Building Inspector; Chad Buckley, Utilities Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

2014 BUDGET

Finance Director Farha said all departments went up 1.6% in non-personnel lines. Bruce Johnson, Eric Voss, Bruno Rehbein, and City Clerk Crum presented their budgets. There was discussion on changing the police department from KPERS retirement to KP&F. The fire department increased transfers for the purchases of a ladder truck and engine in the near future. CIP projects were discussed. The commission was in agreement to give a donation to the playground equipment project.

EXECUTIVE SESSION – NON-ELECTED PERSONNEL

HELD

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

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

Nay: None.

Time: 5:13 p.m.


The commission reconvened at 5:23 p.m.

Mayor Parker announced there was no binding action taken.

ADJOURN

There being no further business, Commissioner Johnson moved to adjourn the meeting to 3 p.m. on July 15. Commissioner Wentz seconded. Motion carried unanimously. The meeting adjourned at 5:25 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, July 15, 2013 3:00 p.m.

The governing body met in adjourned session on July 15, 2013, at 3:00 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Ken Johnson. Staff present: Chad Buckley, Utilities Director; Ron Copple, Public Works Director; Bruce Johnson, Police Chief; Eric Voss, Fire Chief.

2014 BUDGET

Finance Director Farha said a new fund has been created for the gas utility, and this year's budget would most likely need to be amended. CIP projects were discussed.

Chad Buckley presented his budget. A new wastewater treatment plant will be needed, and ways to begin raising money for the future project were discussed.

A 1.5% increase was put into the budget for salaries. Commissioner Johnson was not in favor of an across-the-board increase, which would give higher paid employees a larger dollar amount, but to reward the lower paid employees with a larger share. This topic can be revisited at the end of the year when cost of living increases are recommended.

CITY MANAGER CONTRACT

TABLED

City Manager Uri has agreed to continue the job full time. His pay will not increase, but he will begin receiving employee benefits, including health insurance. He will continue doing city attorney duties.

Commissioner Hasch asked if it was necessary to include the salary paid to the city prosecutor in the city manager contract. City Manager Uri said it could be removed.

Commissioner Wentz moved to approve the city manager contract as amended. Commissioner Hasch seconded. Commissioner Johnson asked for more time to review the contract.

Commissioner Johnson moved to table the item until Wednesday's meeting. Commissioner Hasch seconded. Motion carried unanimously.

ADJOURN

There being no further business, Commissioner Hasch moved to adjourn the meeting. Commissioner Wentz seconded. Motion carried unanimously. The meeting adjourned at 5:32 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, July 17, 2013 5:30 p.m.

The governing body met in regular session on July 17, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Marnas Campbell, Susie Haver, Joe Strecker, Ken Johnson, Luann Miller, Mary Jo Thummel, Mikki Nelson, Monte Wentz, Ashley McMillan, Roger Nelson, Susan Cantine Maxson, Wonda Phillips, Brenton Phillips, Linda Houser, Gail Engle, Karen Wilson, Leon Wilson, Johnita Crawford, Tina Barnett, Paul Rimovsky, Bob Maxson, Susan Sutton, Tony Studt, Marcia Pounds, Dana Brewer. Staff present: Ron Copple, Public Works Director; Mike Copple, Assistant Police Chief; Eric Voss, Fire Chief.

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

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the July 3, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Wentz moved to approve the minutes of the July 8, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #13

APPROVED

Commissioner Johnson asked how many computers were included in the Computer Solutions payment. Two were purchased for the police department.

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

PUBLIC COMMENTS

Ashley McMillan asked for commission approval to store donated items for the playground equipment project in the Alco building, which was given.

Dan Huff expressed his concerns for tall weeds, grass and trash at an East 7th Street address.

PUBLIC HEARING:

BROWN GRAND THEATRE TIF PROJECT

Mayor Parker opened the public hearing.

Several spoke in support of the Brown Grand Theatre, including Luann Miller, Sue Sutton, Susie Haver, and Susan Cantine Maxson. Joe Strecker, though a supporter of the Brown Grand, spoke out against using TIF funds for this project.

Mayor Parker closed the public hearing.

BROADWAY SIDEWALK TIF PROJECT

Mayor Parker opened the public hearing.

Gail Engle, county commissioner, Roger Nelson, former county commissioner, and Dana Brewer from the school board spoke out against using TIF funds for this project.

Mayor Parker closed the public hearing.

ORDINANCES:

2013-3053 BROWN GRAND THEATRE TIF PROJECT

PASSED

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

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

Thereupon, Commissioner Pounds moved that said Ordinance be passed. The motion was seconded by Commissioner Hasch. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3053 and was signed by the Mayor and the signature attested by the City Clerk.

2013-3054 BROADWAY SIDEWALK TIF PROJECT

PASSED

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

AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

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

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

Nay: Commissioner Parker.

Thereupon, the Mayor declared said ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3054 and was signed by the Mayor and the signature attested by the City Clerk.

RESOLUTIONS:

2013-1956 123 W. 11TH CONDEMNATION

PASSED

Thereupon, there was presented to the City Commission 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.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1956 was signed and approved by the Mayor and attested by the Clerk.

NEW BUSINESS:

DEPARTMENT OF COMMERCE CDBG GRANT AGREEMENT

APPROVED

The City is a recipient of the grant, received by Monte Wentz for the rehabilitation of a historical downtown building, and administered by North Central Regional Planning Commission. The agreement is to accept the grant funds.

Commissioner Pounds moved to authorize the mayor to sign the Department of Commerce grant agreement. Commissioner Hasch seconded. Motion carried unanimously.

MATCHING FUNDS AGREEMENT

APPROVED

This agreement, between the City and the Wentz's, states all matching funds for the grant will come from the Wentz's.

Commissioner Johnson moved to approve the matching funds agreement between the City and Monte & Nancy Wentz. Commissioner Pounds seconded. Motion carried unanimously.

2014 BUDGET

Finance Director Farha gave the commissioners the new CIP schedule, with projects planned. The budgeted transfers changed from \$215,000 to \$217,500. She asked for permission to publish the budget, with a public hearing scheduled for the next commission meeting.

Commissioner Wentz moved to publish the 2014 budget for the City. Commissioner Hasch seconded. Motion carried unanimously.

CITY MANAGER CONTRACT

APPROVED

City Manager Uri said he removed the paragraph which states what the City will pay the city prosecutor, as suggested by Commissioner Hasch. He will remain the city attorney, but will not represent the City in court matters. City Manager Uri will become a fulltime employee, with all benefits.

Commissioner Wentz moved to authorize the mayor to sign the city manager contract with Larry Uri. Commissioner Hasch seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri presented the engineers' plans for the flood control project, as they have been submitted for permits. He gave estimates for the two dams, which have decreased by \$398,181.00 since 2011. City Manager Uri estimates we can solicit bids for construction by this fall.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz inquired about the house at 11th & Washington, mentioning the tall weeds.

Commissioner Johnson noted the weeds around 2nd Street Park, at the homes and alleys. Ron Copple discussed nuisances and mowing.

STAFF COMMENTS

Mike Copple said the department received a grant for the special traffic enforcement program, which is the seatbelt program. The grant results in about \$3400 which can be spent on equipment.

ADJOURN

Mayor Parker 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. The meeting adjourned at 6:52 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, August 7, 2013 5:30 p.m.

The governing body met in regular session on August 7, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Arlene Clayton, Jeff Nielsen, Ashley McMillan, Tammy Britt, Jean Rosemarynoski, Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Bruce Johnson, Police Chief.

Pastor Jeff Nielsen gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri said there would be a break in the meeting at 6:30 in order to tour a building which could possibly be purchased for use by the utility department.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the July 15, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

Commissioner Hasch moved to approve the minutes of the July 17, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #14

APPROVED

An explanation was given on the life insurance that is City-contributed, as well as the insurance employees elect on their own. The Cunningham check was discussed. City Hall will be getting cable internet installed. Gene Wilson's fees for phone consultation and the bond administrative fees for the Rolling Hills loan were explained.

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

PUBLIC COMMENTS

Arlene Clayton made several comments.

PUBLIC HEARING:

2014 BUDGET

Mayor Parker opened the public hearing.

Finance Director Farha listed the changes to next year's budgets. She said the new budget will; not see a mill rate increase. It accommodates a 1.5% cost of living for fulltime employees, a 1.6% general fund non-personnel increase, the switch to KP&F by the police department paid for by not rehiring one employee, transfers to the equipment reserve fund of \$105,700, and transfers to the capital improvement fund of \$67,500. The general fund should end 2014 with a reserve of \$501,600. The debt service mill levy was increased 4.677 mills due to higher debt payments in 2014, but the health insurance savings kept the overall levy the same. A gas utility fund has been created.

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

MSMT CONTRACT**APPROVED**

City Manager Uri showed a map with all easements the City would need, or has already gotten, to complete the dam project. MSMT has offered its highway frontage property for \$35,980. The City will improve the property by doing dirt work to bring it up to grade, making it ready for commercial development. At this point, the developer would have the option to purchase the property back for \$35,980 plus the costs incurred by the City.

Commissioner Johnson asked if the City would recoup taxes, as property taxes will need to be paid. The majority agreed that the language stating "total costs incurred" could include taxes.

Commissioner Wentz moved to authorize the City Manager to sign the development agreement with MSMT, LLC. Commissioner Pounds seconded. Motion carried 4-1, with Commissioner Johnson opposing.

PIZZA HUT EASEMENT**APPROVED**

The easement granted by Pizza Hut's owners allows the City to do dirt work and bring the back of the property up to grade. In return, the City will raise the retaining wall, reinstall fencing, and install the storm sewer. The total estimate including engineering is \$50,916.88.

Commissioner Hasch moved to accept the easement from Pizza Hut for the flood control project. Commissioner Johnson seconded. Motion carried unanimously.

WAIVER OF TALLGRASS ESTATES RESTRICTIVE COVENANTS**APPROVED**

Currently, the Tallgrass Estates area allows only residential use. Some of the land is being sold for purposes of constructing a kennel. Waiving the restrictive covenants will also allow the City to build the dam.

Commissioner Pounds moved to waive the restrictive covenants of Tallgrass Estates. Commissioner Hasch seconded. Motion carried unanimously.

EV CATHODIC CONTRACT**APPROVED**

The agreement provides for inspection of the lines as well as doing the required written reports. The price paid to EV Cathodic will be \$2,000 per year, or \$166.67 per month.

Commissioner Wentz moved to approve the service agreement with EV Cathodic. Commissioner Pounds seconded. Motion carried unanimously.

POLICE VEHICLES**APPROVED**

City Manager Uri sent letters to the local new vehicle dealers, in an attempt to keep the business local. He provided prices for two vehicles from the General Services Administration Auto Choice program. Both dealers have stated they cannot compete. They do have until August 15 to respond.

Commissioner Wentz moved to approve the purchase of the police vehicles as described, unless we receive favorable bids from the local dealers. Commissioner Hasch seconded. Motion carried unanimously.

FEDERAL FUNDS EXCHANGE**APPROVED**

Ron Copple said after receiving \$28,572.85, there will be a total of \$85,000 banked for future projects.

Commissioner Pounds moved to approve the exchange of \$28,572.85 of federal funds and to bank these funds. Commissioner Johnson seconded. Motion carried unanimously.

PLAYGROUND FINAL DESIGN**APPROVED**

Ashley McMillan presented the final design from Play by Designs, based on local needs. Fundraising has begun, and \$40,000 has been received.

Commissioner Johnson moved to proceed with the playground design for the park. Commissioner Wentz seconded. Motion carried unanimously.

BROWN GRAND CONSTRUCTION CONTRACT

City Manager Uri said the Brown Grand has received the pledges and grants to proceed with the renovation project. The contractor will be Eby Construction. The contract was not received, and the item will be brought back at the next meeting.

ORDINANCES:**2013-3055 AMBULANCE FEES****PASSED**

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

AN ORDINANCE AMENDING THE EMERGENCY MEDICAL SERVICES FEE ORDINANCE OF THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 9-62; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 9-62.

Thereupon, Commissioner Wentz moved that said Ordinance be passed. The motion was seconded by Commissioner Hasch. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3055 and was signed by the Mayor and the signature attested by the City Clerk.

RESOLUTIONS:

2013-1957 ESTABLISHING MUNICIPAL INVESTMENT POOL ACCOUNT

PASSED

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

WHEREAS, THE UNDERSIGNED IS A MUNICIPALITY, AS DEFINED IN K.S.A. 12-1675, AS AMENDED,(THE "PARTICIPANT") AND FROM TIME TO TIME HAS FUNDS ON HAND IN EXCESS OF CURRENT NEEDS.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1957 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri discussed Clean Line Energy, which is constructing a transmission line to connect wind resources to market. The line will go near Concordia. He said he will be attending a grant writing workshop this week. City Manager Uri recommended lifting the water warning, due to the recent rainfall.

Commissioner Johnson moved to lift the water warning. Commissioner Wentz seconded. Motion carried unanimously.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Mayor Parker asked if there had been any problems with City property after the heavy rain the other night. Chad Buckley discussed flooding at the treatment plant.

Commissioner Wentz thanked the bicycle patrol officers for coming by the National Night out event.

STAFF COMMENTS

Ron Copple said the company will be starting the mastic sealing project.


City Clerk Crum presented the new rates for health insurance. The City received a very favorable rate, only increasing .009%, or approximately \$400 for the entire year's premium. Dental had a slightly higher increase, at .6%.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting Commissioner Johnson seconded. Motion carried unanimously. The meeting adjourned at 8:10 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, August 21, 2013 5:30 p.m.

The governing body met in regular session on August 21, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Deb Ohlde, Sister Beth Stover, Monte Wentz, Jeff Nielsen, LaVerne Clintsman, Tammy Britt. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Bruce Johnson, Police Chief.

Pastor Jeff Nielsen gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri said one item under new business, for discussion of water department shop building, would be dropped. Also, he added an executive session for attorney-client privilege.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the August 7, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #15

APPROVED

Answers to questions asked: the Farmway billing was for monthly purchases, the KLA Environmental payment was for the larger contract, and Commissioner Johnson requested seeing the feasibility study, and the Medicare payment was reimbursement for the overpayment on a patient.

Commissioner Wentz moved to approve appropriation ordinance #15. Commissioner Hasch seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

COMMERCIAL REHABILITATION CONFLICT OF INTEREST HEARING

Mayor Parker opened the public hearing.

The purpose of this hearing is to announce the award of funding for a Commercial Rehabilitation CDBG project for property owned by the son and daughter-in-law of a City Commission member. Comments will be sought from the citizens attending this hearing and all comments will be entered into the official minutes of this hearing.

There were no public comments.

Mayor Parker closed the public hearing.

PROCLAMATIONS:

NATIONAL RECOVERY MONTH

Sister Beth Stover presented the proclamation, and Mayor Parker declared September 2013 as Recovery Month.

NEW BUSINESS:

APPOINT LEAGUE VOTING DELEGATES

City Clerk Crum asked for two voting delegates for the upcoming League conference, and for two alternate voting delegates.

Commissioner Pounds moved to appoint Commissioner Wentz and Commissioner Johnson as League voting delegates. Commissioner Hasch seconded. Motion carried unanimously.

Commissioner Wentz moved to appoint Commissioner Pounds and Commissioner Hasch as League alternate voting delegates. Mayor Parker seconded. Motion carried unanimously.

2013 BUDGET AMENDMENT

APPROVED

Finance Director Farha said the amendment adds a gas fund to the budget, with proposed expenditures of \$40,399.

Commissioner Pounds moved to approve the budget amendment as presented. Commissioner Johnson seconded. Motion carried unanimously.

ORDINANCES:

2013-3056 STANDARD TRAFFIC ORDINANCE

PASSED

Thereupon, there was presented to the City Commission 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 2013, WITH CERTAIN OMISSIONS, AMENDMENTS, AND ADDITIONAL PROVISIONS.

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

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3056 and was signed by the Mayor and the signature attested by the City Clerk.

2013-3057 UNIFORM PUBLIC OFFENSE CODE

PASSED

Thereupon, there was presented to the City Commission 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 2013, 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 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 passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3057 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri discussed current water billing practices. Due to the post office being unable to deliver mail as quickly as in the past, all customers who were shut off last week will receive the late fee credited back to their account. Also, we will soon begin sending only one bill per month, and mail full size bills rather than postcard bills.

Pictures of damages by semi-trucks turning into Short Stop were shown, due to a complaint from a citizen.

City Manager Uri said several bicycles have been purchased by the City for use by the college students.

He recently met with flood control engineers. By not holding water in the Plum Road dam, no mitigation is required. Two acres of the 21st Street dam will have wetlands which need to be mitigated. The design for the relocation of the sewer is complete. He said most likely contractors won't be able to build the dam this fall as originally planned.

City Manager Uri attended a grant writing workshop last week, and will begin working on possible grants.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked about the status of nuisances. Ron Copple said though he realizes there are numerous lawns that need mowed, his first priority is to City property. Commissioner Johnson stated we might consider hiring more employees next year. Commissioner Johnson noted the parking stalls seem narrow outside City Hall and downtown.

Commissioner Hasch asked about the property near Dan Huff, who was in attendance recently to voice a complaint about his neighbor. Bruno Rehbein said a nuisance letter has been sent.

Commissioner Pounds asked about the status of the gas line. The pipe is in the ground, and the County has reimbursed us their share for the project.

Mayor Parker asked if there was an ordinance for blowing grass in the street while mowing. City Manager Uri said he would look into it. Mayor Parker asked Ron Copple if he was pleased with the mastic sealing on the streets. Mr. Copple said he was.

STAFF COMMENTS

Ron Copple said the County is about \$100,000 short in getting the hot mix plant up and running. He proposed giving them the money, on the assumption this would be paying for the asphalt in advance.

Chad Buckley said the manhole has been set at Rasure Field, to allow for the sewer line. He showed a video of the cleaning and inspection of the west water tower.

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

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

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

Nay: None.

Time: 6:47 p.m.

The commission reconvened at 7:02 p.m.

Mayor Parker announced there was no binding action taken.

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

Commissioner Wentz moved that the commission recess into executive session for fifteen (15) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:04 p.m.

The commission reconvened at 7:19 p.m.

Mayor Parker announced there was no binding action taken.

ADJOURN

Mayor Parker 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 Wentz seconded. Motion carried unanimously. The meeting adjourned at 7:19 p.m.

(Seal)



Stacey Crum
City Clerk

**AMENDED MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON**
Wednesday, September 4, 2013 5:30 p.m.

The governing body met in regular session on September 4, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, LaVerne Clintsman, Eric Johnson, Ronald Dorman, Everett Ford, Susan Cantine-Maxson, Bob Maxson, Tessa Zehring, Tammy Britt. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Eric Voss, Fire Chief; Mike Copple, Assistant Police Chief.

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

City Manager Uri said the building purchase contract was removed from the agenda.

APPROVAL OF MINUTES

APPROVED

Commissioner Hasch moved to approve the minutes of the August 21, 2013, meeting. Commissioner Pounds seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #16

APPROVED

In answer to the question about playground mulch, Ron Copple answered it is put under the playground equipment. The question about the Cunningham bill was answered that both City Hall and the police department have internet. Asked about the age of the street sweeper, Mr. Copple said it is 9 or 10 years old. When asked if the work at Concordia Chevrolet was for one of the older police Impalas, the answer was yes.

Commissioner Wentz moved to approve appropriation ordinance #16. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

LaVerne Clintsman said there is a sewer line that runs under his garage, and wondered what the City would do about that before he continues work on his garage. He also produced a letter sent from the City about nuisances on his property, explaining the complaints.

Everett Ford updated the commission on the properties by Wood Oil to be demolished. He discussed the property he'd purchased at sheriff's sale which still has specials for mowing to be paid to the City, but Mr. Ford argues he does not owe it.

PUBLIC HEARING:

2013 BUDGET AMENDMENT

Mayor Parker opened the public hearing.

"The purpose of this hearing is to hear public comments on amending the 2013 budget to add a gas fund."

There were no public comments.

Mayor Parker closed the public hearing.

123 W. 11TH CONDEMNATION

Mayor Parker opened the public hearing.

"The purpose of this hearing is to allow the owner, the owner's agent, any lienholders of record or any occupant of 123 W. 11th to show cause why such structures should not be condemned and ordered repaired or demolished."

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

BROWN GRAND THEATRE CONSTRUCTION CONTRACT

APPROVED

City Manager Uri presented the contract, with Eby Construction from Wichita, for \$504,439.00.

There will be a meeting the week of September 24 with the contractor, who will start the work shortly thereafter. Campbell & Johnson, as well as Bruno Rehbein, plan to check the work as the project progresses.

Commissioner Pounds moved to approve the contract with Martin K. Eby Construction Co., and to authorize the city manager to sign the contract. Commissioner Hasch seconded. Motion carried unanimously.

PIZZA HUT CMB LICENSE

APPROVED

Pizza Hut was sold and the new owners applied for a license. They have been checked with the KBI. Staff recommended approval.

Commissioner Wentz moved to approve the CMB license for Pizza Hut. Commissioner Johnson seconded. Motion carried unanimously.

RESOLUTIONS:

2013-1958 123 W. 11TH CONDEMNATION

PASSED

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

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS: 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 on motion of Commissioner Johnson, seconded by Commissioner Wentz, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1958 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2013-3058 NUISANCE AMENDMENT

PASSED

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

AN ORDINANCE AMENDING A NUISANCE ORDINANCE OF THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 13-1; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 13-1.

Thereupon, Commissioner Wentz moved that said Ordinance be passed. The motion was seconded by Commissioner Hasch. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3058 and was signed by the Mayor and the signature attested by the City Clerk.

2013-3059 WATER BILLING AMENDMENT

PASSED

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

AN ORDINANCE OF THE CITY OF CONCORDIA ESTABLISHING BILLING PROCEDURES FOR WATER, SEWER SERVICE, AND LANDFILL UTILIZATION CHARGES, AND AMENDING SECTIONS 20-33 AND 20-34 OF THE CONCORDIA CODE.

Thereupon, Commissioner 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 passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3059 and was signed by the Mayor and the signature attested by the City Clerk.

2013-3060 GAS BILLING AMENDMENT

PASSED

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

AN ORDINANCE OF THE CITY OF CONCORDIA ESTABLISHING CONNECTION FEES AND BILLING PROCEDURES FOR A MUNICIPALLY-OWNED NATURAL GAS SERVICE IN CONCORDIA, AND AMENDING SECTIONS 20-505, 20-507, 20-508, AND 521 OF THE CONCORDIA CODE.

Thereupon, Commissioner Pounds moved that said Ordinance be passed. The motion was seconded by Commissioner Hasch. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3060 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said Campbell & Johnson has agreed to check on the work at the Brown Grand when construction starts. Eric Johnson talked about the services they could share along with Bruno Rehbein to keep costs down.

City Manager Uri discussed the parking stalls issue Commissioner Johnson brought up at the last meeting. City Manager Uri said there is no ordinance specifying the size of stalls or the angle, though the City, according to ADA requirements, falls within those guidelines.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz asked if more work would be done at the Mosher property, where the house sat. City Manager Uri said it's possible we could designate that area as a TIF district in the future, and there would need to be blight in order to do that.

Commissioner Johnson asked about the credit on the AT&T bill, which amounted to \$4172.64. City Clerk Crum said it was a refund from several years ago, and as AT&T would not issue a refund check, it is being used up by current monthly charges.

Commissioner Hasch asked about traffic monitoring around town right now. Ron Copple said it's a KDOT project, compiling a traffic count.

Commissioner Pounds had spoken to someone who wondered whose responsibility it might be to investigate the flooding at Alstom's during the recent heavy rain. Provided how torrential the downpour was, there was nowhere for the water to go.

STAFF COMMENTS

Eric Voss said the ladder truck work was completed in Salina, but encountered problems coming home, so more work has been done.

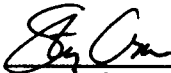
Chad Buckley gave an update on the sewer work at Rasure Field for the restrooms. The gas meter will be installed tomorrow for the jail. He gave an update on Kansas Gas' part in the new gas line installation.

ADJOURN

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

There being no further business, Commissioner Hasch moved to adjourn the meeting Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 6:57 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, September 18, 2013 5:30 p.m.

The governing body met in regular session on September 18, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Mr. & Mrs. Ronnie Dorman, Ken Johnson, Andrew Kovar, Beverly Mortimer, Rick Limon, Mary Thoman, Krystal Breese, Tammy Britt. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

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

PROCLAMATIONS:

CONSTITUTION WEEK

City Manager Uri read the proclamation. The USD 333 4th grade class then recited the Preamble to the Constitution.

APPROVAL OF MINUTES

APPROVED

Commissioner Johnson requested that the questions be listed, along with the answers to questions on the appropriations. He also requested the amount of the AT&T credit be noted.

Commissioner Johnson moved to approve the minutes of the September 4, 2013, meeting, as amended. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #17

APPROVED

Commissioners asked about the following checks and what services were provided for payment: check #59578 to Newton's consisted of work at the treatment plant after the flood. Check #59558 to EV Cathodic was for installing the gas meter, as well as the monthly service fee.

Commissioner Wentz moved to approve appropriation ordinance #17. Commissioner Pounds seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:

USD 333 BOND PRESENTATION

Bev Mortimer, USD 333 superintendent, discussed this year's bond issue to be voted on in November's election. The project is estimated at \$5.5 million, to be bonded over 20 years. The district would receive approximately 40% state aid if the issue passes, and would increase the mill by 2. Without passage, if the district were to continue the project, the mill increase would be 6.626 without state aid. The HVAC system would be upgraded and a FEMA storm shelter would be added.

RESOLUTIONS:

2013-1959 MARQUIS PLACE IRB

PASSED

Thereupon, and among other business, there was presented to the governing body a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS APPROVING THE SALE OF A CERTAIN PROJECT FINANCED WITH THE PROCEEDS OF REVENUE BONDS OF THE CITY; RATIFYING THE CALL AND EARLY REDEMPTION OF SAID REVENUE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF (1) A SPECIAL WARRANTY DEED, (2) A BILL OF SALE, (3) A TERMINATION AND RELEASE OF LEASE, AND (4) A SATISFACTION, DISCHARGE AND RELEASE OF INDENTURE.

Thereupon, the Resolution was considered and discussed; and on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by a majority vote of all members present.

Thereupon, the Resolution having been adopted by a majority vote of the members of the governing body, it was given No. 2013-1959, and was directed to be signed by the Mayor and attested by the City Clerk.

NEW BUSINESS (cont.):

CLOUD COUNTY RIGHT-OF-WAY PERMIT

APPROVED

The City plans to run Plum Road across the top of the south dam. A spillway on the west side of the structure would let water run over the road in case of a large rain. The county commissioners have approved the permit.

Commissioner Hasch moved to approve the Cloud County Plum Road right-of-way permit. Commissioner Wentz seconded. Motion carried unanimously.

CDBG HOUSING REHABILITATION BID AWARDS

APPROVED

Bruno Rehbein presented the second round of rehabilitation awards.

The bids were as follows:

Contractor	Cory 830 E. 6th	Day 733 E. 6th	Forrester 314 E. 6th	M. Kennedy 724 E. 6th	Smith 408 E. 6th	Hayne 809 E. 6th
Snell Contracting Concordia						
M & R Building Abilene	\$22,300.00	\$28,350.00	★ \$23,500.00	★ \$17,425.00	★ \$27,950.00	★ \$22,850.00
Kansas Sand & Const. Salina		★ \$28,000.00		\$17,650.00	\$29,650.00	\$25,350.00
Cote Construction Miltonvale		\$30,750.00		\$19,650.00		\$26,990.00
	Landlord Pulled House out of the Grant					

Mr. Rehbein stated that Kansas Sand has a project from the first round of bids that they have not started, and would need to do that before beginning the project at 733 E. 6th.

Commissioner Pounds moved to award Kansas Sand & Construction Company the contract bid of \$28,000 for 733 E. 6th, with the stipulation that they have a contract in place for starting work at 310 E. 6th from the first round of rehabs. Commissioner Wentz seconded. Motion carried unanimously.

Commissioner Wentz moved to waive the three bid rule for M & R Builders. Commissioner Pounds seconded. Motion carried unanimously.

Mr. Rehbein said the Smith property's bid was over the amount allowed, and recommended using the preservation grant's remaining \$3230 towards that property, with the Smiths making up the difference.

Commissioner Johnson moved to apply excess preservation money of \$3230 to the Smith rehab project. Commissioner Pounds seconded. Motion carried unanimously.

Commissioner Wentz moved to allow M & R Builders to receive the award as the second lowest bidder if Kansas Sand fails to meet the requirements of the first motion. Commissioner Pounds seconded. Motion carried unanimously.

Commissioner Wentz moved to award the bids to M & R Builders for the Forrester, Kennedy, Smith, and Hayne properties. Commissioner Pounds seconded. Motion carried unanimously.

Mr. Rehbein also discussed the housing rehab board's desire to enlarge the target area, due to the low number of qualified projects and dollars spent in the initial target area. The larger area would include East 7th and 8th Streets from Matthew to Lincoln. Permission must be granted from the State.

Commissioner Pounds moved to expand the target area to include East 7th and 8th Streets from Matthew to Lincoln, and to have the mayor sign the request letter to the State. Commissioner Hasch seconded. Motion carried unanimously.

Mr. Rehbein said since only one bid was received for 314 E. 6th, and the requirement is for more than one to be received, a letter will be sent to the State asking permission to accept the bid from M & R Builders.

KRISTY'S (TIF) SIDEWALK BIDS

APPROVED

Ken Johnson presented the bids for the Kristy's sidewalk project. They were as follows:

Smoky Hill, LLC	Salina	\$20,531.00
Wrench Construction	Beloit	\$23,044.50

The engineer's estimate was \$19,696.04. The project will be completed by December 31, though Smoky Hill estimates they can start in October and finish that same month.

Commissioner Johnson moved to accept the low bid from Smoky Hill, LLC for \$20,531 for the Kristy's TIF project. Commissioner Pounds seconded. Motion carried unanimously.

ORDINANCES:

2013-3061 KANSAS STREET VACATION

PASSED

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

AN ORDINANCE PURSUANT TO K.S.A. 12-504 AND 12-505, AS AMENDED, VACATING KANSAS STREET IN THE CITY OF CONCORDIA FROM THE NORTH PROPERTY LINE OF A TRACT OF LAND AT 89 LINCOLN STREET AS DESCRIBED IN VOLUME 156 AT PAGE 908-909, DEED RECORDS OF THE CLOUD COUNTY REGISTER OF DEEDS, TO THE NORTH CITY LIMITS.

Thereupon, Commissioner Wentz moved that said Ordinance be passed. The motion was seconded by Commissioner Hasch. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3061 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said two acres of wetlands were found at the north dam location. The best alternative is to see to the construction of a mitigating area of wetlands at the Jamestown Wildlife area. A guess on the cost will be around \$100,000.

City Manager Uri has sent out a request for proposals for engineering services for wastewater treatment plant improvements.

He stated a similar RFP will be sent out for airport improvements, as required by the FAA to go through a new selection process before more funds will be received. The current engineer, Benesch, has completed the environmental study.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz asked about Womack's plans for the south development. City Manager Uri said he is working with contractors to put the project together.

Commissioner Johnson brought up the AT&T credit, and asked if they are paying us interest on the credit. It was answered no. Commissioner Johnson asked if the problems addressed in public comments at the last meeting had been addressed. City Manager Uri said he would be addressing Everett Ford's issues, but that the sewer under Laverne Clintsman's garage was not the City's responsibility, unless the commission so desired it to be.

Commissioner Johnson made a motion to contact Mr. Clintsman, with correspondence on what he wanted the City to do. City Manager Uri said insurance has already denied Mr. Clintsman's claim for the storm sewer damage, and unless the City made a monetary offer, there was nothing that could be done.

City Manager Uri said he would advise him of his right to make a claim. Commissioner Johnson withdrew his motion.

Commissioner Johnson said the sewer system should be mapped.

Commissioner Hasch heard from citizens commending both Bruno and a water employee.

Commissioner Pounds asked about the sewer project in the flood control area. There will be a bid opening next week. Commissioner Pounds wondered about a CloudCorp report.

Mayor Parker noted the CloudCorp meeting the previous night, saying there has been a feasibility study on the truck stop site, and said the board is pleased with the job Ashley McMillan is doing.

STAFF COMMENTS

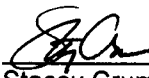
Chad Buckley clarified that setting aside money for the wastewater plant is being proactive; he doesn't yet have documentation from KDHE requiring the project to move forward.

ADJOURN

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

There being no further business, Commissioner Hasch moved to adjourn the meeting Commissioner Wentz seconded. Motion carried unanimously. The meeting adjourned at 7:15 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, October 2, 2013 5:30 p.m.

The governing body met in regular session on October 2, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Tina Barnett. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Bruce Johnson, Police Chief.

Pastor Tina Barnett 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 September 18, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #18

APPROVED

What was the variance filed with the Register of Deeds? Bruno Rehbein answered that McDonalds had received permission for raising their sign height. Commissioner Wentz requested profit or loss information on the Chiefs bus trip. When asked why we were still paying a small amount on the City's contribution to CloudCorp, Finance Director Farha answered that we pay only as tax money is collected, which is why we did not pay the entire second half in July. Were fireworks reimbursed for Fall Fest? Finance Director Farha answered that the funds were paid to us the same day we issued the check. On the question about purchasing ammo, Bruce Johnson said the department uses the sand pit for a target range.

Commissioner Wentz moved to approve appropriation ordinance #18. Commissioner Pounds seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:

CAMPBELL & JOHNSON ENGINEERING AGREEMENT FOR BROWN GRAND THEATRE

APPROVED

Campbell & Johnson would oversee aspects of the project not handled by the Brown Grand's contractors, including soil bearing capacity reviews, concrete testing, weld inspection, and construction observation. TIF funds could be spent on this.

Commissioner Pounds moved to approve the Campbell & Johnson engineering agreement for the Brown Grand Theatre. Commissioner Wentz seconded. Motion carried unanimously.

SOUTH SEWER PROJECT BIDS

APPROVED

Ken Johnson said the City received bids from five contractors for the project, which would reroute the sewer line in the flood control area. They were as follows:

Nowak Construction	\$316,276.76	Start date 11-15-13
Midlands Construction	\$322,663.75	Start date 1-2-14
Middlecreek Corp.	\$327,872.75	Start date 12-16-13
J & K Contracting	\$375,000.00	Start date 11-4-13
Smoky Hill, LLC	\$395,490.48	Start date 11-1-13

The engineer's estimate was \$317,621.25. Nowak has done work for the City previously, and staff recommendation was to award the bid to Nowak.

Commissioner Johnson moved to award the sanitary sewer relocation project to Nowak Construction in the amount of \$316,276.75. Commissioner Hasch seconded. Motion carried unanimously.

RESOLUTIONS:

2013-1960 CONDEMNATION 1020/1022 WASHINGTON

PASSED

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

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS: 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 on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1960 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2013-3062 KANSAS STREET VACATION

PASSED

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

AN ORDINANCE PURSUANT TO K.S.A. 12-504 AND 12-505, AS AMENDED, VACATING A PORTION OF KANSAS STREET IN THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP FIVE (5) SOUTH, RANGE THREE (3) WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

Thereupon, Commissioner Hasch 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 passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3062 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said he had sent out request for qualifications for the wastewater treatment plant's future project and the airport's engineering. City Manager Uri reminded the commission the League annual conference is next weekend. The Lions Club tree planting ceremony will be tomorrow morning.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Pounds noted a car on West 10th that had been sitting for some time. Staff will check into it. Commissioner Pounds said a duplex in East 17th is not taking care of the yard. Mr. Rehbein said we have sent a nuisance letter.

Commissioner Wentz thanked the city crew for helping during Fall Fest.

Commissioner Johnson asked if Hood Park could have a couple picnic tables. Commissioner Johnson asked about receiving interest from AT&T on the credit on the bill. City Clerk Crum said a refund check was being issued, but interest was not part of the refund.

Mayor Parker said the elementary school had Constitution Day, and he read a proclamation, as Concordia's mayor. Mayor Parker mentioned a call he'd received about abandoned vehicles and asked Bruno to explain the inoperable vehicle procedure for the public.

STAFF COMMENTS

Bruce Johnson said we'd be getting two new traffic radar units, as well as getting reimbursed for labor costs of seatbelt enforcement earlier this year.

Bruno Rehbein said we will be running an ad, after the target area was expanded for the rehabilitation grant.

Chad Buckley said the gas line was turned on yesterday.

Finance Director Farha noted a \$1500 loss on the Chiefs bus trip last weekend, and a lost off \$1300 last year. She was asked about a report on the animal shelter, and promised to provide that information.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE (1)

HELD

Commissioner Wentz moved that the commission recess into executive session for fifteen (15) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Pounds seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:23 p.m.

The commission reconvened at 6:38 p.m.

Mayor Parker announced there was no binding action taken.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE (2)

HELD

Commissioner Wentz moved that the commission recess into executive session for fifteen (15) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:39 p.m.

The commission reconvened at 6:54 p.m.

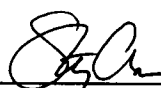
Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting Commissioner Hasch seconded. Motion carried unanimously. The meeting adjourned at 6:55 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, October 16, 2013 5:30 p.m.

The governing body met in regular session on October 16, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Monte Wentz, Lowell Thoman, Art Slaughter, Ashley McMillan, Susan Retter, Janet Lowell, Kirk Lowell, Ken Johnson, Jon Puckett, Tina Barnett, Bev Taddiken, Steve Richard, Darrel Hosie, Tom Tuggle, Suzy Tuggle, Everett Ford, Daniel Stehlik. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

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

PRESENTATION
KIRK LOWELL – AIRPORT ADVISORY BOARD

Awards and recognition from Susan Retter, representing the airport advisory board, Lowell Thoman, representing CloudCorp, and City Manager Uri, representing the City, were given to Kirk Lowell. Mr. Lowell spoke about his many years of service to the community. The meeting broke for refreshments.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the October 2, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #19

APPROVED

Commissioner Wentz moved to approve appropriation ordinance #19. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

Everett Ford thanked Kirk Lowell for his role on the airport advisory board. He also discussed his demo properties, and the progress of the house currently being renovated.

NEW BUSINESS:

MARQUIS PLACE REAL ESTATE CONTRACT

APPROVED

City Manager Uri said this is the last piece of property needing to be acquired for the flood control area, as the dam will cut through this lot. The purchase price is \$50,000. The lot is not located in the TIF district, so TIF funds cannot be used.

Commissioner Wentz moved to approve the Marquis Place real estate contract for \$50,000. Commissioner Hasch seconded. Motion carried unanimously.

CAMPBELL & JOHNSON AGREEMENT FOR CDBG
COMMERCIAL REHABILITATION

APPROVED

After this agreement is approved for Monte Wentz's rehabilitation grant received for 101 E. 6th, the contractor can begin work. The City is the grant administrator but will not expend any funds for the project.

Commissioner Johnson thought the agreement should state the City is not responsible for any payments.

Commissioner Pounds moved to approve the Campbell & Johnson agreement for the CDBG commercial rehabilitation project at 101 E. 6th, for \$28,518.50. Commissioner Hasch seconded. The vote was 3-1, with Commissioner Johnson opposing and Commissioner Wentz abstaining.

RESOLUTIONS:

2013-1961 TRANSFER TO KP&F

PASSED

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

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS: AS A PARTICIPATING EMPLOYER WITH THE KANSAS PUBLIC EMPLOYEES RETIREMENT SYSTEM THE CITY HEREBY MAKES APPLICATION IN ACCORDANCE WITH K.S.A. 74-4954(1) AND (2) TO BECOME A PARTICIPATING EMPLOYER IN THE KANSAS POLICE AND FIREMEN'S RETIREMENT SYSTEM TO PROVIDE FOR THE INCLUSION OF ALL FUTURE ELIGIBLE POLICE OFFICERS, AND THE TRANSFER OF MEMBERSHIP TO ALL CURRENT POLICE OFFICERS PRESENTLY COVERED UNDER THE KANSAS PUBLIC EMPLOYEES RETIREMENT SYSTEM, EFFECTIVE JANUARY 1, 2014.

Discussion included the additional minimum \$26,000 a year more that it will cost the City, and that this additional amount will be funded by not replacing one officer.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1961 was signed and approved by the Mayor and attested by the Clerk.

2013-1962 BLOSSER AIRPORT EMINENT DOMAIN

PASSED

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

WHEREAS, THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS IS THE FEE SIMPLE OWNER OF CERTAIN REAL PROPERTY WHICH IS LEGALLY DESCRIBED AT EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("THE PROPERTY").

The FAA has determined the City must have a deed to the property in order to continue receiving funds from the FAA, which represents \$150,000 a year. The Blosser family has not agreed to the proposal.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Johnson, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1962 was signed and approved by the Mayor and attested by the Clerk.

2013-1963 123 W. 11TH CONDEMNATION

PASSED

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

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS: WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 7-47 (C) OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURE IS UNSAFE AND DANGEROUS.

The process is starting over because additional lienholders were found and need to be notified.

Thereupon on motion of Commissioner Hasch, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1963 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri discussed the proposals received for the treatment plant project. He said the request is still out for the airport engineering, and that the airport advisory board will assist in the recommendation. A decision will need to be made where to relocate the City Park playground equipment, once the new equipment is installed.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz noted the League conference last week, saying she'd attended sessions on economic development, grant writing, and funding.

Commissioner Hasch also discussed her League conference attendance, mentioning the recognition our employees received for longevity, including Raymond Mendenhall for 40 years, Ric Fredrickson for 15 years, and Tim Halfhide and Jared LeDuc for 10 years.

Commissioner Pounds asked about the vehicle on 10th Street he mentioned at the last meeting. City Manager Uri said he would follow up.

Commissioner Johnson said a meeting should be held with the county commissioners to discuss selling the Alco building. City Manager Uri said we'd place it on the next agenda for discussion.

Mayor Parker asked how long KDOT would take completing the line painting on Hwy. 81 through town. Ron Copple said he did not know.

STAFF COMMENTS

Bruce Johnson said his department received a grant for bullet-proof vests.

Ron Copple noted receiving another KLINK project, from 5th & Broadway to the west city limits.

Ken Johnson said Nowak Construction will soon begin the sewer project at the south development.

Finance Director Farha presented an amended budget for 2013 for the water/sewer fund to allow for the additional gas line expenditures that were not previously budgeted. A larger than expected fund beginning balance in 2013 as well as reimbursed expenses will allow for the increased expenditures.


Commissioner Wentz moved to authorize publishing the amended 2013 budget. Commissioner Pounds seconded. Motion carried unanimously.

ADJOURN

Mayor Parker 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 Wentz seconded. Motion carried unanimously.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, November 6, 2013 5:30 p.m.

The governing body met in regular session on November 6, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Bob Burns, Box Maxson. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

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

City Manager Uri removed the Alco building from the study session, and replaced it with a shop building discussion.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the October 16, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #20

APPROVED

Commissioner Johnson asked for an inventory of the police department's weapons. In answer to a question about the sod laid at the sports complex, a grant has been applied for to pay for it. The lab window purchased for the treatment plant replaced a non-energy efficient window. Commissioner Johnson mentioned the updated website purchase, saying the commission was supposed to be in on the decision-making for anything over \$5000.

Commissioner Johnson moved to approve appropriation ordinance #20. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

2013 BUDGET AMENDMENT

Mayor Parker opened the public hearing.

Finance Director Farha said the amendment allowed for extra expenses for the gas line, above what was previously budgeted.

There were no public comments.

Mayor Parker closed the public hearing.

Commissioner Wentz moved to approve the 2013 budget amendment. Commissioner Pounds seconded. Motion carried unanimously.

NEW BUSINESS:

AUDIT ENGAGEMENT LETTER

APPROVED

The City will retain the same auditors, with no increase in fees from previous years. Staff is pleased with Jarred, Gilmore & Bell.

Commissioner Hasch moved to approve the audit engagement letter. Commissioner Wentz seconded. Motion carried unanimously.

HOUSING BOARD RECOMMENDATIONS

APPROVED

Bruno Rehbein said Kansas Sand & Construction Co. was awarded two projects for which they didn't have time to complete. The second lowest contractors were contacted, and they can do the projects. The homeowners are aware they will pay a portion of the increase.

Commissioner Pounds moved to award the contract for rehabilitation for the Day house at 733 East 6th to M&R Building for \$28,350.00. Commissioner Johnson seconded. Motion carried unanimously.

Commissioner Pounds moved to award the contract for rehabilitation for the Gosselin house at 310 East 6th to Snell Construction for \$22,000.00. Commissioner Hasch seconded. Motion carried unanimously.

CCCC ELECTRIC LINE LICENSE

APPROVED

City Manager Uri said Westar Energy has donated a defunct power station to the college. Power is needed to it for lights. The line must cross a city utility easement.

Commissioner Johnson moved to grant to Cloud County Community College an easement for an electric line to be located on college property, as described in the license. Commissioner Wentz seconded. Motion carried unanimously.

ORDINANCES:

2013-3063 WATER RATES

PASSED

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

**AN ORDINANCE PROVIDING FOR ADJUSTMENTS IN WATER AND SEWER RATES;
REPEALING SECTIONS 20-31 AND 20-32 OF THE CONCORDIA CODE; AND
AMENDING THE CONCORDIA CODE, BY ADDING NEW SECTIONS 20-31 AND 20-
32.**

It was noted that Section H should state "per month" for the new wastewater fee.

Thereupon, Commissioner Johnson moved that said Ordinance be passed, adding the schedule discussed from the last study session which was omitted from this version of the ordinance. The new rate structure would eliminate the current practice of charging less the higher the usage, in turn reducing future bills for lower usage customers, and raising them for higher usage customers. The motion died for lack of a second.

Thereupon, Commissioner Pounds moved that said Ordinance be passed as presented, adding the words "per month" to Section H. The motion was seconded by Commissioner Hasch. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance passed by the vote of the governing body, the vote being as follows:

Aye: Commissioners Parker, Wentz, Pounds, and Hasch.

Nay: Commissioner Johnson.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3063 and was signed by the Mayor and the signature attested by the City Clerk.

RESOLUTIONS:

2013-1964 EMPLOYEE HANDBOOK

PASSED

Thereupon, there was presented to the City Commission 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 on motion of Commissioner Wentz, seconded by Commissioner Johnson, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1964 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said next week's flood control study session is planned for 5:30, but with the intergovernmental meeting directly after, we might start it earlier. He spoke of the upcoming NCRPC dinner in Jewell, and said he would be attending. There was discussion on where to move the old playground equipment from City Park, in anticipation of the new equipment next spring. There is commission interest in moving it to Hood Park. City Manager Uri talked about a dog park at the flood control area, with the possibility of forming a volunteer group. He discussed the recent request for proposals for wastewater treatment plant upgrades engineering, and said there would be a contract on the next study session to consider.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson discussed vehicle parking on 5th Street in front of the new McDaniel Memorial. Staff will speak to the owner about parking off the street. Commissioner Johnson suggested eliminating one parking stall at 6th & Broadway, to facilitate more room for trucks turning the corner. He brought up railroad crossing conditions. City Manager Uri said staff would investigate.

Commissioner Hasch asked about Kristy's sidewalk. City Manager Uri said the contractor plans to start work in a couple of weeks. She asked what was being done about the nuisance property on 7th St. Ron Copple said his crew started work there, and was there all day.

Mayor Parker discussed the loss of funds for this year's Chiefs trip, noting it was not as big a loss as earlier reported, and felt we should keep the trip, but charge more for tickets.

STAFF COMMENTS

Eric Voss said the department would be starting EMT classes and fire certification, if anyone was interested in attending.

Chad Buckley said the old vac truck would be sold on Purple Wave. He told the commission of the Certified Public Managers course he has taken over the last year, with graduation next week.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

Commissioner Pounds moved that the commission recess into executive session for twenty (20) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:37 p.m.

The commission reconvened at 6:57 p.m.

Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 6:59 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, November 20, 2013 5:30 p.m.

The governing body met in regular session on November 20, 2013, at 4:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Mary Jo Thummel, Bersita Mendenhall, Raymond Mendenhall, Myrna Campbell, Jody Halfhide, Tim Halfhide, Ashley McMillan, Shawna Mendenhall, Jean Rosemarynoski, Patricia Gerhardt, Bill Cory, Robert Steimel, Ric Fredrickson, Lynette Fredrickson. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

Commissioner Pounds moved to adjourn the meeting to the Brown Grand Theatre for the purpose of observing the current renovation, to reconvene at 5:30. Commissioner Johnson seconded. Motion carried unanimously.

The meeting reconvened at 5:30 p.m.

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

City Manager Uri removed the downtown branding consultation discussion from the study session.

APPROVAL OF MINUTES

APPROVED

Commissioner Wentz moved to approve the minutes of the November 6, 2013, meeting. Commissioner Pounds seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #21

APPROVED

The amount of the Prairieland bill was questioned. This is a usual charge. Commissioner Johnson mentioned a missing check; it will be listed for the next meeting. He noted that the payment to the U.S. Treasury is actually a penalty, rather than a tax. Payroll taxes were paid last in August. He asked if we get a report from Benesch. City Manager Uri said only when the contract is complete. Finally, he questioned the refund from AT&T. City Clerk Crum said it was received last week.

Commissioner Johnson moved to approve appropriation ordinance #21. Commissioner Hasch seconded. Motion carried unanimously.

PUBLIC COMMENTS

Patricia Gerhardt, who resides near the dam, thanked the commission for moving ahead with the project.

PUBLIC HEARING:

2013 CURB & GUTTER PROJECTS

Mayor Parker opened the public hearing.

Ron Copple discussed the projects, explaining the costs shared by the homeowner and the City. Property owners who have not paid by December 31 will see the amount due assessed to their property taxes.

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

KLA ENVIRONMENTAL FLOOD CONTROL CONTRACT AMENDMENT

APPROVED

City Manager Uri discussed the need for the amendment to the contract, due to no longer planning for a permanent body of water by the dam. The amendment reflects a decrease of \$16,525.12 in the contract price. City Manager Uri said though he realizes the disappointment of the commission in the flood control area change, he stated the importance of proceeding, as it could hold up the permit process. Commissioner Pounds requested a meeting with the FAA before proceeding, to state our case.

Mayor Parker moved to approve the KLA Environmental contract amendment. Commissioner Hasch seconded. Motion carried 4-1, with Commissioner Pounds opposing. City Manager Uri agreed to set up a meeting with the FAA for further discussion.

WELLNESS PROGRAM FOR CITY EMPLOYEES

APPROVED

The City obtained the services of Group Benefit Specialists, the broker for health benefits, to create a wellness program for employees. ComCare in Salina was procured, which is owned by Salina Regional Health Center. Upon receipt of the packet material, Commissioner Wentz contacted Cloud County Health Center about providing the services. City Manager Uri produced the material from the hospital stating the costs, which will be approximately \$5,000 if about 50 employees participate and gift cards are given.

Commissioner Hasch moved to approve the proposed wellness screening for the City employees. Commissioner Pounds seconded. Motion carried unanimously.

RESOLUTIONS:

**2013-1965 KDOT OLIVE STREET CROSSING
KYLE RAILROAD AND KDOT AGREEMENT**

PASSED

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

WHEREAS, THE GOVERNING BODY HAS DETERMINED IT TO BE APPROPRIATE AND ADVISABLE TO ENTER INTO AN AGREEMENT BETWEEN THE KYLE RAILROAD COMPANY, THE CITY OF CONCORDIA, CLOUD COUNTY, KANSAS, AND THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS, RELATIVE TO THE CONSTRUCTION AND MAINTENANCE OF HIGHWAY CROSSING SIGNALS UNDER SECTION 130, UNITED STATES CODE 23, PROVIDING FOR THE INSTALLATION OF RAILWAY-HIGHWAY CROSSING SIGNALS, FLASHING LIGHT STRAIGHT POST TYPE AND GATES AT A GRADE CROSSING ON OLIVE STREET IN THE CITY OF CONCORDIA;

Thereupon on motion of Commissioner Hasch, seconded by Commissioner Johnson, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1965 was signed and approved by the Mayor and attested by the Clerk.

2013-1966 1020/1022 WASHINGTON CONDEMNATION

PASSED

The process for condemnation of this property has started over because staff neglected to publish the resolution and notify the owner.

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

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS: 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 on motion of Commissioner Wentz, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1966 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2013-3064 CURB & GUTTER PROJECTS

PASSED

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

**AN ORDINANCE ASSESSING TO EACH LOT, PIECE AND PARCEL OF LAND
LIABLE FOR SPECIAL ASSESSMENT THE AMOUNT TO BE PAID IN INSTALL-
MENTS FOR THE COST.**

Thereupon, Commissioner Pounds 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 passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3064 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri discussed several items. The mini governing body institute will be held December 7 at Great Bend, if any commissioners want to attend. Following up from comments made at the last meeting, staff had discussed not parking along 5th Street with the business owner. We may be receiving a proposal to present for the Brown Grand sprinklers. We are getting bids for the shop building addition. City Manager Uri showed the latest sales tax received, stating sales tax is up for the year. He showed photos of other parks for ideas for the flood control park. The latest floodplain maps were discussed. He said there will not be an employee Christmas dinner this year; instead, it was decided to give larger chamber bucks.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hasch said the park looks nice, and wondered about tags identifying different trees.

Commissioner Pounds asked about the condemned house on 11th Street. Bruno Rehbein said the owner starting demolishing it himself, though a licensed contractor will need to finish.

Commissioner Wentz asked of the demo projects were completed on 6th Street. Mr. Rehbein answered yes, and provided the total fees.

Commissioner Johnson asked if the City paid for downtown trees. City Manager Uri said the committee had received funds for all but two trees, and the City bought those. Commissioner Johnson requested a report of payroll, taxes, etc. City Manager Uri promised to follow up.

Mayor Parker acknowledged City staff taking care of the trees in the cemetery donated by the Lions Club.

STAFF COMMENTS

Eric Voss said his department is 60 calls above last year at this time.

Ron Copple showed photos of Hood Park and where the current City Park playground equipment might be relocated.

Bruno Rehbein presented photos of the latest nuisance property, stating City crews spent 8 days on the property, at a total cost of nearly \$14,000.

Chad Buckley discussed a mixer at the treatment plant, saying it needed rebuilt. The figure he received was \$5378.05.

Commissioner Wentz moved to approve the work on the mixer. Commissioner Hasch seconded. Motion carried unanimously.

Bruce Johnson discussed the weapons inventory list he provided in the packet.

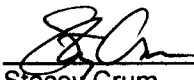
ADJOURN

Mayor Parker 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

Pounds seconded. Motion carried unanimously. The meeting adjourned at 7:30 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, December 4, 2013 5:30 p.m.

The governing body met in regular session on December 4, 2013, at 4:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

Other Officers: City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Kent Otott, Everett Ford. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

Pastor Kent Otott gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the November 20, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #22

APPROVED

The first Kansas Gas bill for the jail was discussed, and how the County will be billed. Only service fees were billed by Kansas Gas.

The two ICMA payments included the usual investment for an employee, as well as an amount set aside for the police chief, as the City does not contribute for him towards KPERs, due to his retirement in the system.

Commissioner Wentz moved to approve appropriation ordinance #22. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

Everett Ford commended the City for accepting leaf dumping at the City Park. Mr. Ford discussed his property at 312 W. 14th, which he purchased and then realized a nuisance assessment for mowing originated by the previous owner of the property. He requested the City to release those taxes.

PUBLIC HEARING:

123 W. 11TH CONDEMNATION

Mayor Parker opened the public hearing.

Bruno Rehbein recommended 30 days for the property owner to start demolishing the structures. If nothing is done at that point, the City will condemn and get bids for the demolition.

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

PEC CONTRACT FOR WWTP ENGINEERING

APPROVED

City Manager Uri said three proposals were received for engineering. Professional Engineering Consultants was chosen. They will look at possible ways to go forward with future necessary changes to the plant. The contract amount is \$54,500.

Commissioner Johnson moved to approve the PEC contract for the treatment plant engineering. Commissioner Hasch seconded. Motion carried unanimously.

DESIGNATION OF OFFICIAL DEPOSITORIES

APPROVED

The annual event designates all five banks in the City. City Manager Uri discussed outside possibilities, due to low rates and lack of bids for the City's investments.

Commissioner Wentz moved to approve the five banks as our depositories. Commissioner Pounds seconded. Motion carried unanimously.

CAMPBELL & JOHNSON 2014 CONTRACT

APPROVED

The contract remained the same, other than a \$100 increase per month, to \$1300. City Manager Uri praised Campbell & Johnson for their services.

Commissioner Johnson moved to approve the 2014 Campbell & Johnson contract. Commissioner Hasch seconded. Motion carried unanimously.

FEDERAL FUNDS EXCHANGE SUPPLEMENTAL AGREEMENT

APPROVED

Ron Copple said the supplemental agreement added funds to our account, bringing our total to \$80,48.46 of federal funds exchanged. The City's share is \$72,043.61, plus \$2,698.12 from a prior agreement. The City has nearly \$75,000 we can expend on a project.

Commissioner Wentz moved to approve the federal funds exchange supplemental agreement. Commissioner Hasch seconded. Motion carried unanimously.

KDOT FLOOD CONTROL EASEMENTS

APPROVED

City Manager Uri presented maps of KDOT-owned property, for which the City will need the rights in order to go forward with the two dams. The properties at Plum Road will allow for the dam to be built, as well as overflow. The 21st Street dam area allows for underwater property during times of heavier rainfall. KDOT has filed its own documents with the Register of Deeds, but they were insufficient. The quitclaim documents give the properties back to KDOT so the process can start over.

Commissioner Wentz moved to authorize the mayor to execute the KDOT quitclaim deeds. Commissioner Hasch seconded. Motion carried unanimously.

RESOLUTIONS:

2013-1967 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, 2014, 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.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Johnson, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1967 was signed and approved by the Mayor and attested by the Clerk.

2013-1968 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;

Thereupon on motion of Commissioner Hasch, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1968 was signed and approved by the Mayor and attested by the Clerk.

2013-1969 CLASSIFIED PAY

TABLED

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

A RESOLUTION AMENDING THE PAY GRADES FOR CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA.

Discussion included changes to allow for lower-paid employees to receive a higher cost of living than the budgeted 1.5%. Commissioner Johnson was in favor of dividing the budgeted COLA equally. Commissioner Hasch proposed 1.6% for classified staff, 1.4% for non-classified staff, and 1.2% for the city manager. It was decided to work up some possibilities based on Commissioner Hasch's suggestions, and bring the two resolutions back to the next meeting.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Pounds, the Resolution was tabled by the following roll call vote:

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

Nay: None.

2013-1970 NON-CLASSIFIED PAY

TABLED

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

A RESOLUTION AMENDING THE PAY GRADES FOR NON-CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA.

Thereupon on motion of Commissioner Wentz, seconded by Commissioner Pounds, the Resolution was tabled by the following roll call vote:

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

Nay: None.

2013-1969 123 W. 11TH CONDEMNATION

PASSED

Thereupon, there was presented to the City Commission 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 on motion of Commissioner Wentz, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1969 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri discussed the possibility of a grant to put sidewalks to the schools on 11th Street. Different routes were discussed. Based on commission interest, it was decided to move forward with the project. City Manager Uri also discussed this year's property tax statements. Taxes increased exponentially this year, due to the completion of dirt work on the commercial lots at the dam. One tax bill included Rasure Field, for which he plans to file an exemption. He notified the commission that the statue in City Park was damaged, but will be repaired at the expense of the individual who damaged it. Concerning the Everett Ford issue, he said he would provide all necessary documents for a commission decision.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Pounds said he'd received information on how to keep geese away from a body of water, and would file it away in the event of future discussion of a pond at the south development. Commissioner Pounds asked if anything further had been discussed about the County having their own hot-mix plant, if the City was able to pay \$100,000 up front to help set up the plant, allowing the funds to be prepayment for materials. Ron Copple said he would bring it up again with the County.

Commissioner Johnson had spoken with a property owner wanting to convert a single family dwelling back to a four-plex like it had been in the past. Bruno Rehbein said the owner would need to appeal to the Board of Zoning Appeals.

Mayor Parker recognized City Manager Uri for picking up trash at the south development on Thanksgiving Day.

STAFF COMMENTS

Ken Johnson gave an update on the south development sewer project, and also said Kristy's sidewalk was finished.

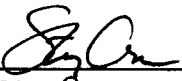
Chad Buckley said the old vac truck brought \$31,500 on Purple Wave. He also said he would be bringing estimates of the shop addition to the commission.

ADJOURN

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

There being no further business, Commissioner Hasch moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 7:34 p.m.

(Seal)



Stacey Crum
City Clerk

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, December 18, 2013 5:30 p.m.

The governing body met in regular session on December 18, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Lowell Thoman, Ken Johnson, Ashley McMillan, Arlene Clayton, Kent Otott, Everett Ford. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

Pastor Kent Otott gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the December 4, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #23

APPROVED

Concerning the payment for the gas line, it was answered we have a final bill for Kansas Gas Service, but the work with KC Construction is complete. Bruce Johnson answered that the payment to Huber & Associates for the police department's CAD system is for annual maintenance.

Commissioner Wentz moved to approve appropriation ordinance #23. Commissioner Hasch seconded. Motion carried unanimously.

PUBLIC COMMENTS

Arlene Clayton encouraged folks to sign a banner for Walter Reed Hospital on Taco John's website.

Everett Ford asked if the commission had reached a decision on exempting his taxes for nuisance abatement on a property he'd purchased. City Manager Uri said it would be addressed during manager comments.

APPOINTMENTS:

HOUSING AUTHORITY

APPROVED

Tammy Britt said the appointment would fill a spot vacant for a year. Cameron Thurner would be a good addition to the board.

Commissioner Pounds moved to Cameron Thurner to the housing authority. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC HEARING:

2013 LIBRARY BUDGET AMENDMENT

Mayor Parker opened the public hearing.

Finance Director Farha said the amendment was necessary, as more tax money was received than budgeted for the library; therefore about \$3000 more had been paid to the library.

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

CMB LICENSES

APPROVED

All businesses have been checked with the KBI and are approved to receive the licenses.

Commissioner Hasch moved to approve CMB licenses for 2014. Commissioner Pounds seconded. Motion carried unanimously.

ENCUMBRANCES

APPROVED

There are two encumbrances, for items needing purchased with this year's funds, which are lights at the sports complex and ammo for the police department.

Commissioner Wentz moved to approve the encumbrances for the sports complex and the police department. Commissioner Pounds seconded. Motion carried unanimously.

CLOUDCORP 2014 PROFESSIONAL SERVICES AGREEMENT

APPROVED

Ashley McMillan said the agreement contained no changes from last year, and the amount would be the same, \$55,000.

Commissioner Johnson moved to approve the CloudCorp 2014 professional services agreement. Commissioner Hasch seconded. Motion carried unanimously.

AFFIRMATION FOR EXEMPT PROPERTY STATUS FOR IRB CERTIFICATIONS

APPROVED

Businesses that have received industrial revenue bonds from the City are required to certify to the City annually that they still have property exempt from taxation.

Commissioner Pounds moved to affirm the exempt property status for IRB certifications for Concordia Tractor. Commissioner Wentz seconded. Motion carried unanimously.

DEMO APPLICATIONS

APPROVED

Bruno Rehbein presented two properties, 217 State St. and 123 W. 1st, to be accepted into the demo program. Both have been deemed unsafe and dangerous.

Commissioner Pounds moved to approve the demo program application for 217 State St. for \$4000. Commissioner Hasch seconded. Motion carried unanimously.

Commissioner Pounds moved to approve the demo program application for 123 W. 1st for \$4675. Commissioner Hasch seconded. Motion carried unanimously.

SHOP BUILDING ADDITION

APPROVED

Chad Buckley said two bids were received, from TKA Construction for \$83,950 and Budreau Construction for \$88,751. The site would be prepared by the City water crew.

Commissioner Pounds moved to approve the bid with TKA Construction for \$83,950. Commissioner Johnson seconded. Motion carried unanimously.

PARK PLAN REVISIONS

APPROVED

Bowman Bowman Novick has presented a proposal for updating the park plan at the south development, due to the recent changes in eliminating the permanent pool in the area. Very few changes would be made from the original plan, though a submerged wetland area has been proposed. The maximum professional fee would be \$7,500.

Commissioner Johnson asked that we get estimates on the maintenance of the area, as well as public feedback of the project. City Manager Uri said there would be opportunities for public input. Commissioner Pounds was not in favor of ending discussion of the permanent body of water.

Commissioner Wentz moved to accept Bowman Bowman Novick's proposal for design services. Commissioner Hasch seconded. Motion carried 3-2, with Commissioners Johnson and Pounds opposing.

PRAIRIE LAND ELECTRIC LICENSE

APPROVED

Prairie Land Electric requires permission to cross City property at Plum Road in order to provide service to the owner west of the City's property.

Commissioner Johnson moved to approve the license with Prairie Land Electric. Commissioner Wentz seconded. Motion carried unanimously.

RESOLUTIONS:

2013-1970 BROWN GRAND TIF

PASSED

Thereupon, there was presented to the City Commission 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 TAX INCREMENT FINANCING PROJECT.**

The motion included the anticipated amount of \$75,000 for the project. Thereupon on motion of Commissioner Hasch, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1970 was signed and approved by the Mayor and attested by the Clerk.

2013-1971 CLASSIFIED PAY

PASSED

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

**A RESOLUTION AMENDING THE PAY GRADES FOR CLASSIFIED EMPLOYEES OF
THE CITY OF CONCORDIA.**

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1971 was signed and approved by the Mayor and attested by the Clerk

2013-1972 NON-CLASSIFIED PAY

PASSED

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

**A RESOLUTION AMENDING THE PAY GRADES FOR NON-CLASSIFIED EMPLOYEES
OF THE CITY OF CONCORDIA.**

Commissioner Johnson said he disagreed with the cost of living increase for the city manager, considering he was given a "raise" when he went to fulltime earlier this year and was eligible for benefits. He proposed the 1.2% increase be split between the other fulltime employees.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

Aye: Commissioners Parker, Wentz, Pounds, and Hasch.

Nay: Commissioner Johnson.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1972 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2013-3065 WATER BILLING

PASSED

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

**AN ORDINANCE ESTABLISHING UTILITY BILLING PROCEDURES AND FEES FOR
LATE PAYMENTS OF WATER AND SEWER CHARGES; REPEALING SECTIONS 20-
33 AND 20-34 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA
CODE, BY ADDING NEW SECTIONS 20-33 AND 20-34.**

Thereupon, Commissioner Pounds 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 passed by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3065 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said it was up to the commissioners if they wanted to remove the \$300 nuisance special from Everett Ford's property. It was decided to leave it on the taxes. City Manager Uri said the damaged statue from City Park would be fixed, at a cost of about \$2,000, but would be paid by the individual who damaged the property. North Central Regional Planning Commission's regional meeting in Jewell would be attended by the city manager on January 9, and the commission was invited.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked if anything had been done about an earlier request to move the highway signs for truckers going straight on Hwy. 81. Ron Copple had talked to the State, but would make more contact. He suggested programs that could pay utilities for those unable to pay. Commissioner Johnson also discussed the sidewalk at Kristy's, saying there is a spot where people are still tripping. Ron Copple said his crew could find a way to fix it.

Commissioner Pounds asked how much has been raised for the Jack Mitchell sign. Finance Director Farha answered \$1320. He also provided names of volunteers wishing to work with Ron Copple on placing the equipment at Hood Park.

Mayor Parker had received a complaint from a citizen about the bulk water station. Chad Buckley was aware of the problem.

STAFF COMMENTS

Ron Copple said Ashley McMillan will be applying for a KDHE grant which would pay for playground surfacing under the new equipment in City Park. No City funds would be used for the match.

Commissioner Wentz moved to allow the mayor to sign the grant application. Commissioner Pounds seconded. Motion carried unanimously.

Ken Johnson gave an update on the sewer project at the south development.

Chad Buckley discussed the recent meeting with PEC, the new engineers for the wastewater treatment facility upgrades.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

Commissioner Wentz moved that the commission recess into executive session for fifteen (15) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:20 p.m.

The commission reconvened at 7:35 p.m.


Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 7:37 p.m.

(Seal)



Stacey Crum
City Clerk