

**Caved in**  
A section of West 12th Street, in the 100 block, caved in after a water main broke Wednesday afternoon. The street has been closed until repairs can be made. (Blade photo by Jay Lowell)

## Water main break closes 100 block of West 12th St.

A water main break Wednesday afternoon has closed the 100 block of West 12th Street.  
Director of Public Utilities Chad Buckley said he received a call of a main break shortly after noon Wednesday. He said the main had apparently been leaking water for some time, and the water had been circulating under the street.  
Once the water found the storm drain, he said, it became visible.

When a city employee started digging to reach the line, Buckley said, the street collapsed.  
There appeared to be an approximately one-foot gap under the street, from nearly one side of the street to the other.  
City workers were able to locate the break in the line, repair it and restore water service to the area.  
Buckley said it will be at least a day before repairs to the street can begin.

## CITY ELECTION

Tuesday, January 27, 2014, at noon, is the filing deadline for one (1) City Commission seat to be contested in the April 7, 2015, City General Election. To file for City Commission, the signatures of at least eleven (18) qualified electors are required on a petition or the candidate may pay a filing fee of \$10.00. The filing will be for the position now held by Charles Johnson.  
If a primary election is necessary, it will be held March 3, 2015. Jan. 14<sup>th</sup>

## Sacco files for city commission

By Jessica LeDuc  
Blade Staff Writer

Sam Sacco, general manager of Nesika Energy, Scandia, has filed for one open seat on the Concordia City Commission.

Sacco is vying for the seat that will be vacated by Charles Johnson, who has indicated he will not seek re-election after serving nine years on the Commission.

Born and raised in Omaha, Neb., Sacco moved to Concordia five years ago.

After serving in the military during Vietnam, he graduated from the University of Nebraska at Omaha with a degree in business. In 1973, he started working for Cargill, and has spent the majority of his life in agriculture-related fields.

Prior to his position at Nesika, Sacco said he was the general manager of a 50 million gallon ethanol plant in Texas.

"I've been in management for 30 years, and felt it was time to give something back to the community," Sacco said as to why he decided to

run for the Commission.

"The city is like a business and the citizens are its customers. They pay for services, and deserve to receive good services, and the Commission runs that business. I felt with my management experience, having lived in small towns my whole life, and with my skills, I can contribute."

He also said one of the most important aspects of a successful small town is its downtown.

Sacco is a member of the Concordia American Legion, as well as the vice chair of the Kansas Association of Ethanol Producers. He and his wife have one son, who graduated from the University of Nebraska-Kearney with a degree in criminal justice last year.

He is currently employed as a police officer with the City of Concordia.

The deadline to file for local offices is noon on Tuesday, Jan. 27.

The city-school general election will be April 7, and if a primary election is necessary, it will be on March 3.

Looking for a rewarding career in law enforcement and have a positive impact on the community of Concordia, Kansas? Join the Concordia Police Department, where you can serve and protect nearly 5400 citizens. Officers perform general duty police work consisting of patrol, work on an assigned shift, preliminary investigation, and miscellaneous duties. Excellent benefits package.

Applicants must be at least 21 years of age, a U.S. citizen, possess a valid Kansas driver's license at time of employment, have a high school diploma or GED, no felony convictions, diversions, or expungements, no conviction for domestic battery, reside in Concordia and/or a close proximity to Concordia in Cloud County within 1 year, and have the ability to successfully complete all steps in the hiring process. Certified officers are encouraged to apply.

Complete job description and applications are available online at: [www.concordiakansas.org](http://www.concordiakansas.org), or contact City of Concordia City Clerk's Office, 701 Washington, P.O. Box 603, Concordia, KS 66901, 785-243-2670.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be made at the time of application. The position will be open until February 13th. Resumes may be submitted with the application.

EOE Jan 5th

## DIRECTOR OF UTILITIES Concordia

### The City of Concordia

Is accepting resumes for the position of Director of Utilities. The Director of Utilities is responsible for municipal water production/distribution, wastewater collection and treatment, natural gas distribution, and utility department shop facilities. The municipal gas system is limited to one industrial/commercial area and does not provide residential or general city wide gas service. Creative thinking, leadership skills and ability to communicate effectively and diplomatically in person and in writing will be highly valued skills. Annual salary \$49,000.00 - \$60,000.00 DOQ. KPERS, health insurance, liberal holiday and vacation leave, and excellent work environment.

Job Description available on request.  
Apply by sending resume, cover letter, salary history, and three professional references to Stacey Crum, City Clerk, City Hall, 701 Washington, P.O. Box 603, Concordia, KS 66901. [cityclerk@concordiakansas.org](mailto:cityclerk@concordiakansas.org), 785-243-2670. Position open until filled. EOE.

## COMMUNICATIONS/ RECORDS SPECIALIST Police Department

The Concordia Police Department is seeking to fill the position of full-time Communications/Records Specialist. This position provides two-way radio communication for public safety departments; 911 emergencies and administrative telephone service for citizens in the City of Concordia and maintains agency records.

Interested persons must meet the following minimum requirements: Be at least 18 years of age and a U.S. Citizen. Equivalent of a high school diploma. No criminal convictions; Good typing and communication skills; Pass a comprehensive examination, oral board interview and in-depth criminal history and past employment background check. Computer experience a plus. Physical examination and drug screening tests will follow all conditional offers of employment. Experience in Police Communications/Records is preferred but not required to apply.

Communication Specialists are paid hourly. Starting salary is \$13.74 per hour. Benefits include employer provided medical, dental and vision insurance, KPERS retirement plan and paid vacation and sick leave after successfully completing a six-month probation period. Complete job description and applications available online at: [www.concordiakansas.org](http://www.concordiakansas.org).

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An Equal Opportunity Employer

## CONCORDIA SUMMER EMPLOYMENT

The City of Concordia is now accepting applications for summer employment for the Public Works and Recreation Departments. Applications will be accepted for the following positions:

Public Works (Streets, Parks, Cemetery, Sports Complex), 18 & older

Tennis Coach, 16 and older

Tennis Assistant, 14 and older

Playground Leaders, 15 and older

Umpires, 15 and older

Lifeguards 15 and older

Pool Cashiers 14 and older

Must turn appropriate age no later than the start of the season. Previous employees must still apply to be considered.

Lifeguards require CPR, First Aid and Lifeguard Certification with WSI certification preferred. Must turn appropriate age no later than training dates.

**Deadline:** City of Concordia temporary/seasonal application form must be completed and received at City Hall no later than 5:00p.m. on February 25, 2015. We will not accept late applications.

Interviews will be held during spring break. Exceptions must be noted when applying.

**Apply at:** City Hall, 701 Washington, visit the website at [www.concordiakansas.org](http://www.concordiakansas.org), or email [cityclerk@concordiakansas.org](mailto:cityclerk@concordiakansas.org) for application. EOE.

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If a primary election is necessary, it will be held March 3, 2015.

1-6-15

EOE Jan 5th



# Uri: City not liable for damage

By Jessica LeDuc  
Blade Staff Writer

A backup in the city sewer line caused damage to several homes late last year, and Concordia City Manager Larry Uri told the City Commission at Wednesday night's study session the city is not liable for the damage.

Last month, Chad Eschbaugh, Marty Tatum and Janice Vignery — on behalf of her mother — spoke to the Commissioners about sewer backups that had happened in the 200 block of West 19th and the 1800 block of Broadway.

Tatum had said the sewer system backed up first in the 200 block of West 19th, and after city workers cleared the line, he thought it pushed the clog further down the line, causing the backup at the Eschbaugh residence.

Last night, Uri said after having reviewed the law, the courts have made it clear that a municipality is liable for sewer backup damages only if the city's negligence caused the damage.

There are four basic questions the courts look at when deciding an issue such as this: Was there a defect in the sewer line; did the city know about the defect; did the city fail to correct the defect; and did the failure by the city cause the damages.

After having viewed camera footage of both lines — which was also shown at Wednesday

night's study session — Uri said nothing was found that would be a defect in the city's sewer line.

Director of Public Utilities Chad Buckley said the sewers in the area had not had a history of backing up into homes. He said the city crew had taken a video of the sewer line in the proximity of the Eschbaugh residence.

There was considerable build-up of grease, causing the line to appear nearly plugged. The excessive build-up was nowhere above or below the property line. Tree roots growing into the line were also discovered, which Buckley said made up half the blockage of the Eschbaugh tap into the sewer line.

A towel was found in the main sewer line near the Tatum property, but no other blockages could be seen, Buckley said.

Some of the homeowners filed insurance claims with the city, but the city's third party administrator that handles claims said there was no liability on behalf of the city.

The homeowners' claims were denied.

Uri said the city has 45 miles of sewer lines, and it is impossible to do regular inspections on all of them.

Buckley said there are parts of the sewer the city regularly cleans — like those downstream from restaurants — but neighborhood lines are only jetted at request, or when a problem arises.

Commissioner Lyle Pounds said the Commission needed to consider the homeowners' requests.

The issue will be discussed further at the first meeting in February.

During the business portion of the meeting, the Commission approved signing a contract with the Kansas Department of Transportation for a trail grant.

The city received more than \$500,000 from KDOT for the construction of a pedestrian-bicycle trail that will circle the area around the 21st Street dam, once it is built.

The commission also adopted a resolution calling a public hearing regarding the downtown Tax Increment Financing projects.

When the Commission approved the downtown TIF project last year, Uri said the plan is to now issue TIF bonds for the projects.

Bond counsel advised that the city redo the proceedings, he said.

Commissioner Charles Johnson took issue with the last paragraph of the resolution, which states "the mayor, city manager, city clerk and other officials and employees of the city, including the city attorney and the city's financial advisor and bond counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable

to accomplish the purposes of this resolution."

Johnson said the words "as approved by the city commission" needed to be added to the end of the sentence. His motion to amend the resolution to that effect died for lack of a second.

The original resolution was approved 4-1, with Johnson dissenting.

An amendment to the city's emergency snow route ordinance was approved, adding 18th Street from Archer to Lincoln to the route. The new ordinance also extends the time during which snow route rules are in effect — from November 1 through April 1.

The Commission also approved spending \$5,500 to purchase a lot of property near the city shop at Mill and Willow streets.

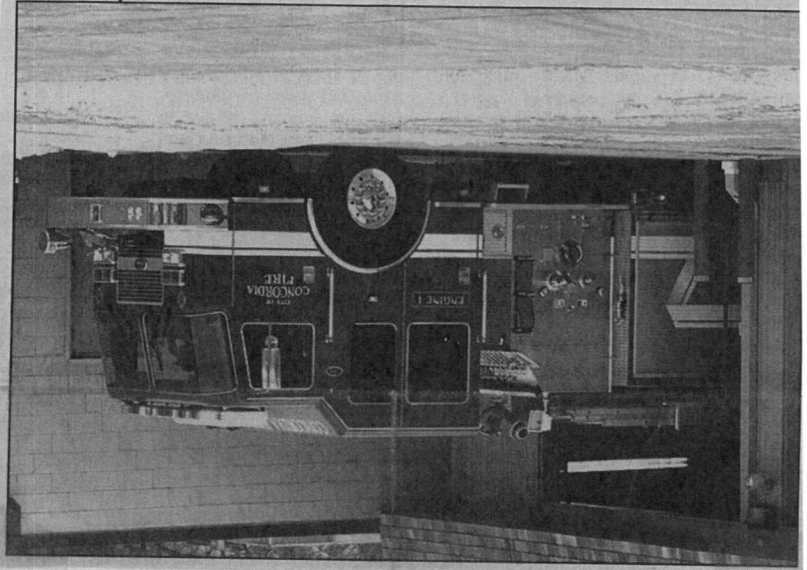
Uri said the land, purchased from Jeff and Regina Wallace, can be used for employee parking as well as a dumping site for snow removal.

No action was taken after a 10 minute executive session for non-elected personnel.

During the session, Uri told Commissioners that Buckley will be leaving the city later this month. Buckley said his last day with the city will be Jan. 13, and on Jan. 16, he will take over as city administrator for the city of Norton. He has been employed as public utilities director for the past seven years.

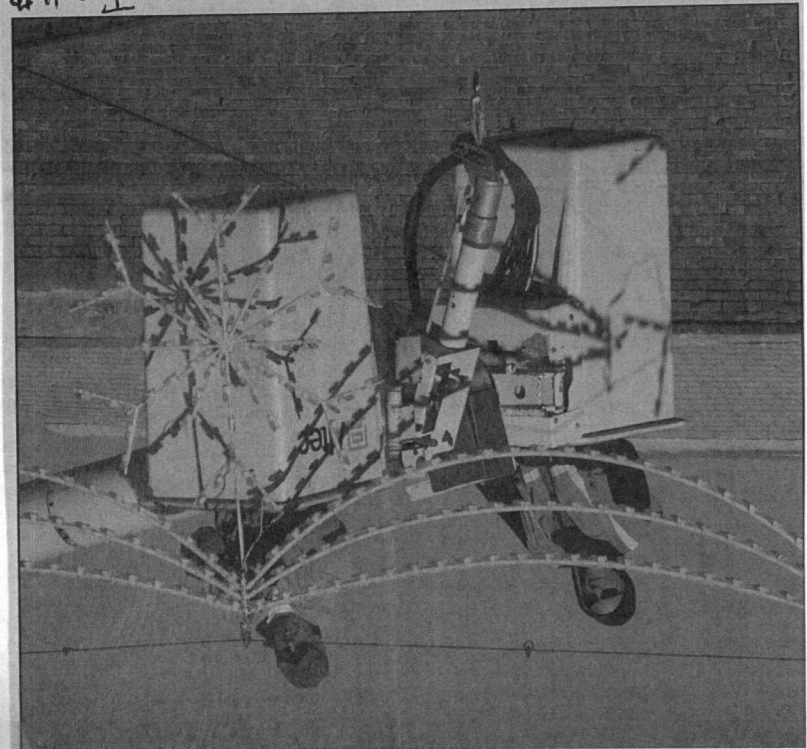
## Backing it in

The city of Concordia Fire Department Engine 1 is backed into a stall at the Fire Department Tuesday morning. (Blade photo by Jay Lowell)



## Taking down the decorations

City of Concordia employees take down the Christmas decorations downtown. (Blade photo by Jay Lowell)



## NOTICE

The city of Concordia is accepting applications for curb and gutter replacement. The program enables persons to replace curb and gutter along their property with the city providing the labor, equipment and total cost of removal of existing curb and gutter sections. The landowner shall pay the cost of materials for the curb and gutter; per-foot charge for saw cuts, and the out-of-pocket administrative costs. Applicable engineering plans and specifications shall be provided by the city and shall be paid for one-half by the city and one-half by the landowner.

Anyone interested in this type of construction should contact the City Clerk's office, 701 Washington, Concordia, KS 66901, or call 243-2670.

Deadline: February 27, 2015

## 233 West 3rd Street

The City of Concordia is accepting bids for the demolition of the condemned structure and the clearing of the property of all debris and trees located at

All bidders must meet the City's demolition requirements and have a demolition permit before work may be commenced. Over digging foundations will be required for top soil. Any materials brought to the Cloud County Transfer Station construction debris site shall be separated as per their requirements. Bids or bid inquiries shall be submitted to the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. For detailed information on this project contact Bruno Rehbein at city hall. (785) 243-2672. All bids shall be submitted in a sealed envelope marked

## "Demolition Bid - (233 West 3rd)."

Bids must be submitted no later than

3:00 p.m., Friday, February 13, 2015.

Proof of general liability insurance must be provided with bids. Bids received after the 3:00 P.M. deadline will be returned to the bidder unopened. Faxed bids will not be accepted.

The City of Concordia is an equal opportunity employer.

## NOTICE TO BID

1-27-15



# Fire Department and EMS earn 100 percent compliance

The Kansas Board of Emergency Medical Services has presented the Outstanding Inspection Certificate to Concordia Fire and EMS.

The certificate is earned by achieving 100 percent compliance with all local, state and federal laws that pertain to the operation of an ambulance service.

Concordia's service was in total compliance with all Kansas administrative regulations and statutes.

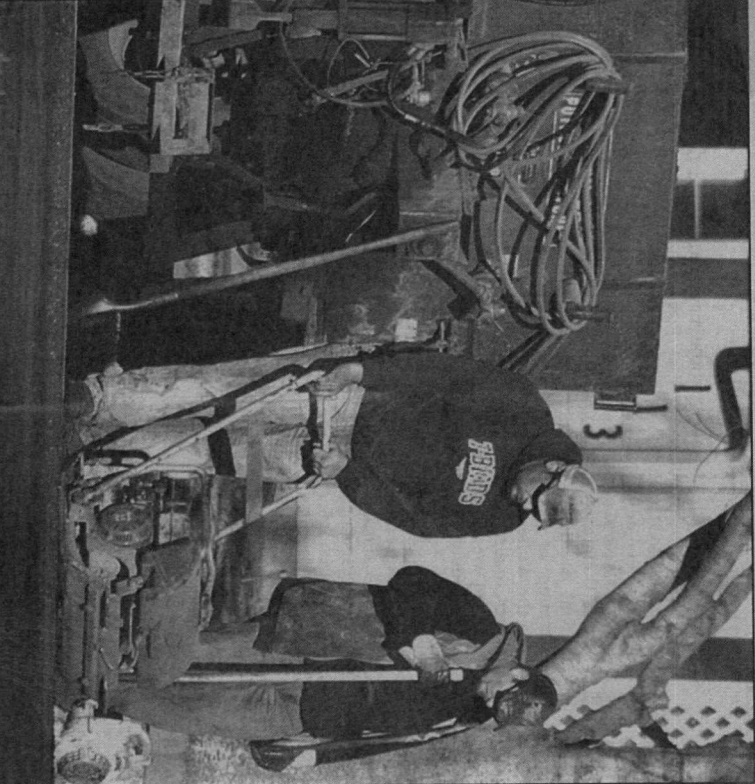
The following areas are reviewed during inspection: operational policies and medical protocols, ambulances and equip-

ment, equipment list, garaging, attendant's certification cards, daily record of ambulance responses and the service quality improvement program. Few services receive this distinction which should be a direct reflection of the pride and professionalism of the local service and their governing body including the service medical director.

The recognition is an annual achievement and is a coveted recognition. It is expected that fewer than 10 percent of the 172 ambulance services in the state will receive this distinction.

1-28-15

CONCORDIA, KANSAS 66901



Street repairs

City of Concordia employees make repairs on 18th Street Monday morning. (Blade photo by Tom Agh)



Clearing the way

Ebert Construction clears trees for the 21st Street Dam project Tuesday morning. (Blade photo by Jay Lowell)

1-27-15

(Published in the Blade-Empire on Friday, Jan. 23, 2015)

On January 21-22, 2015, the City of Concordia adopted Ordinance No. 2015-0091, adopting a new recodification of code of ordinances of the city. A reproduction of this ordinance will be available for not less than one week following the publication of this summary of the ordinance at the website address of the City of Concordia, [www.concordiaks.org](http://www.concordiaks.org). This summary is certified by the city attorney to be legally accurate and sufficient.

11

## Sept 15



## Arts Commission

Forms and more information are available in the City Clerk's Office, P.O. Box 603, 701 Washington St. Concordia, Kansas 66901. If you have any questions please call the City Clerk's Office at 243.2670

[illegible]

1-30-15



# City to supplement Chamber salary

By Jessica LeDuc  
Blade Staff Writer

With Chamber of Commerce Director Sarah Rothfuss leaving in March, the Concordia City Commission approved Wednesday spending \$15,000 a year to make the position full time.

At the recommendation of City Manager Larry Uri, the Commission approved the \$15,000 a year for the next two years to supplement the Chamber Director's salary.

With the additional pay comes a change in title for the position to Chamber Director/Broadway Plaza Event Coordinator.

The duties of the new Director/Event Coordinator will be the creation, scheduling, marketing, budgeting, and execution of approximately 100 events per calendar year; develop and direct a digital marketing campaign; manage the Broadway Plaza facility; as well as the recruitment and retention of Chamber members and promotion of shopping local.

The optimal candidate will have a minimum of two years experience in live event planning and project management, and have the ability to manage a variety of live event programs.

Compensation will be in the \$32,000-\$38,000 range, depending on experience.

CloudCorp Executive Director

elapsed between the last publication of Resolution No. 2014-2006 and the date set for hearing.

WHEREAS, on the date and time set for hearing or any adjournment thereof, the Governing Body heard all evidence submitted by the owners, the owners' agents, any lien holders of record and any occupants of such structure as well as evidence submitted by the enforcing officer who filed the statement finding that the structure is unsafe and dangerous.

AND WHEREAS, the Governing Body thereupon determined that the structure is unsafe or dangerous.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that the residential structure on the premises located at 513 Kansas Street, Concordia, Kansas, and more completely described as:

(Published in the Concordia Blade-Empire on January 23, 2015)

## RESOLUTION NO. 2015-2017

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 6-101 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 residential structure on the premises located at 513 Kansas Street, Concordia, Kansas, and more completely described as:

Lots 19, 20 and the West half of 21, Block 145, Concordia Original Town Site, All in the City of Concordia, Cloud County, Kansas.

WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

WHEREAS, on the 3rd day of December, 2014, the Governing Body of the City of Concordia, Kansas, adopted Resolution No. 2014-2006 resolving that on January 21, 2015, at 5:30 o'clock p.m., the owner, the owner's agent, any lien holders of record and any occupant of such structure may appear and show cause why such structure should not be condemned and ordered repaired or demolished, and that notice shall be given by the City Clerk as required by K.S.A. 12-1752.

WHEREAS, Resolution No. 2014-2006 of the Governing Body of the City of Concordia, Kansas, was published in the Concordia Blade Empire on December 5th and December 12, 2014, in accordance with K.S.A. 12-1752.

WHEREAS, on December 4, 2014, in accordance with K.S.A. 12-1752, a copy of Resolution No. 2014-2006 of the Governing Body of the City of Concordia, Kansas, was mailed, within three days after its first publication, by the City Clerk by certified mail, marked "deliver to addressee only," to each of the following:

Richard Meyer  
16855 Military Trail Road  
Warrego, KS 66547

The same being all of the owners, the owners' agents, any lien holders of record and any occupants of such structure whose names and addresses the City Clerk has been able to determine after diligent inquiry.

WHEREAS, at least 30 days have

Lots 19, 20 and the West half of 21, Block 145, Concordia Original Town Site, All in the City of Concordia, Cloud County, Kansas.

shall be repaired or removed, with repairs or removal to commence within 120 days from the date of this Resolution, and with the premises to be made safe and secure within a reasonable time.

BE IT FURTHER RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that if the owner of such structure fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, the Governing Body will cause the structure to be repaired or razed and removed without further notice to any owner, the owner's agent, any lien holders of record and any occupant of such structure.

BE IT FURTHER RESOLVED, BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS that in accordance with K.S.A. 12-1752, a copy of this Resolution shall be mailed, within three days after its publication, by the City Clerk by certified mail, marked "deliver to addressee only," to each of the owners, the owners' agents, any lien holders of record and any occupants of such structure.

PASSED by the Governing Body and signed by the Mayor this 21st day of January, 2015

Marsha L. Wentz, Mayor

ATTEST:  
Stacey Crum  
City Clerk



Additional camera footage showed no damage or defects in the line. He said if the Commission made the decision to reimburse these homeowners, it could put them in a position to have to do the same in the future.

Commissioner Charles Johnson said the City has never reimbursed anyone for damage prior to this, and it would be a dangerous precedent to set.

Those who have 30 days to comply are at 129 West 2nd, 206 Kansas, 301 East 1st, and 427 East 15th.

Building Inspector Bruno Rehbein said the house at 233 West 3rd will be demolished immediately, because the owner is deceased.

Richard Meyer, the owner of 513 Kansas, was given 120 days to repair his property. Meyer said while the outside of the house may look to be in disrepair, the inside was renovated in the past 15 years. He said he felt the property could be saved, and asked for additional time to make the necessary repairs.

The Commission also approved an agreement for professional services with Campbell and Johnson Engineers for design of a water line replacement.

The water line on Broadway from the alley between 5th and 6th streets to 6th Street and on 6th Street from Broadway to Lincoln is scheduled to be replaced.

For \$29,800, Campbell and Johnson will do the design and construction staking and inspection for the project.

After researching the law and watching camera footage of the sewer lines, Uri said he had determined that the City is not liable for their damage because there was no defect in the line. Last night, Uri said he stands by that position.

Commissioner Lyle Pounds, who made the motion to reimburse the citizens, said the City has the money after seeing a drop in insurance premiums last year.

"There is a precedent here — 15 or 20 years ago, Jerry Jones was reimbursed for some sewer damage in his basement," he said. Pounds made a motion to pay Eschbaugh \$3,500. Tatum's deductible — which was not specified in his claim — and Esther Myers \$500.

His motion was defeated 4-1, with only Pounds voting for it. In other business, the Commission

buried these homeowners, it could put them in a position to have to do the same in the future.

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"Once you start this, there's no end to it," he said.

Christy Hasech said she agreed with Johnson, as did Mayor Marsha Wentz.

"Recently, we had businesses downtown that were flooded and had a lot more expensive damage than we didn't reimburse for," Wentz said. "If it was my house, I wouldn't like it. I've had sewer damage before, and I know what it's like. But I hate to set a precedent."

Uri told the Commission that continuation of the City's funding after two years will depend on the successful use of Broadway Plaza for events that draw people downtown and increase revenue.

After several weeks of hearing from unhappy homeowners over a sewer backup that happened at the end of last year, the Commission voted 4-1 against paying them any settlement.

In December, Chad Eschbaugh, Marty Tatum, and Janice Vignery — on behalf of her mother — spoke to the Commission about sewer backups that had happened in the 200 block of West 19th and the 1800 block of Broadway.

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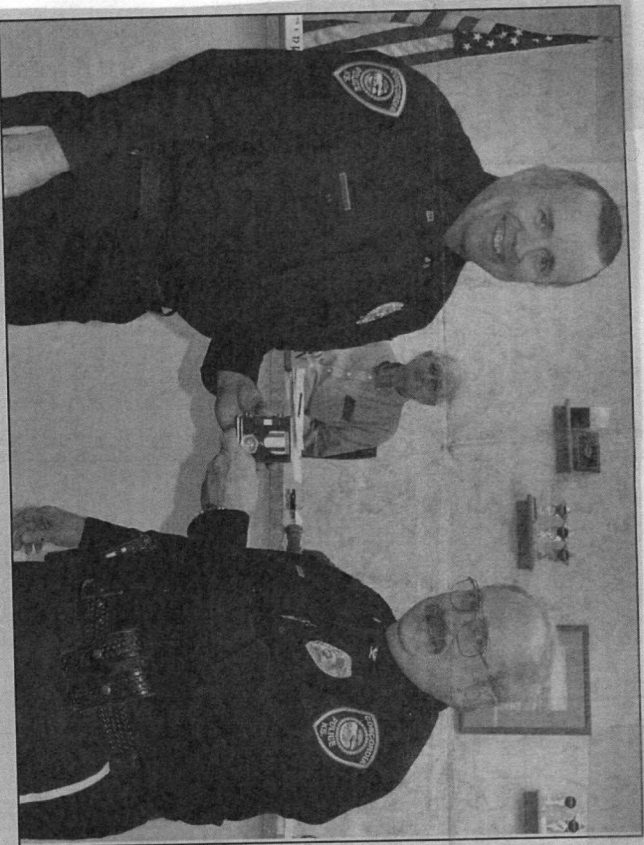
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## Medal presentation

Concordia Police Chief Bruce Johnson, right, presents a medal for meritorious service to Sergeant Richard Vickers on Wednesday. (Blade photo by Jessica LeDuc)

# Concordia officer honored

Sergeant Richard Vickers was awarded a medal for meritorious service at Wednesday night's Concordia City Commission meeting.

Police Chief Bruce Johnson said the medal is awarded "for a highly unusual accomplishment under adverse conditions with some degree of hazard to life or limb to the officer, or where death or injury to a third party is prevented."

On the evening of Dec. 9, Vickers and Sgt. Ric Fredrickson responded to a report of a stalker.

When Vickers arrived, Johnson said, he exited his patrol car as the suspect, Thomas Veasey, got out of his car.

The suspect had a gun, which he pointed at Vickers.

Vickers took cover and tried to get the suspect to drop his weapon and surrender.

When Detective Sgt. Devin Anderson arrived, he used a less-lethal device to subdue the suspect, who then dropped his handgun.

Vickers and other officers closed on the suspect, and Vickers was able to secure the pistol.

The suspect was then arrested with no further incident.

"Officer Vickers used tact, professional knowledge and sound judgment to contain this situation," Johnson said.

Veasey, 52, was arrested on four counts of aggravated assault, one count of aggravated assault on a law enforcement officer, two counts of endangering a child, four counts of stalking, and one count of interference with a law enforcement officer.

Johnson also awarded the grand cordon, also referred to as a department citation, to Fredrickson, Anderson, officer Marc Henry, and tactical medics Eric Voss and Charles

"I would also like to thank Deputy Sheriff Kirk Barr, Deputy Sheriff James Belden, and State Wildlife Officer Todd Robinson for their assistance with this call," Johnson said.

# Two new funds started for Broadway Plaza

The Broadway Plaza Committee today announced the addition of two new funds started with the Community Foundation for Cloud County to benefit the future Concordia Broadway Plaza.

The first fund, The Broadway Plaza Fund, is a provisional fund dedicated to the construction of the Broadway Plaza.

Individuals and businesses will soon have the opportunity to sponsor the bigger components of the Broadway Plaza including but not limited to the water feature, the clock, the screen, the stage, the bathroom facilities and the trellis and farmers' market structure.

Those sponsoring the individual components will have prominent naming rights. The provisional fund allows these gifts to be tax exempt. A condition of the provisional fund is that the funds can only be used on the construction of the Broadway Plaza and must be spent within two

The second fund, the Broadway Plaza Operating Fund, is an

endowed fund. This fund is for contributions to help with the operations of the Broadway Plaza after the event space opens. This fund is eligible for the upcoming Match Madness on March 10. Any contribution for this fund made on March 10 has the opportunity to be matched dollar for dollar through the Community Foundation.

Gifts made to this fund are also tax exempt.

Both funds were started with a \$1,000 contribution from the Blosser Foundation Donor Advised Fund and a \$1,000 contribution from the Robert and Lorene Steinel Donor Advised fund, both in the Community Foundation for Cloud County.

"We are very grateful for the contributions from the Blosser and Bob and Lorene Steinel funds," said Sarah Rothfuss, member of the Broadway Plaza Committee. "Their partnership in this project ultimately will help establish a unique public space capable of increasing traffic and ultimately sales tax dollars for our community."

## Concordia Chamber of Commerce Director/Broadway Plaza Event Coordinator 1-23-15

Concordia Chamber of Commerce seeks a Director/Event Coordinator who will be responsible for all aspects of Chamber functions and Broadway Plaza management to include:

### ESSENTIAL DUTIES AND RESPONSIBILITIES:

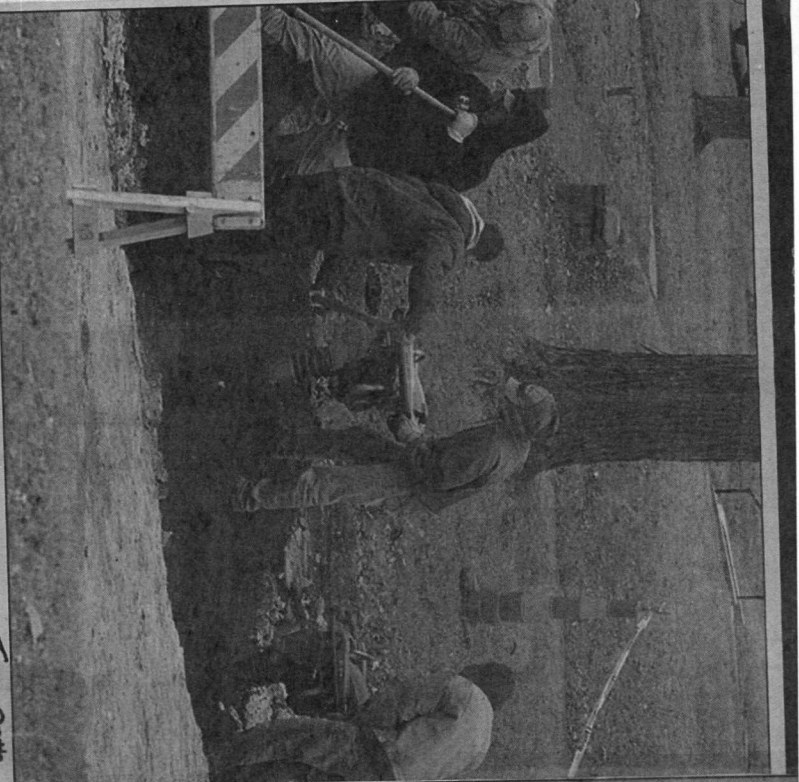
- Creation, scheduling, marketing, budgeting and execution of approximately 100 events per calendar year.
- Website and Social Media development and maintenance
- Facility "Broadway Plaza" management
- Community development and outreach
- Venue and vendor logistics
- Budget management and reconciliation for both entities
- Chamber membership recruitment and retention
- Promotion of Concordia Commerce "Shopping Local"

*If you are self-motivated, enthusiastic, have a strong track record in event planning and project management, this is the job for you.*

**See full job description and apply at**  
[concordiakansaschamber.com](http://concordiakansaschamber.com)







**Packing it down**

City of Concordia employees pack down dirt being used to fill a large hole created when part of West 12th Street collapsed after a water main break last week. (Blade photo by Jay Lowell)

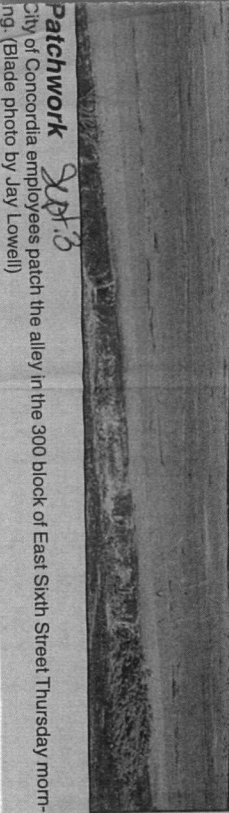
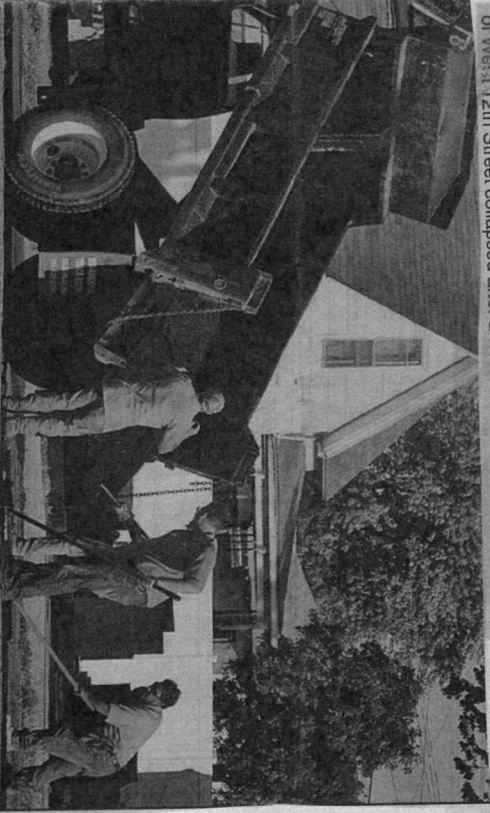
Jan. 30th



**Appearing to jump rope**

A cord attached to a Concordia Fire Department fire truck gives the appearance that the truck is jumping rope. (Blade photo by Jay Lowell)

Sept 12



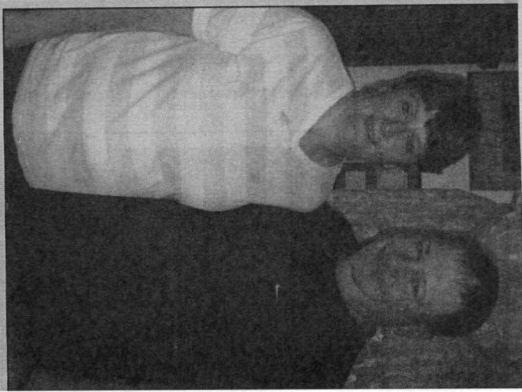
**Patchwork**

City of Concordia employees patch the alley in the 300 block of East Sixth Street Thursday morning. (Blade photo by Jay Lowell)

Sept 8



**CYNTHIA and GARY STRAIT**  
(1990)



**CYNTHIA and GARY STRAIT**  
(2015)

**Straits honored at surprise celebration**

Sept 15

Cynthia Walte and Gary Strait were married Sept. 15, 1990. later, their children: David, Caleb, Davin and Genna surprised their parents at their own home with an Open House celebration. host of family and friend arrived to make the celebration a huge success.



# Commission approves vehicle purchases

By Jessica LeDuc  
Blade Staff Writer

During a routine meeting Wednesday night, the Concordia City Commission approved several vehicle purchases.

At the recommendation of City Clerk Stacy Crum, the commission approved the purchase of a 2015 Chevy Equinox from Concordia Chevrolet-Buick. The Equinox will replace the Chevy Impala it had been used by staff for a of town road trips.

Crum said the vehicle is used primarily by different departments to attend meetings and trainings. She recommended accepting the higher bid for the Equinox because it offers more

leg room for passengers, and has a back-up camera and remote start.

As part of a five-year vehicle replacement plan, the Commission also approved the purchase of two 2016 Chevy Impala police cars for \$44,583.

Police Chief Bruce Johnson said because of the high demand for the police cars, it would probably be August before they are delivered.

"To get these cars with all the equipment we need, at this price, is a really good deal," he said.

The Commission also approved the purchase of a new \$12,000 water vending machine at the City's shop at Mill and

Willow streets.

Utilities Director Chad Buckley said the water vendor is currently located in the southeast corner of the city's pump house, and is in need of repair or replacement. He said the quarter machine currently in place continually has issues with coins becoming stuck in the slot.

"All of the components have served us well, but are past their normal life expectancy," Buckley said. His recommendation was to install a new water vendor on property across the street from the shop, which was recently purchased by the City.

The new system would allow customers to purchase water with coins, cash or pre-paid

cards. The project is scheduled to be completed this summer.

The Commission accepted an application from Troy LeDuc to enter a property into the city's demolition program.

he property, 210 East 7th, is located to the east of LeDuc's business, LeDuc Memorial Design.

City Building Inspector Bruno Rehbein said LeDuc plans to demolish the house and use the lot for further expansion of his business.

Rehbein also reported to the Commission that in 2014, 13 properties were demolished using the city's demolition program, at an average cost to the city of \$2,557.

Urban Couture Salon & Spa, along with JR & Sons General

Contracting Inc., would like to thank the many vendors who have assisted in this journey. We encourage our great little community to use all these assets we have available right here at home! Thanks again to the following LOCAL businesses that made Urban Couture Salon & Spa a reality!

JR & Sons General Contracting Inc.

Feb. 3rd

Wildside Creative - amazing signage & canvas artwork! We have to extend a special thanks here to Mark for how quickly he got our artwork ready for the vendor open house! Can't thank him enough!

Concordia HomeStore - building materials

Abrams Ready Mix - concrete

Cyphers Masonry - brickwork/concrete

Sherrin Williams - paint, concrete stain

Pellet Foundry - stainless counters

Jackson's Glass

Slupka Electric

eDuc Plumbing

Brown Comfort Professionals

Johnson's Soft Water

Wakenith Cabinetry

Shelly Cascio - Photography/art

Mechelle Reynolds/Interior Visions Interior Design

CloudCorp

American Sluoco

Downtown Improvement Committee

Concordia Area Chamber of Commerce

Peoples Exchange Bank

City & County Commissioners

A special thanks to Bill & Marlene Giebler, David, Martina & Nathan Giebler, Tom & Diane

Richards, Mark Widen, and Connor Reynolds

Urban Couture's Ribbon Cutting will be this Friday, February 6, at noon, followed by the Grand Opening Open House from 5-7 that evening. Come join us!

## Arnold is named new Director of Public Utilities

Feb. 1st

Jeremy Arnold has been named the new Director of Public Utilities for the City of Concordia.

Arnold replaces Chad Buckley, who has accepted the position of city manager in Norton.

As Director of Utilities, Arnold has charge of the operation, maintenance, repair, and improvement of the city's water supply and wastewater treatment plant, and the city-operated natural gas line to the North development area.

Arnold is a 17-year member of the utility department. He has had primary responsibility for the operation, maintenance, and testing of the city's water wells, and was recently designated the utility department foreman for special projects.

Jeremy has been a dedicated and hard working member of the department and is well acquainted with our facilities, operations, and personnel. I am confident that in naming him as director, we are placing the department in good hands," said city manager Larry Uri.

## NOTICE TO BIDDERS

The City of Concordia is requesting bids for the replacement of the roof on the East Shelter House in the City Park at 11th and Washington streets in Concordia, Kan. The work consists of approximately 2,114 sq. ft. of PVC roofing. Bid must be submitted prior to 2:00 p.m., Thursday, March 19, 2015, to the City Hall at 701 Washington, Concordia, KS 66901. Bid documents may be purchased from Campbell & Johnson Engineers, PA, 113 W. 7th St., Concordia, KS 66901, or by calling 785-243-1755 to make arrangements.

# School cuts raise concerns

## Reduction in funding will cost USD 333 \$63,000

By Jessica LeDuc  
Blade Staff Writer

More than 60 people packed a room for the USD 333 board meeting, nearly all turned with budget cuts by Gov. Sam Brownback.

At the discussion during the three and a half hour meeting, Brownback's announcement of a 1.5-percent cut in school district allocations — that don't require legislative approval — that will go into March 7.

USD 333, Interim Superintendent Bev Mortimer said amounts to a \$63,000 cut in the current budget.

During the visitor's comment period of the meeting, Mark Miller and Tony Miller questioned the board on their use of emergency funds over the past year.

Miller said the board should account on state aid when reviewing the district's budget. "You should look at it as a whole," he said. "It shouldn't be in the budget."

Mortimer said state aid is to the district's survival. "We said 20 mills go to the general fund, which is set by the legislature. That number is based on different factors, including the number of at-risk students in the district."

The 2015 budget, that 20 equals \$7 million, local of that \$7 million, local don't even generate \$1 million," Mortimer said. "If you want to stay away from state aid, you're telling me I have to spend. We can't spend the other \$6 million on our own — the state has to send it in aid."

Local boards set the mill levy for the local option budget (LOB), which can only be a maximum of 30-percent of the total general fund amount.

The 16,846 mill levy in USD 333's LOB is set to bring in \$2.4 million. Of that amount, \$1.3 million is generated locally. Fifty-eight percent of the money going into the LOB is in state aid, she said.

Mortimer went on to explain that in September of last year, the district saw another \$312,000 cut in state aid because a number of district students did not qualify for free lunches.

The state classifies free lunch students as "at risk."

"That wiped out any good chance we had of a cash carry-over this year," Mortimer said.

In addition, she said she had received word the legislature would be delaying the appropriation of capital outlay funds until June.

In an e-mail sent to USD 333 staff last Friday, Mortimer said in an effort to deal with the most recent cuts, until further notice field trips will be eliminated, purchasing and spending from the general fund, LOB, and capital outlay are frozen, and professional development will be suspended.

In addition, the district will dismiss early in May, or consider four-day weeks in April and May for the unused inclement weather days.

The strategies listed will not close the gap needed to get through this fiscal year. Mortimer said in the e-mail, and

additional cuts will be announced in coming days.

Those may include reduction of staff, salary, spring activities, transportation services, and further reductions to the school calendar.

"We've been cutting for a long time," Mortimer said. "We are just at the point now that all we have left to cut are things that are really going to impact people and I don't know any way around it. The state has reduced their revenue so much that they can't pay their obligations."

Mortimer said the real issue with the school funding situation lies with the state legislature.

"I think the thing for us to do is stick together and take the fight where it needs to be, which is Topeka, and demand they do what they are supposed to and what the law says they are supposed to," she said.

"They cannot just make decisions on the fly because it helps the state out of their situation. They're doing these things because they can't pay their bills and that leaves us where we are."

Board member Chuck Knapp also addressed the lack of contingency funds the district has. He said the Brownback administration and many state lawmakers called on districts to spend down their reserves to make up for the loss in school funding over the years. Had the district chosen to keep those contingency dollars, he said they would have had to make drastic cuts over the last few years.

"We're done trimming the fat," Knapp said. "We're at a point where every line on the list of cuts will pack this room. We're down to where it hurts, and I don't think this is the end of it."

Board chair Rick Limon said Brownback blaming budget shortfalls on the purchase of a \$47,000 grand piano for Sumner Academy of Arts and Sciences is misguided.

Brownback said "that money could and should have been used to hire another teacher to reduce class sizes and help improve academic achievement."

However, Limon said, Brownback should have known that the money used to purchase a piano most likely came from capital outlay funds, which cannot be used on salaries.

"When there's confusion as to what money can be spent and where, the guy calling the shot isn't quite sure," Limon said.

When asked by several audience members what they could do to help with the situation, Mortimer suggested they attend a political coffee with Sen. Elaine Bowers and Rep. Susan Concanannon this Saturday at 9 a.m. at Kristy's Family Restaurant.

In action items, the board again tabled a resolution to put a possible increase in the LOB to a districtwide vote.

In January, the board was presented with a resolution that, if approved by voters, would give USD 333 the authority to adopt an LOB of 33 percent of the general fund, which is a three-percent increase.

(see School Cuts on page 6)

## School cuts

(continued from page 1)

The LOB would have to be approved by the voters, and the district would be required to do a mail election ballot, which would cost \$12,000.

Mortimer recommended the board again table the resolution, because the school funding formula may be changed by the legislature this session.

A resolution of support to keep school board elections in the spring was also approved. Mortimer said a Senate committee will be

taking up the matter of moving elections to November, and making them partisan on Wednesday.

Moving school board elections to the fall would potentially create a "lame duck" board, because new members come onto the board July 1.

No action was taken after more than an hour of executive sessions for negotiations and non-elected personnel. Following the executive sessions, the board approved the retirement of Ron Elniff, inter-related instructor.

### Citations will be issued

Because of a forecast for snow on Saturday, Concordia Police officers will be placing warning citations for parking on any Emergency Snow Route tonight. Citations will be issued for any vehicle on any Emergency Snow Route on Friday night.

Any vehicle left on any Emergency Snow Route on Saturday will be towed so city crews can remove snow.

### NOTICE TO BID Feb 20

The City of Concordia will be accepting sealed bids for one 2015 backhoe loader. Bids will be accepted until 10:00 a.m., March 5, 2015.

Contact City Hall for minimum specifications. Bids should be submitted in a sealed envelope, marked "Backhoe Bid." All bids must be submitted in writing to the City Clerk, City Hall, 701 Washington, PO Box 603, Concordia, KS 66901.

Feb. 20



## NOTICE TO BID

The City of Concordia is accepting bids for the demolition of the condemned structure and the clearing of the property of all debris, concrete slabs & electrical devices located at **301 East 1st Street**

All bidders must meet the City's demolition requirements and have a demolition permit before work may be commenced. **Over digging foundations will be required for top soil.** Any materials brought to the Cloud County Transfer Station construction debris site shall be separated as per their requirements. Bids or bid inquiries shall be submitted to the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. For detailed information on this project contact Bruno Rehbein at city hall. (785) 243-2672. All bids shall be submitted in a sealed envelope marked

**"Demolition Bid - (301 East 1st St.)"**

Bids must be submitted no later than

**3:00 p.m., Tuesday, March 10, 2015.**

Proof of general liability insurance must be provided with bids. Bids received after the 3:00 P.M. deadline will be returned to the bidder unopened. Faxed bids will not be accepted.

*The City of Concordia is an equal opportunity employer.*

## GET INVOLVED IN YOUR LOCAL GOVERNMENT

The Concordia City Commission intends to involve as many qualified citizens as possible in the governing process. To that end, the Commission announces that vacancies do now exist or will soon exist on the following citizen boards, commissions and committees:

### AIRPORT ADVISORY BOARD

If you are a citizen of Cloud County and interested in serving the community by becoming a member of this board, you are asked to fill out a short Expression of Interest Form. To be considered for the above appointment, return a completed Expression of Interest Form to the City Clerk's Office. You are urged to act at your earliest convenience.

All members of boards, commissions and committees serve without pay - out of a concern for the public good.

Expression of Interest Forms will be accepted until  
4:30 p.m., Tuesday, April 14, 2015.

Forms and more information are available in the City Clerk's Office, 701 Washington Street, P.O. Box 603, Concordia, Kansas, 66901.

*If you have questions, please call the  
City Clerk's Office at 785-243-2670*

## NOTICE TO BID

The City of Concordia is accepting bids for the demolition of the condemned structure and the clearing of the property of all debris, slabs, posts, and trees located at **129 West 2nd Street**

All bidders must meet the City's demolition requirements and have a demolition permit before work may be commenced. **Over digging foundations will be required for top soil.** Any materials brought to the Cloud County Transfer Station construction debris site shall be separated as per their requirements. Bids or bid inquiries shall be submitted to the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. For detailed information on this project contact Bruno Rehbein at city hall. (785) 243-2672. All bids shall be submitted in a sealed envelope marked

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**Ribbon cutting**

Nick Richmond cuts the ribbon held by Seth Golding (left) and Chad Thompson at the Eye Care Center ribbon cutting Friday, marking the grand opening of the new business. (Blade photo by Jay Lowell)

Feb 27th

ORDINANCE NO. 2015-5092

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

WHEREAS, the City of Concordia, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain blighted areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, (the "Act"), the City is authorized to establish redevelopment districts within defined areas of the City which have been found by resolution adopted by the governing body of the City to be "blighted areas" as said term is defined in the Act;

WHEREAS, the governing body of the City has by Resolution No. 2000-1331 previously made findings under the Act related to a blighted area in the City and has, by Ordinance No. 2000-2775, established a redevelopment district under the Act in such "blighted" area (the "Concordia Redevelopment District 2000"); and

WHEREAS, pursuant to the Act, the City is authorized to approve redevelopment project plans for the completion of redevelopment projects within the Concordia Redevelopment District 2000 and to finance all or a portion of the costs of such redevelopment projects; and

WHEREAS, each redevelopment project plan approved by the governing body of the City must be prepared in consultation with the City's planning commission (which must make a finding that such redevelopment project plan is consistent with the comprehensive general plan for the development of the City) and must include: (a) a summary of the feasibility study prepared in conjunction with the redevelopment project; (b) a reference to the redevelopment district plan that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (c) a description and map of the area to be redeveloped; (d) the relocation assistance plan; (e) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (f) any other information the governing body deems necessary to advise the public of the intent of the plan; and

WHEREAS, prior to the adoption of any redevelopment project plan, and the commencement of any redevelopment

project, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has been presented a proposed redevelopment project within the Concordia Redevelopment District 2000 and has prepared a redevelopment project plan in conjunction therewith; and

WHEREAS, the planning commission of the City has heretofore determined that the proposed redevelopment project plan is consistent with the comprehensive general plan for development of the City;

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 2015-2011, called a public hearing under the provisions of the Act in order to determine whether it is advisable to undertake a redevelopment project within the Concordia Redevelopment District 2000 and to finance the same; and

WHEREAS, a public hearing was held this date, after notice thereof was duly published, delivered and mailed notice in accordance with the provisions of the Act, specifically including delivery of copies of Resolution No. 2015-2011 and the proposed redevelopment project plan to the Board of County Commissioners of Cloud County, the Board of Education of Unified School District No. 333 and the Board of Trustees of Cloud County Community College; and

WHEREAS, upon reviewing the proposed redevelopment project plan presented at the public hearing and considering the information and public comments received at the public hearing conducted this date, the governing body of the City hereby deems it advisable to adopt the redevelopment project plan and determine the method of financing the redevelopment project.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS:

Section 1. **Redevelopment Project.** The redevelopment project (the "Downtown Redevelopment Project") will consist of streetscape amenities, including but not limited to a public plaza at 8th & Broadway, repair, removal, replacement, and installation of water, sewer, and other utility lines and utility services connectors in the redevelopment project area; and construction or improvement of streets, curbs and gutters, alleys, and parking lots, and replacement or repair of lighting, sidewalks, and other infrastructure, all as more fully described in the hereinafter defined Downtown Redevelopment Project Plan.

Section 2. **Adoption of Redevelopment Project Plan.** The proposed redevelopment project plan attached hereto as **Exhibit A** is

incorporated herein by reference (the "Downtown Redevelopment Project Plan"). The Downtown Redevelopment Project Plan contains the information required by the Act, specifically including: (1) a summary of the feasibility study required by the Act; (2) a reference to the redevelopment district plan that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (3) a description and map of the area to be redeveloped; (4) the relocation assistance plan required by the Act; and (5) a detailed description of the buildings and facilities proposed to be constructed or improved in such area. The Downtown Redevelopment Project Plan is hereby adopted for use in the Concordia Redevelopment District 2000. It is not expected that the Downtown Redevelopment Project Plan will generate additional tax increment in the Concordia Redevelopment District 2000.

Section 3. **Project Financing.** It is anticipated that the City will, from tax increment (as identified in K.S.A. 12-1775) generated in the Concordia Redevelopment District 2000, or from full faith and credit tax increment bonds, pay all or a portion of the costs of the Downtown Redevelopment Project and certain financing costs, in accordance with the Downtown Redevelopment Project Plan; any such bonds to mature in not more than twenty years. The comprehensive feasibility study contained within the Downtown Redevelopment Project Plan demonstrates that the benefits derived from the Downtown Redevelopment Project will exceed the cost and that the income therefrom will be sufficient to pay the costs of the Downtown Redevelopment Project.

Section 4. **Further Action.** The Mayor, City Manager, City Clerk and other officials and employees of the City, including the City Attorney, the City's financial advisor and bond counsel are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 5. **Effective Date.** This Ordinance shall become effective upon its passage by 2/3 vote of the governing body of the City and publication in the official newspaper of the City.

PASSED by the governing body of the City of Concordia, Kansas this 18th day of February, 2015 and SIGNED by the Mayor.

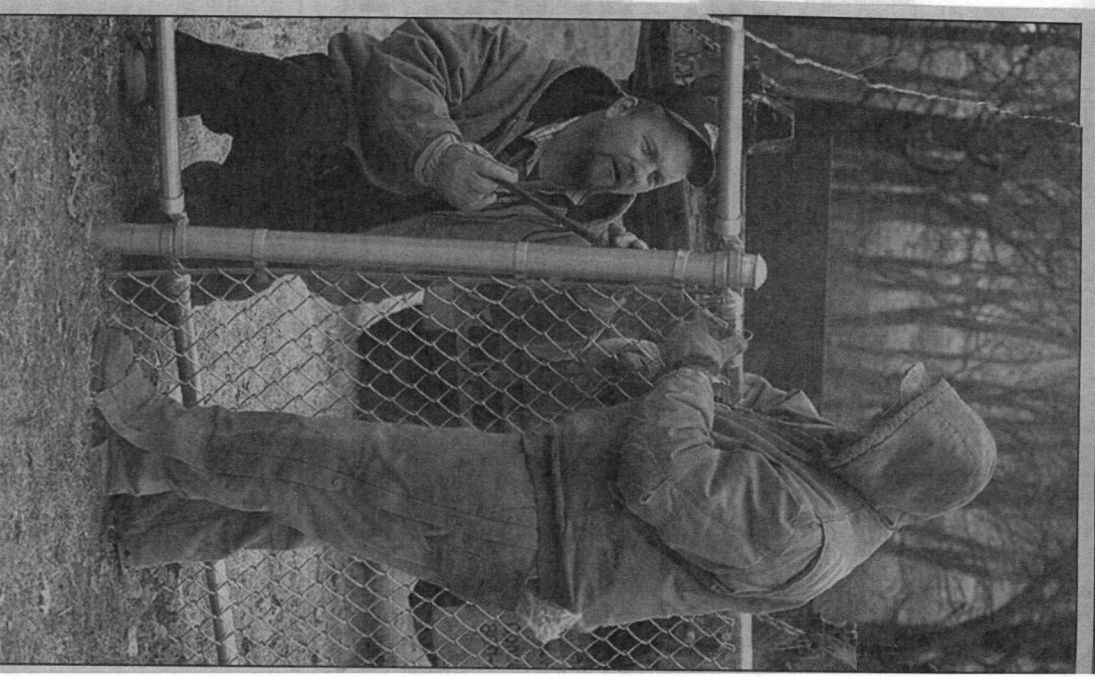
Maria L. Wentz, Mayor

ATTEST:  
Stacey Crum  
City Clerk



EXHIBIT A  
DOWNTOWN REDEVELOPMENT PROJECT PLAN

CONCORDIA, KANSAS 66901



**Building fence**  
City of Concordia employees Aaron Hake, left, and Raymond Mendenhall build a fence for the new dog park located at the Airport Park. (Blade photo by Jay Lowell)



# Commissioner: Issues at jail persist

By Jessica LeDuc  
Blade Staff Writer

the quarterly intergovernmental meeting in Clyde Tuesday night, Clond County Commissioner Bill Czapan-  
told those in attendance problems continue to  
the new law enforcement  
er and jail.

since the jail's completion in  
h 2014, there have been a  
ber of problems, including  
it leaks and sewer backups.  
Issue now, Czapan-  
is the failure of a backup  
rator at the facility. The  
with the generator have  
a halt to the county's con-  
with the Kansas Depart-  
of Corrections to house  
 inmates. Hopefully, he  
that will be repaired by the  
ates can be moved in.  
here are a whole host of  
blems, and by the time we  
one thing solved, two more  
up," he said

up," he said  
Czapan-  
is the fact that sub-con-  
ors still haven't been paid  
Rahner-Hansen Construc-  
Group, Brentwood, Tenn.  
prime contractors on the  
ect. Because of that, he  
sub-contractors are now  
sing to complete any need-  
rarily work.  
only 19 out-of-county  
neters being housed in the

jail, Czapan-  
is well short of the number  
needed to generate enough rev-  
enue to make bond payments.

"By no way, shape or form  
am I saying this is the commis-  
sioner's fault," Czapan-  
"They got a good salesman and  
a bad product. We have a jail in  
Clond County, and we have to  
make it work."

Superintendents for USD  
224 and 334 both expressed  
concern over state funding for  
education

USD 224 Superintendent  
Corey Reese said the district's  
budget is up in the air because  
no one knows what school  
funding will look like after this  
legislative session. He said no  
one knows what Gov. Sam  
Brownback's proposal to do  
away with the school finance  
funding formula, and replacing  
it with block grants to schools  
entails.

"I'm confident our district is  
in great shape," Reese said.  
"The board has been very con-  
servative."

USD 334 Superintendent  
Roger Perkins echoed Reese's  
sentiments. He said it is a very  
scary time for districts in  
Kansas.

"We have no idea what money  
is going to come in and it makes  
me nervous," Perkins said.

Both superintendents said  
they have been able to absorb

Brownback's most recent 1.5  
percent cut in school funding,  
because their respective boards  
have budgeted conservatively.

Reese also reported that new  
signage was going up at Clifton-  
Clyde High School, including an  
LED sign in front of the school.  
The signs were paid for with a  
grant the school district  
received last year.

Clond County Community  
College President Danelle  
Toone said the college is making  
plans to start a capital cam-  
paign to fund the construction  
of a new multipurpose facility  
on campus.

Earlier this week, the board  
of trustees accepted a feasibility  
study, and agreed to move for-  
ward with raising \$5 million for  
the facility.

The proposed location of the  
field house is just to the east of  
the college, along College Drive.  
When asked if the fundrais-  
ing drive might affect construc-  
tion of a new hospital, Toone  
said there would be some over-  
lap, but was hopeful it wouldn't  
have a large impact on a poten-  
tial hospital.

"Our focus (to raise funds)  
will mainly be former student  
athletes, not just the commu-  
ty in general," Toone said.

When asked if the college  
would fall back on tax dollars to  
fund the construction, should  
the fundraising effort fall short,

Toone said there was "no fail-  
back position for the college to  
fund it."

When construction is com-  
pleted, she said a student fee  
would be implemented to fund  
the operation of the building.

"We do not have any inten-  
tion whatsoever of funding it  
with college dollars," Toone  
said. "It's going to be raised, or  
it won't happen."

Ashley Hutchinson, execu-  
tive director of ClondCorp, said  
The Neighborhood Revitaliza-  
tion agreement has been  
approved at the state level, and  
the county appraiser can start  
approving projects.

First enacted in June 2010,  
the program allows the county  
to create a revitalization district  
to encourage construction.

Property owners can apply  
for a property tax rebate on  
building projects that increase  
the incremental market value of  
the property by \$30,000 or  
more.

A revised application for Get  
in the Clond grants will be going  
before the county commission.  
Hutchinson said.

Seven projects were awarded  
funds through the grant pro-  
gram last year, which resulted  
in \$1.12 million in capital  
investment in the county.

Concordia will be host to the  
next intergovernmental meet-  
ing, scheduled for May.

## NOTICE TO CONTRACTORS

The Concordia Board of Building Trades/  
Appeals will be meeting on the first Tuesday  
of every month in 2015, starting April 7th, to  
review the 2012 International Building Codes  
and the National Electrical Codes for  
amendment recommendations and adoption.

The Board invites all contractors to attend the  
meetings, and provide their input. Continuing  
education credit will be awarded to licensed  
contractors. All meetings are open to the  
public.

*Marta B*  
For detailed information and a copy of the  
specific schedule and subject matter,  
contact Bruno Rehbein at 785.243.2672.

## MUNICIPAL SERVICE

### WORKER

Public Utilities Division

March 18, 20

The City of Concordia

Department of Public

Utilities Department is

seeking to fill the position

of Municipal Service

Worker. Job description

is available at City Hall.

**Deadline:** City of Concordia  
will accept applications until  
filled. A resume may be  
included with completed  
City application form.

**Apply at:** The City of  
Concordia City Clerk's Office,  
701 Washington, on the  
website at [www.concordiaks.org](http://www.concordiaks.org),  
or email [cityclerk@concordiaks.org](mailto:cityclerk@concordiaks.org). Requests  
for accommodations are  
available for persons needing  
assistance. Requests for  
accommodations should  
be made at the time of  
application. An Equal  
Opportunity Employer.



Ribbon cutting

Urban Couture Salon & Spa, 232 W. Sixth St., had a ribbon cutting Wednesday evening. Owner Nicole Gieber (center) cuts the ribbon held by Jennifer Birzon (left) and Lacie Stalder. (Blade photo by Jessica LeDuc)

Feb. 18th

# City approves funding SRO salary

By Jessica LeDuc  
Blade Staff Writer

Recent budget cuts led to termination of USD 333 school resource officer Doug Man, but Wednesday night Concordia City Commission approved funding his position through the end of the school year.

City Manager Larry Uri said Superintendent Bev Mortimer informed him that the district could not afford the cost of school resource officer for a recent 1.5-percent pay raise at the state level. Thomman's last day was to be Friday.

The SRO is a full-time member of the Concordia police department.

During the school year, he works exclusively within all schools in the district. Thomman's salary for those nine months, which is funded by the school district, is \$42,000.

During the summer, he works as a regular patrol officer and is paid by the City.

"I enjoy what I do," said Thomman, who has been the SRO for the last three years. "I don't know if we can work with the school district, but I would like to stay where I'm at."

activities, dances, prom, and the after graduation party. Commissioner Christy Hasch, who is also the psychologist at the elementary school, said the staff and students would miss Thomman.

"It's really nice to have someone there with the kids look up to and trust," she said. "It's going to be a loss to our schools."

Uri asked the commissioners if they would be agreeable to using approximately \$20,000 from city reserves to pay Thomman to stay on as the SRO through the end of the school year.

Mayor Marsha Wentz said she was divided between wanting to keep Thomman in the schools and having to find the money to fund the position.

"I feel like the school district is dumping the problem on us because we're supposed to find the money in the middle of a budget year," she said. "But I think he's important to the school."

The commission agreed to fund Thomman's SRO salary through the end of the academic year, and revisit the issue during budget discussions.

On a 4-1 vote, with Charles Johnson voting against it, the commission adopted the Concordia downtown redevelopment project plan.

The redevelopment project will consist of streetscape

amenities, including a public plaza at 6th and Broadway streets; repair, removal, replacement, and installation of water, sewer and other utilities lines and connections in the area; and construction or improvements of streets, curb and gutter, alleys, and parking lots, and replacement or repair of lighting, sidewalks and other infrastructure.

The cost of the improvements is estimated at \$1.5 million. Fraser said he was in support of the Broadway Plaza portion of the redevelopment plan, but did not feel the city should use TIF funds to replace water and sewer lines.

"Sidewalks and curb and gutter are not creating jobs or increasing property values that much," he said. "Those are city problems, not a college, county or school district problem."

In voting against the measure, Johnson questioned the language of the ordinance, saying there was no detailed project plan, nor a map of the redevelopment area.

In other business, the commission approved a \$3,000 demolition bid from Jensen Ag Services, Belleville, for the demolition of a condemned house at 233 West 3rd.

An application from Robert Reed to enter into the city's demo program for a house at 206 Kansas was also approved.

The low bid came from Snaveley Construction for \$4,795 to demolish the condemned house.

No action was taken after executive sessions for preliminary discussion for the acquisition of real estate and confidential business data.

## FOR SALE

The City of Concordia is now offering  
a 2010 Chevy Impala  
with 78,000 miles for sale on  
Purple Wave.

Auction ends April 7.  
To bid, register at [www.purplewave.com](http://www.purplewave.com)

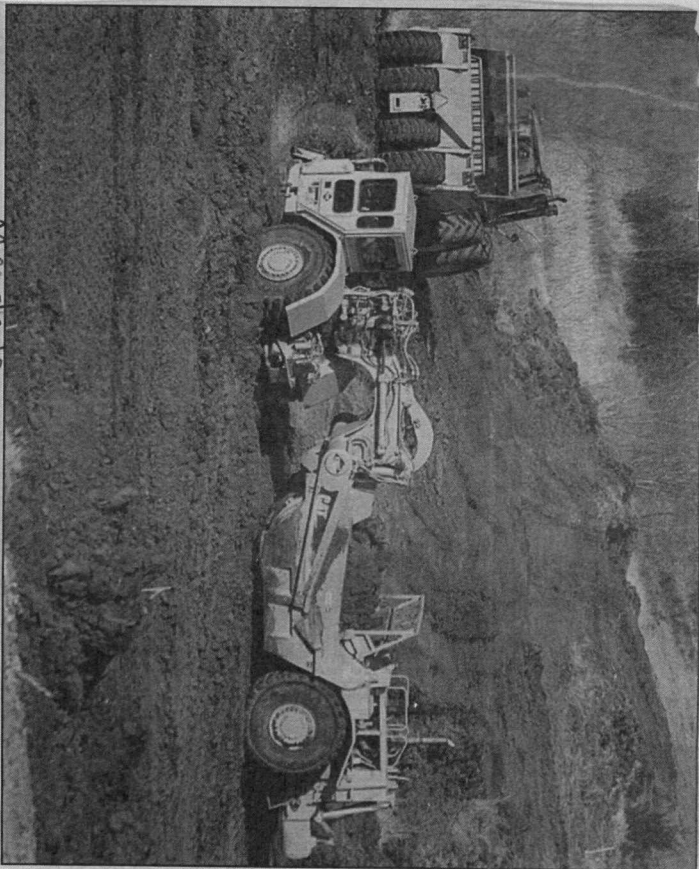
### MUNICIPAL SERVICE WORKER

Public Utilities Division  
The City of Concordia  
Department of Public Utilities  
Department is seeking to fill the position of Municipal Service Worker. Job description is available at City Hall.

**Deadline:** City of Concordia will accept applications until filled. A resume may be included with completed City application form.

**Apply at:** The City of Concordia City Clerk's Office, 701 Washington, on the website at [www.concordiaoks.org](http://www.concordiaoks.org) or email [cityclerk@concordiaoks.org](mailto:cityclerk@concordiaoks.org). Requests for accommodations are available for persons needing assistance. Requests for accommodations should be made at the time of application. An Equal Opportunity Employer.





**Moving dirt**  
Scrapers are used to move dirt Tuesday morning as part of the dam project on the south end of Concordia. (Blade photo by Jay Lowell)



## Citywide Spring Clean-Up

The City of Concordia is planning a Spring Clean-Up for the week of  
**April 6 - April 10**  
*March 30* for residential areas.

We ask for your support and assistance in making Concordia a cleaner place to live.

**Please place your items near your front curb on Sunday, April 5**  
 (alleys will not be picked up).

For details & acceptable items, please visit our website at [www.concordiakls.org](http://www.concordiakls.org).

CONCORDIA, KANSAS 66901

Thursday, March 5, 2015

# City commemorates CCCC anniversary

**By Jessica LeDuc  
Blade Staff Writer**

At a brief meeting Wednesday night, the Concordia City Commission signed a proclamation commemorating Cloud County Community College's 50th anniversary.

The College was founded on January 28, 1965, and began classes in February of that year. During the past 50 years, the proclamation said, the College has emerged as a primary source of advanced education for the community, as well as a vital anchor for the economic well-being of the region.

"The City Commission is proud to recognize Cloud County Community College on its 50th anniversary as a true partner in the life of the com-

munity, and looks forward with anticipation to another 50 years of shared services and mutual cooperation," the proclamation said.

College Foundation Executive Director Kim Reynolds thanked the City for its partnership over the years. She also thanked the citizens of Concordia, who have always supported the students, and fostered a friendly and welcoming environment for them.

College President Danette Toone also thanked the City for its support over the past 50 years.

"I know this institution is such an important part of this community, and a large contributor to that is the partnership that we have with the

City," Toone said. "We appreciate all you do."

During his report to the Commission, City Manager Larry Uri said he and Cloud-

Corp Executive Director Ashley Hutchinson recently attended a meeting with representatives from the Kansas Health Foundation. The meeting centered around discussion of the Foundation's community engagement initiative, that will fund and support a community organization interested in coordinating a plan to help residents live healthier lives.

The Foundation will award grants to five communities that experience elevated concentrations of health risk, such as those with higher rates of poverty, unemployment, or low

educational attainment. In Cloud County, 20 percent of children younger than 18 live in poverty.

Research has shown that those living in poverty are more likely to suffer from chronic diseases associated with poor diet and lack of physical activity.

Uri said Cloud County Health Center has expressed interest in applying for the grant funds.

The Commission adjourned to a study session to discuss the Broadway Plaza video screen, the employee handbook, ALCO property access easements, Sports Complex fees, and playground equipment for the Second Street Park.

(continued from page 1)

In responding to a question of what can be done to encourage more young families and professionals to live and work in Concordia, Lambertz said the city will have to do more with less and be creative. He said it needs to be a collective effort to make it a place where young families want to live and raise a family.

"We need to support our medical facility and our medical providers. We have some wonderful providers. We need to do whatever we can to make this a community young families choose," Lambertz said.

Sacco said that the only way to attract young families is with higher paying jobs.

"We need to focus on those items that new businesses look at and search out when they are determining where they want to locate their business," Sacco said. "Without that, all of the parks, plazas and schools have been created for nothing as our population will continue to decline as our aged die off and our youth seek out other cities that have businesses that can pay them the type of salaries that will allow them to live and support their family."

Tatum said that he agrees with Sacco that the city needs to attract new businesses to keep young people.

"We have to get businesses in here or we will never retain our graduating classes from high school, and we will never attract younger families. The way to do that is lower taxes. We have some of the highest property taxes in the state."

In 2014, Roger Brooks, a consultant concluded that Concordia would benefit from having a program-mable space. The candidates were asked if they thought the Broadway Plaza is a worthwhile project to fill empty storefronts and increase sales tax revenues.

"This project is pushing \$1 million. As nice as it would be, I think there are other issues that money could be addressed with. A Broadway Plaza, a stage a

Lambertz said he would try

The growth of Concordia is going to make us successful," Tatum said.

Tatum said that because TIF (Tax Increment Financing) funds, which end in five years, should be used for a shared tax between the city, county, college and USD of those entities need to discuss the best use for the funds.

Tatum said that funds can be used to encourage businesses to come to Concordia.

A story on the school board election of the forum will run in Thursday's Blade-Enterprise.

Sacco, who has lived in Concordia for five years is the general manager for Nesika Energy Services.

Lambertz is a therapist for twice Mental Health.

Tatum is a lifelong Concordia resident who is a department manager at ARVOS, Inc.

Sacco said that the city needs to turn its financial focus more on city needs than on wants.

Tatum told those in attendance that he believes the city is facing some serious challenges.

Our taxes are skyrocketing. We are losing businesses. We are losing young people to big cities," Tatum said.

The commission candidates are asked what they think the Tax Increment Financing (TIF) funds, which end in five years, should be used for.

Lambertz said he would try

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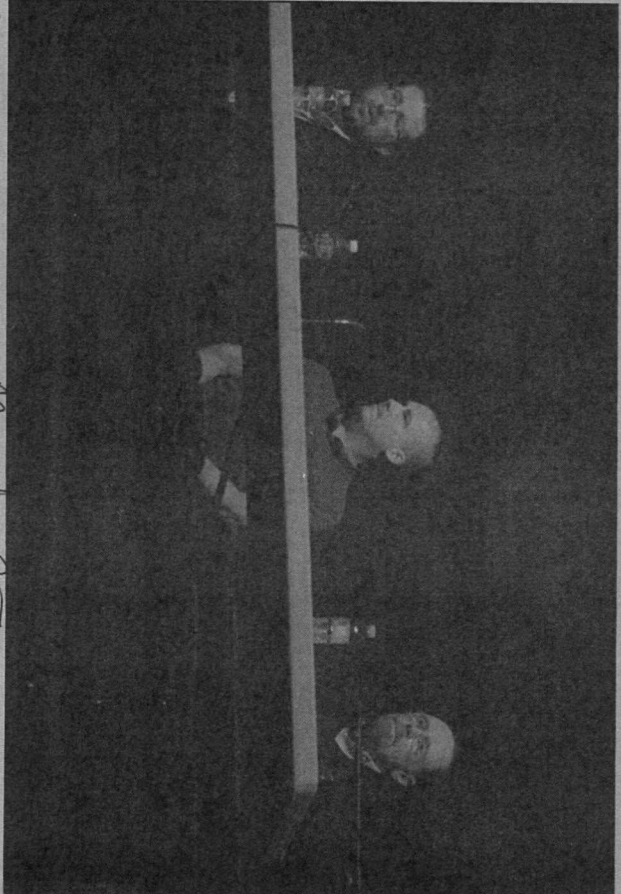
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## Commission candidates

Candidates for Concordia city commission answer questions during a forum Tuesday night at the Brown Grand Theatre. From left are: Chuck Lambertz, Marty Tatum and Sam Sacco. (Blade photo by Jay Lowell)

March 26



(see Forum on page 6)

TV screen is not going to fill the stores downtown," Tatum said.

Tatum said he believes that TIF money should be used to enhance the economy by bringing in businesses, not to build a plaza area.

Sacco said that the plaza would probably provide some additional money to downtown establishments during the summer, that only by increasing the population of Concordia would you create enough year-around demand to attract businesses to come in and fill those store fronts.

"Probably for the first time tonight, I think I would disagree," Lambertz said. "I think having programmable space really has the opportunity to be a game changer for Concordia."

Lambertz said the city would need to find a way to foster activities people are going to want to attend



# City hears concerns about proposed tower

By Jessica LeDuc  
Blade Staff Writer

A group of citizens concerned about a proposed communications tower to be located near the city limits spoke to the Concordia City Commission Wednesday evening.

Robert Cadamore, a resident of East Hills Estates, said the group of people who attended the meeting live in the area and are concerned about the proposed 170-foot tall communications tower scheduled to be erected 45 yards northeast of the intersection of 15th and Hill streets. However, when he asked if that piece of property was in the city limits, he was told it is county land.

City Manager Larry Uri explained that not all of Craig's Addition — where Horvath Towers III is planning to construct the tower — was annexed into the city.

"As far as I know, the city's responsibility ends at the city limits," Uri said.

Cadamore said those in attendance at the meeting are concerned about how the tower may affect their property values.

"I sunk a lot of money into my house, and I don't want to be looking at a 175-foot tower with a 100 by 100 chain link fence around it," he said. "We do have a legitimate concern for property values."

Cadamore also said people are concerned about what may be constructed below ground to support the tower, and how that could potentially affect their water supply.

"We're all on geothermal, and that could affect everyone's heating and cooling," he said. "We're concerned about it. Do we want to stand in the way of progress? No, but what is the cost everyone is going to pay?"

Mayor Marsha Wentz said the group of citizens need to voice their concerns to the Cloud County Commission, because the tower would be located in the county.

Cadamore said his wife had attended Monday's County Commission meeting, and was told that because there is no zoning in the county, there is nothing the commissioners could do.

"I think it is you people's problem, too," said Todd Genette, who also owns a rental property in that area. "We all own property around there, and it's going to affect our values very much. I have tenants in my rental there and they're already concerned about the health issues with it being so close to the house."

John Toone, an East Hills resident, asked the city and the

county to require Horvath Communications to conduct a public hearing so all residents can voice their concerns.

Commissioner Charles Johnson asked Uri to contact an attorney in Kansas City for guidance.

Uri encouraged everyone in attendance to file their concerns with the Federal Aviation Administration.

After a 15-minute executive session for confidential business information with Steve Womack, on a 4-1 vote, the Commission approved returning \$10,000 to Womack that had been held in escrow since 2004.

Commissioner Lyle Pounds voted against the measure.

The earnest money was part of a development agreement Womack and the city entered into in 2004 for the purchase of two acres of land in the south development. At the time, Womack had planned to relocate his Ford dealership to the area south of where the 21st Street dam will be built.

The agreement was extended several times, as plans for the development of the area stalled.

In 2007, the agreement was amended from two acres of land up to four acres.

In other business, the Commission approved several access easements for property sur-

rounding the former ALCO building.

The agreements are with Rod and Cindy Hake, owners of the Donut Shop building, and Lance Lagasse and Brian Strait, owners of Goldenbelt Marketing, and allow for easements for each to enter their respective properties through the ALCO parking lot.

An easement for the city was also approved, allowing access to a sewer lift station in the northeast corner of the property.

Two bids from Gilford Hale for the demolition of condemned structures at 301 East 1st and 129 West 2nd were also approved. The two properties were condemned by the city earlier this year, and bids totaled \$7,500.

The Commission also gave the go-ahead for the purchase of up to \$46,000 in playground equipment for the Second Street Park. Money for the equipment will come from the special alcohol tax fund.

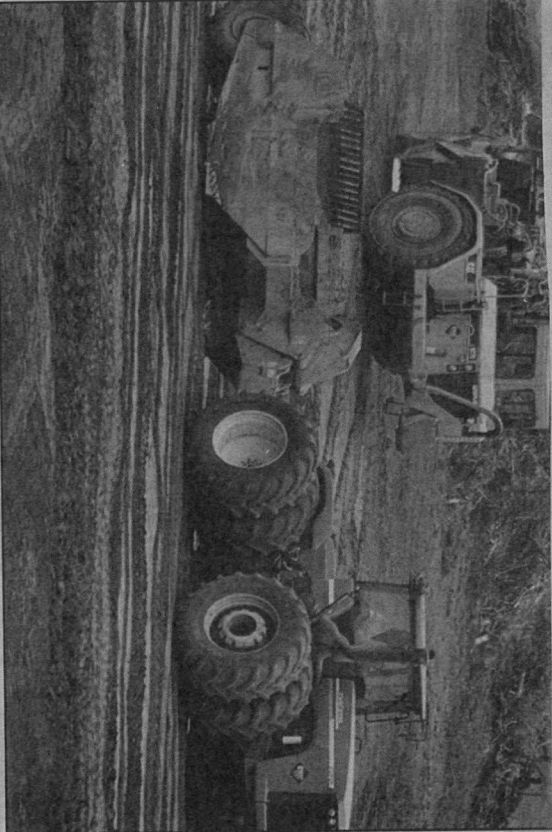
No action was taken after a 10-minute executive session for non-elected personnel, which included Uri and CloudCorp Executive Director Ashley Hutchinson.

The Commission adjourned to discuss plans for Broadway Plaza.

## Meeting with vendors

Concordia city commission will meet at 2 p.m., Wednesday, with potential Broadway Plaza video screen vendors at Bloss Municipal Airport.

5-5



## Dirt work continues

Dirt work on the dam project south of Concordia continues Thursday morning. (Blade photo by Jay Lowell)

4-9



Chuck

LAMBERTZ

for a focus on growth of business and improved quality of life in Concordia.

I'm a family man; married to my wife Amber with our two young daughters. I work as the Regional Therapy and Recovery Services Supervisor at Pawnee Mental Health.

Let's work together to preserve

Concordia's past and embrace its future.

Vote Chuck Lambertz for Concordia City Commission!

(Political ad paid for by Chuck Lambertz)



*March*  
**Sam J. Sacco**  
**for City Commission**

• 1965 graduate of Westside High School in Omaha. 1965 to 1969, served in the US Air Force

• 1973 graduate of the University of Nebraska at Omaha with a BS in business

• Over the next 33 years, worked for Cargill, AGP, South Texas Grain, & QTI

• More than 30 years of management experience

• 4 years of managing a 50 million gallon ethanol plant with 62 people

• General Manager of NESIKA ENERGY LLC

• 5 years of managing this 10 million gallon ethanol plant with 22 people

Both plants ran with multimillion dollar budgets  
Both plants were successful under my watch

• 2 years serving as Vice Chairman of the Kansas Assoc. of Ethanol Processors Board

• Member of the American Legion for 5 years

• Member of the 19th Hole

• Member of the Brown Grand Players

• Member of Our Lady of Perpetual Help Catholic Church

• Member of AARP

• 5 years in Concordia, Kansas

— Feel focusing on jobs via new business for the city and surrounding area is a must

— Feel City financial trends that I have studied point to more focus on City needs and less on wants. I feel that type focus is needed to aid in attracting new business, which is the only way to create city growth.

— My style has always been to study monthly financial trends, ask staff privately questions that I may have, collect the facts that answer my concerns, and then privately discuss my concerns and the facts that support them in study sessions with fellow commissioners. I have also learned to keep an open mind and can change my position when the facts or a compelling argument support an idea that is better than mine. If you don't work as a team, not only does nothing get done, but the city suffers - or better said - our citizens. Citizens are the people that we work for.

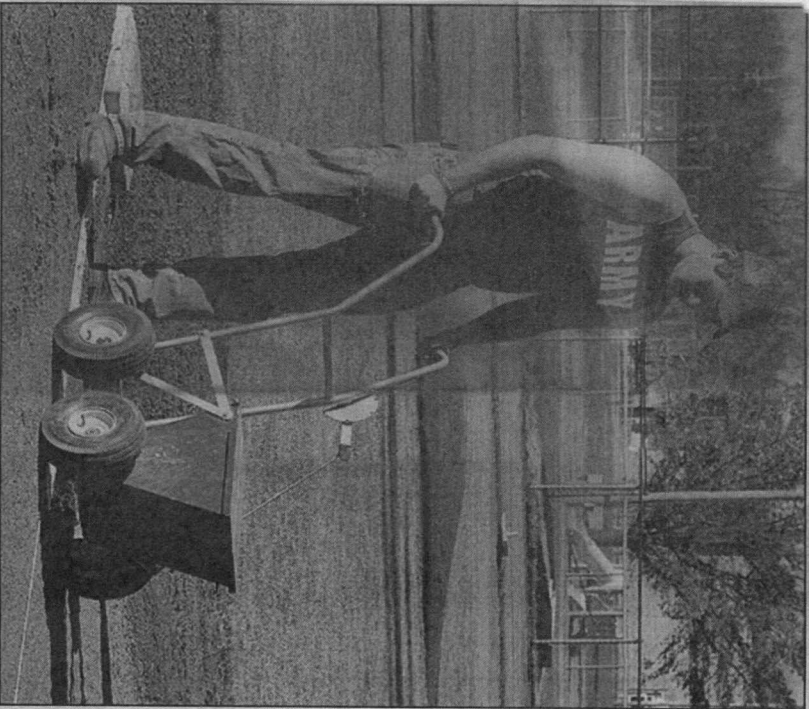
*(Paid for by the Committee to Elect Sam for a Growing Concordia, Mary Sacco, treasurer)*

**The Concordia Police Department is seeking a DISPATCHER**

This position provides way radio communication public safety department 911 emergencies administrative telephone service and maintain agency records.

Interested persons meet the following minimum requirements: Be at least 18 years of age; Equivalent of high school diploma; No criminal convictions; Typing and communication skills; Pass a written oral board interview; In-depth criminal history; Past employment background check. Computer experience a plus. Physical examination and drug screening tests follow all conditional offer of employment.

Starting salary is \$13.00 per hour. Successful applicant will work even days and nights. Excellent benefits. Complete description and application are available at City of Concordia website or on the city's website at [www.concordiakansas.org](http://www.concordiakansas.org) or [cityofconcordia.org](http://cityofconcordia.org) or [concordiaok.org](http://concordiaok.org) 243-2670. Reasonable accommodations available for persons needing assistance should be requested at time of application. EOE



CONCORDIA, KANSAS 66901

**Chalking it up**

City of Concordia employee Brentlin Hake chalks the baseline on one of the fields at the Concordia Sports Complex Tuesday morning. The Concordia High School baseball and softball teams open the season by hosting Beloit today. (Bledsoe photo by Jay Lowell)



# City to seek FCC review of tower

By Jessica LeDuc  
Blade Staff Writer

After a 15-minute executive session Wednesday night, the Concordia City Commission agreed to ask the Federal Communications Commission for an environmental review regarding the construction of a communications tower.

Horvath Towers plans to build a 170-foot self-supporting communications tower 45 yards northeast of the intersection of 15th and Hill streets. The land is just outside the city limits.

The review came at the request of property owners in and around the East Hills Estates, who have attended the past two meetings.

Robert Cadamore, East Hills resident, said last night that the Cloud County Commission had agreed to request an environmental review, and asked the city to do the same.

"We're here to ask you to help us in stopping this thing," he said. "We know you don't have a direct responsibility because you don't own the property, but you do have an interest in this."

Concordia Fire Chief Eric Voss presented Capt. Tim Stangel with the Kansas Emergency Medical Technicians Association's Norman E. McSwain Award.

Voss originally nominated Stangel for the EMT of the Year Award, but said the award committee felt Stangel deserved the Norman E. McSwain Award, which honors outstanding contributions to a community. Voss said Stangel began his



## Receives award

Concordia Fire Chief Eric Voss, right, presents the Kansas Emergency Medical Technicians Association Norman E. McSwain Award for outstanding community contributions to Tim Stangel.

Stangel with the department in 1994 as a volunteer firefighter/first responder, and has since worked his way up to the captain level.

He has also been teaching

He has always put the department and the safety of the community first."

Voss said Stangel is always involved in community outreach, whether it be manning a booth at the Fair or working the Muscular Dystrophy Association's annual boot drive.

Last year, Voss said Stangel was involved in 275 fire/EMS calls, and over the past 10 years, has run 1,978 calls.

"Tim has always put the safety and the need to help others in an emergency, and in training first," Voss said.

Voss also told the Commission that the entire Concordia Fire Department received KEMTA's Outstanding Service Award.

Voss said someone nominated the department, and the committee looked at the department's calls and community involvement.

"As far as anyone (with KEMTA) can tell, we're the first fire department in history to receive this award," he said.

City Manager Larry Uri also presented outgoing Commissioner Charles Johnson with a plaque and key to the city for his nine years of service.

Johnson has served on the Commission for nine years, and chose not to seek re-election this year.

In action items, the Commission reappointed Peggy Loveland and Scot Henderson to the Frank Carlson Library Board. Both will serve another four years.

(see City on page 7)

## City

(continued from page 1)

An \$18,999 bid from Geisler Roofing was accepted for the replacement of the roof of City Park's east shelter house.

Geisler's bid was \$2,500 higher than the low bid received from Ryan Roofing of Salina, but Commissioner Lyle Pounds said he would feel more comfortable spending more to stay local.

"I know \$2,500 is a substantial difference, but I feel going local is the right thing to do," Pounds said.

All other commissioners agreed, unanimously awarding the bid to Geisler Roofing.

During Commissioner comments, Johnson questioned progress being made on the sale of the former ALCO building.

The city and county jointly purchased the former ALCO building, at 1401 East 6th Street, in 2011 for \$150,000. The purchase was in an effort to land Spirit AeroSystems, an aerospace manufacturing company. Spirit AeroSystems ultimately chose to expand its company in Chanute. Since that time, the property has been managed by CloudCorp.

Johnson said he had heard from three people who told him they wanted to purchase the building. According to Johnson, none of them

was seriously considered.

Uri said any offer to purchase the building has been taken seriously.

"I know sometimes it gets a little frustrating for the Commission to not be completely in the know," Uri said. "It's also true that most people who are interested in these kinds of projects don't want their business plans broadcast in public meetings."

"It's not unusual for CloudCorp to work on something for months, or even years, before they get the go-ahead to even tell me."

Johnson said the Commissioners need to know if anyone is interested in the building, because it is their responsibility.

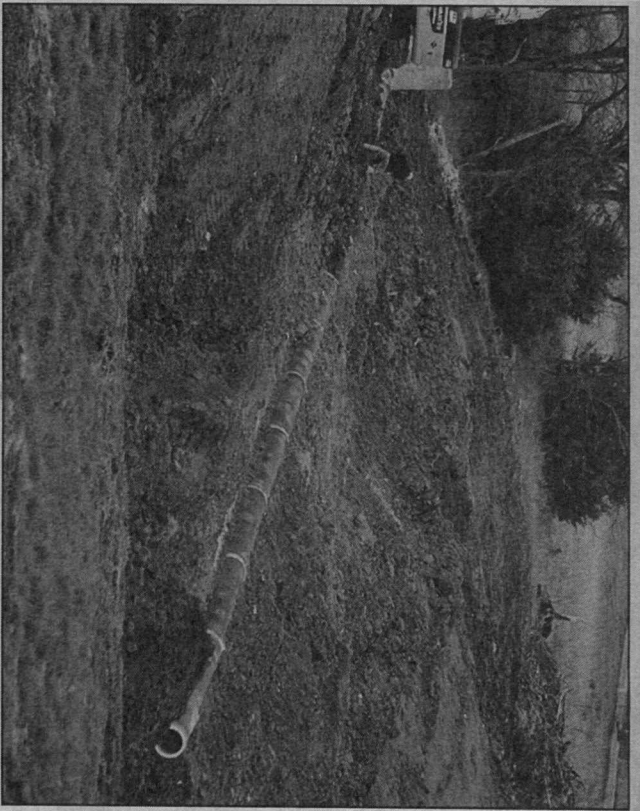
"If we don't know someone has interest in it, then we have no input. It's this Commission's job, not the city manager, to make sure that building gets back on the market. We're the ones who bought it. We're the ones who own it, and we're responsible for it."

CloudCorp Executive Director Ashley Hutchinson said all offers are taken seriously.

"Anytime we do have an actual offer, we will bring it to you," she said. "Trust me - I more than anybody - want to get that building sold. Every single offer is considered."

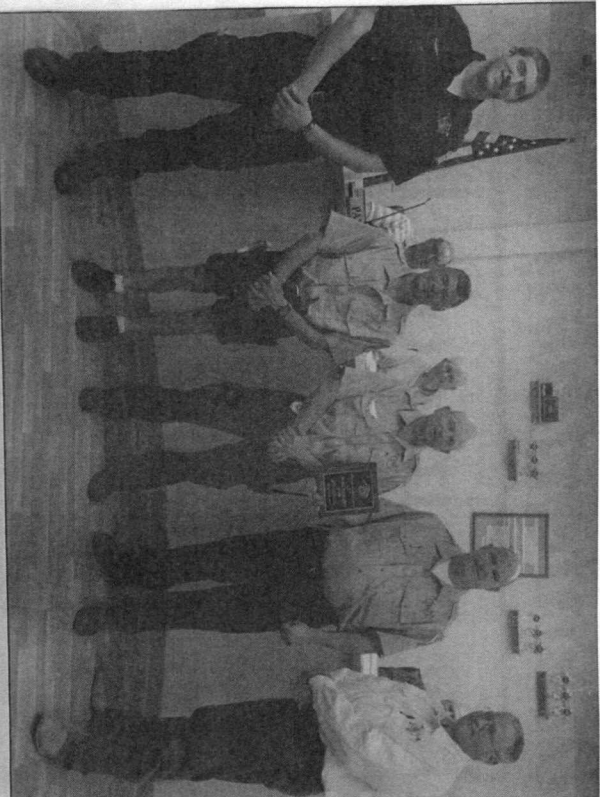
## Flushing hydrants

The City of Concordia Water Department will be flushing hydrants the week of May 11-15 as part of its annual maintenance program. Throughout the week, residents may experience water discoloration. The discoloration is not a public health problem, but may be an inconvenience. Prior to doing laundry, residents are urged to inspect the color of the tap water, and if discolored, do not use the washer. The City apologizes for any inconvenience this may cause. 5-4



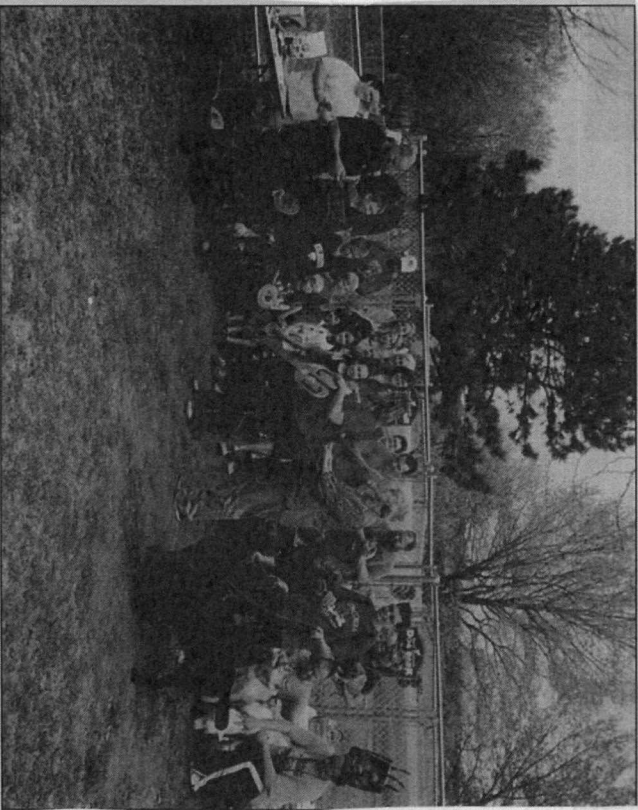
**Laying pipe**  
Pipe is being laid under Plum Road Monday morning as part of the city of Concordia dam project. (Blade photo by Jay Lowell)

4-27



**Outstanding service**  
Concordia Fire Department was presented an Outstanding Service Award from Kansas Emergency Medical Technicians Association at Wednesday's city commission meeting. Pictured (l-r) are firefighters/EMTs John Christensen, Tim Stangel, Jim Menard, and Rick Knudson with Fire Chief Eric Voss.

APR 12



**Dog park opening** April 22  
Kathy Tatum (center) cuts the ribbon at the grand opening of the Concordia Dog Park Saturday.



**Award for serving**  
Charles Johnson (left), retiring Concordia city commissioner, receives a recognition plaque from Concordia city manager Larry Uhr.



# Three seeking seat on city commission

Three candidates are vying for one open spot on the Concordia city commission in Tuesday's general election.

Chuck Lambert, Sam Sacco and Marty Tatum are running to replace Charles Johnson on the five-member commission.

Johnson did not file for re-election after serving three terms.

There is one contested race in the four seats up for election on the Unified School District 333 board of education.

Mark Nordell and Pat Prindaville are seeking the USD 333 board of education District #2, position 2 seat.

Don Bates also filed for the position, and his name will appear on the ballot, but he has moved from Concordia.

The position was held by Jay Thomas, who did not seek re-election.

Tony Miller is running unopposed for the District #3, position 3 that was held by Pat Murk, who did not refile.

Steve Welter, District #1, position 1; and Kevin Pounds, District #4, at-large, are running unopposed for re-election to the school board.

Three members of the Cloud County Community College

board of trustees, Ellen Anderson, Larry Henry and Thomas Tuggle, are running unopposed for re-election.

In the city of Clyde, there are four candidates seeking three open seats on the city council.

Wendy Genereux and Dennis Street are seeking re-election. Also on the ballot are Mike Cook and Rusty Sikes.

Michael Dove, June Peterson and Kent Studt are seeking the three open seats on the Glasco city council.

Jon Puckett will be challenged by Richard McKinley for mayor of Miltonvale.

Darren Bates and Gregory Copple are seeking re-election to the Miltonvale city council.

The city of Jamestown has Royce Bruntzel, Jason Martin and Thomas Thomas seeking re-election to the city council.

Three candidates are seeking the member at large, position 7 on the USD 334 board of education.

Terry Tate has filed for re-election, and is joined on the ballot by Amanda Demars and Jason Palliet.

Mark Meyer, District #1, position 1, and Matthew Martin, District #2, position 2, are running unopposed for re-election to the USD 334 board.

tion to the USD 334 board.

Angela Bates is running unopposed for District #1, position 3.

Bill Garrison and Linda Begnoche are seeking re-election to the River Valley Extension District #4 board.

**April 7 Election**  
**Polling Places**

**Concordia**  
**First Christian Church Fellowship Hall**  
**402 W. Sixth St.**  
Concordia 1st Ward, 1st Precinct/2nd Ward, Buffalo and Sibley Townships, USD 333 voters of Arion, Center and Lyon Townships, North Lawrence, South Lawrence, East Lincoln and West Lincoln Precincts, USD 426 voters of Sibley Township, USD 109 voters of North Lawrence Precincts.

**Valley Rental Center**  
**803 Valley St.**  
Concordia 3rd and 4th Ward.

**Glasco**  
**St. Mary's Catholic Parish Hall**  
300 First St.  
Glasco City, Solomon Township, USD 334 voters of West Meredith Precinct, Arion, Cen-

ter, Lyon and Summit Townships, USD 273 voters of Solomon and Summit Townships, USD 239 voters of West Meredith and Lyon Townships.

**Miltonvale**  
**Miltonvale Community Building**  
**107 Starr**  
Miltonvale City, Starr Township, Oakland Township, East Meredith Precinct, USD 334 voters of Aurora and Colfax Townships, USD 239 voters of East Meredith Precinct, USD 379 voters of Colfax and Starr Townships.

**Aurora**  
**Knights of Columbus Hall**  
**Main Street**  
Aurora City, USD 333 voters of Aurora and Nelson Townships, Clyde Clyde City Hall 412 Washington Clyde City, Elk and Shirley Townships, USD 224 voters of Colfax and Nelson Townships, North Lawrence Precinct and South Lawrence Precinct.

**Jamestown**  
**Jamestown Downtown Activity Building**  
**311 Walnut**  
Jamestown City, Grant Township, USD 333 voters of Summit Township, USD 426 voters of Grant Township.

## Legals

(First published in the Blade-Empire on Friday, May 8, 2015)

### SUMMARY OF ORDINANCE NO. 2015-3093

On May 6, 2015, the governing body of the City of Concordia, Kansas passed an ordinance entitled:

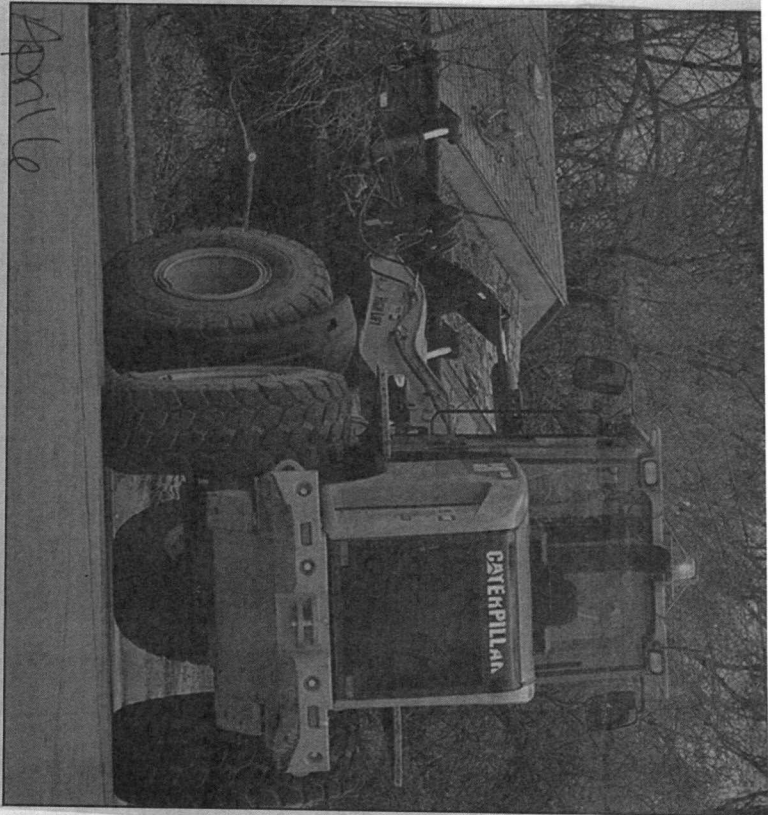
**AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$1,150,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION TAX INCREMENT BONDS, SERIES 2015, OF THE CITY OF CONCORDIA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; PROVIDING FOR THE ALLOCATION OF CERTAIN PLEDGED REVENUES DERIVED FROM A REDEVELOPMENT DISTRICT; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.**

The Series 2015 Bonds approved by the Ordinance are being issued in the principal amount of \$1,150,000, to finance certain improvements in a redevelopment district in the City, and constitute general obligations of the City payable from Tax Increment received by the City and other funds legally available and appropriated for such purpose by the City, and, if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the City. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at [www.concordiakas.org](http://www.concordiakas.org).

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: May 6, 2015.

/s/ Larry Uri, City Attorney  
1fr



**Clean up begins**  
A brush pile is picked up on East First Street Monday morning as city of Concordia employees begin the City Wide Clean up that will continue throughout the week. (Blade photo by Jay Lowell)

CONCORDIA, KANSAS 66901

## City learns cost of replacing sewer line

By Jessica LeDuc  
Blade Staff Writer

At a special meeting Friday afternoon, the Concordia City Commission learned it will cost \$65,000 to replace the broken sewer line that runs under the Republican River.

On April 7, it was discovered that the six-inch sewer line that services Concordia Tractor and the Cloud County Law Enforcement Center in the north development was broken. Sewage was visible on a sandbar in the river, on the east side of Highway 81.

Friday, City Manager Larry Uri told the commission that the sewer department had noticed the line was not operating properly. After several attempts to

restore proper service, Uri said the line was flushed at the lift station, which is located at the former drive-in movie theater north of Concordia. After doing that, sewage became visible on the sandbar in the river.

Uri said both the sewer and gas lines cross the river at a depth of 16 feet. The two lines were supposed to run parallel, and be separated by five feet. Both lines are equipped with tracer wires.

"According to the way we read all that information, rather than going parallel, the gas line appears to cross the sewer line," Uri said. "We don't know enough to say for sure that the construction of the gas line affected the sewer line and caused the

leak, but that's the working hypothesis we have right now. I'm not saying that's what happened, but we're engaging in that possibility."

Uri said the Kansas Department of Health and Environment, as well as the company that installed the sewer line, were called to assist in the cleanup and determining how to proceed.

Samples were taken downstream to determine if sewage had contaminated the river, and Uri said it is no longer considered a health risk.

A crew from the water and sewer department spent six hours last week removing the contaminated sand. Uri said the cleanup, overseen by KDHE, is

complete.

Uri told the commission that the best solution available is to replace the sewer line that runs under the river.

The company who originally installed the sewer line can have the new line installed in a week, weather permitting.

In addition to the cost of \$65,000, Uri requested a \$5,000 construction inspection contract with Campbell and Johnson to oversee the work.

The \$70,000 cost will come from the city's repair contingency fund.

"How did this happen? I don't know the answer," Uri said. "There's a lot of inquiry yet to be done. Theoretically, this should not have happened."

**GRAND OPENING**  
April 14

**Bring Your Dog!**

**Saturday, April 18**  
11 a.m. - 3 p.m.

**Ribbon cutting @ Noon**  
Located at Airport Park  
(across from Walmart)

- Roll-N-Smoke BBQ available!
- Dog toys for sale from Patterson's Pampered Pets
- Lindsey Alvord - Pampered Pet Pillows (leashes, clothing, bows, & pillows)
- Drawings for giveaways from Tallgrass Veterinary Hospital

Sponsors: EcoWater • O'Connor Animal Shelter

Monday April 13, 2015



# Lambertz elected to commission

With 23-percent of registered voters heading to the polls Tuesday, Chuck Lambertz was elected to a term on the Concordia City Commission.

Lambertz, who received 335 votes, will fill the seat of Charles Johnson on the Commission.

After three terms in office, Johnson elected not to file for reelection.

Lambertz defeated Sam Sacco, who received 251 votes and Marty Tatum, who garnered 222. He will take office at the April 15 Commission meeting.

"I feel very honored and humbled to be elected to this position," Lambertz said. "The other candidates were good to talk with and I hope they'll continue to offer their support for the City. I'm very impressed and pleased with the great voter turnout. Twenty-three percent (turnout) is wonderful for a spring election. If we can get close to that level of participation in other projects, there's not much we can't do."

"I'm really looking forward to learning more of the ins and outs of city governance and have great confidence in our current commissioners to help show me the ropes. With the Broadway Plaza and the 21st Street dam projects in motion, I'm excited to see us maximize their potential and really add to

what Concordia has to offer its citizens and other folks coming to town."

Following are the breakdown of each candidate's votes:

Lambertz: First Ward, 43; Second Ward, 134; Third and Fourth Wards, 123; advance, 35; total, 335.

Sacco: First Ward, 30; Second Ward, 109; Third and Fourth Wards, 92; advance, 20; total, 251.

Tatum: First Ward, 25; Second Ward, 79; Third and Fourth Wards, 76; advance, 42; total, 222.

In the only contested race for a seat on the Unified School District 333 board of education, Mark Nordell handily won the district two, position two spot with 659 votes. He was challenged in the election by Pat Prindaville, who received 225.

Don Bates also appeared on the ballot, but had withdrawn from the race. He still received 61 votes.

Nordell will fill the seat vacated by Jay Thomas, who elected not to file for reelection.

Steve Wettler and Kevin Pounds, who both had filed for reelection and were unchallenged, were reelected to another four-year term.

Wettler, who has the member district one, position one seat, received 805 votes. Pounds, who serves member district four, position seven, received 812.

Tony Miller was unopposed in the race for member district three, position three and received 756 votes. He fills the seat that had been occupied by Pat Murk, who did not file for reelection.

All four will take office on July 1.

Three incumbents were reelected to three open seats on the Cloud County Community College board of trustees.

Ellen Anderson, Larry Henry and Tom Tuggle were all unopposed in their quest to retain their seats on the board.

Henry was the top vote-getter, receiving 1,003, while Anderson received 755. Tuggle garnered 731 votes.

All three will serve another four-year term, beginning on July 1.

In Miltonvale, Jon Puckett retained his seat as mayor, fending off a challenge from Richard McKinley. Puckett received 66 votes to McKinley's 43.

Darren Bates and Gregory Coppel both retained their seats on the Miltonvale city council. Bates received 94 votes and Coppel had 72.

In Clyde, 113 voters turned out to elect Winny Genereux, Rusty Sikes and Dennis Streit to serve on the city council.

Genereux and Streit both had filed for reelection, and received 80 and 69 votes, respectively.

Sikes will fill the other open seat, after receiving 79 votes.

In Glasco, Michael Dove, June Peterson and Kendt Stutdt will all serve four-year terms on the city council.

Stutdt was the top vote-getter with 64. Peterson received 51 and Dove had 49.

In the only USD 334 board of education contested race, Jason Pallett received 161 votes to take the position seven member at large seat.

Amanda Demars received 109 and Terry Tate had 13.

The other races, which were unopposed, were won by: Mark Meyer, member district one, position one, 216; Angela Bates, member district one, position three, 226; Richard Schultz, member district one, position four, 220; and Matthew Martin, member district two, position two, 201.

In Jamestown, all three open spots on the city council were filled by incumbents, who all ran unopposed.

Royce Brunzel received 21 votes, Jason Martin had 19 and Thomas Thoman had 17.

The votes will be canvassed by the Cloud County board of commissioners on Monday, after which the results will be official.

## Sewer line to north development breaks

April 8

The recently installed six-inch sewer line that services Concordia's north development

broke where it passes under the Republican River, according to a press release from City Manager Larry Uri.

Uri said evidence of the breakage was discovered at about 4 p.m. Tuesday when sewage was visible on a sand bar on the east side of the Highway 81 river bridge. At that

point, Uri said, the line is approximately 16 feet below the river bed.

Samples will be taken downstream to determine whether sewage has entered the river water, and Uri cautioned the public to avoid the area until further notice.

"Until the extent of the damage is determined and the line is repaired, health hazards must be considered a risk," Uri

said.

The sewer line was installed in 2010 to provide service to what was then Concordia Tractor's new facility. It now serves both CTI and the Cloud County Law Enforcement Center and Jail.

Until the line is repaired, Uri said, sewer service will be maintained by using the city's sewer cleaning truck to carry the sewage to the wastewater treat-

ment plant.

Representatives of the company that installed the line under the river, as well as staff from the Kansas Department of Health and Environment are expected to be on hand this morning to assist the city in determining the process for repair.

Uri said the cause of the leak has not yet been determined.

# City moves forward on downtown project

By Jessica LeDuc  
Blade Staff Writer

The downtown redevelopment project plans are full steam ahead after the Concordia City Commission approved the sale of \$1.15 million of general obligation tax increment bonds Wednesday night.

The cornerstone of the downtown project will be the construction of the Broadway Plaza, and City Manager Larry Uri said the design is expected to be 90 percent complete by the May 6 meeting.

Also on May 6 from 2-4 p.m., Uri said, the vendors who have submitted proposals for the outdoor video screen at the Plaza will bring demonstration models for the commissioners to view.

The redevelopment project plan may also include repair, removal, replacement, and installation of water, sewer and other utility lines and connections in the area; construction or improvements of streets, curb and gutter, alleys, and parking lots, and replacement

or repair of lighting, sidewalks and other infrastructure.

Prior to any action items, newly elected commissioner Chuck Lamberitz took the oath of office.

Lamberitz, who received 335 votes in the April 7 election, filled the seat vacated by Charles Johnson who chose not to seek re-election after serving three terms.

After Lamberitz was sworn in, the commission reorganized and Christy Hasch was elected as mayor for the coming year. Lyle Pounds was elected as mayor pro tem, and will serve as mayor in the event Hasch is absent.

In other action items, the commission authorized the repair of city well #21. Jeremy Arnold, director of utilities, said wells 21 and 22 account for more than half of the city's yearly water. The last time any work was done on well 21 was 1999, and Arnold said it has developed a vibration.

He recommended accepting a bid of \$11,119 from Layne-

Western to pull and reset the well's pump, replace sleeves and bearings, and rebuild the bowl. Any other material or work to be done will be determined once the pump is removed, Arnold said.

The commission accepted the bid, but authorized spending up to \$25,000 from the water department's repair fund to rehabilitate the well.

The commission also re-appointed Vikki Conn, Kim Wiesner and Sherri Radcliffe to three-year terms on the Concordia Housing Authority board.

The commission also authorized Mayor Hasch to execute the final performance documentation for the community development block grant for housing rehabilitation and demolition.

Carol Torkelson, housing director with the North Central Regional Planning Commission, said with the \$341,800 block grant—as well as homeowners' investments—14 houses were rehabilitated, and five were demolished.

During this manager comments, Uri said he had filed a request for environmental review with the Federal Communications Commission. The request was in regard to a proposal from Horvath Towers to construct a 170-foot communication tower near 15th and Hill streets.

Uri said a homeowner in the area had suggested the city offer the company land at Blosser Municipal Airport for its tower. He said he contacted the Federal Aviation Administration about the possibility of locating a tower on the airport property, and was told there would not be an issue with erecting a tower there, as long as it is less than 150 feet.

The commission gave their approval for Uri to contact Horvath about the possibility of locating the tower there, instead of the original proposed location.

"I think we'll make a lot of people happy if we can get this moved," Commissioner Tim Parker said.

## Legals

Published in the Blade-Enterprise on  
Wednesday, April 22, 2015  
APR 11 22  
NOTICE OF INTENT TO SEEK  
PRIVATE PLACEMENT

CITY OF CONCORDIA, KANSAS  
GENERAL OBLIGATION TAX  
INCREMENT BONDS, SERIES 2015

Notice is hereby given that the City of Concordia, Kansas, (the "Issuer") proposes to seek a private placement of the above-referenced bonds (the "Bonds"). The maximum aggregate principal amount of the Bonds shall not exceed \$1,250,000. The proposed sale of the Bonds is in all respects subject to approval of a bond purchase agreement between the Issuer and the purchaser of the Bonds and the passage of an ordinance and adoption of a resolution by the governing body of the Issuer authorizing the issuance of the Bonds and the execution of various documents necessary to deliver the Bonds.

DATED: April 15, 2015

Sherry Crum, Clerk  
TWS

## GET INVOLVED

### IN YOUR LOCAL GOVERNMENT

The Concordia City Commission intends to involve as many qualified citizens as possible in the governing process. To that end, the Commission announces that vacancies do now exist or will soon exist on the following citizen boards, commissions and committees:

- April 21 • HOUSING AUTHORITY
- BOARD OF BUILDING TRADES
- BOARD OF ZONING APPEALS
- PLANNING COMMISSION

If you are interested in serving the community by becoming a member of one of these boards, commissions or committees, you are asked to fill out a short Expression of Interest Form. To be considered for the above appointments, return a completed Expression of Interest Form to the City Clerk's Office.

You are urged to act at your earliest convenience.

All members of boards, commissions and committees serve without pay – out of a concern for the public good.

Forms and more information are available in the City Clerk's Office, 701 Washington Street, P.O. Box 603, Concordia, Kansas, 66901.

*If you have questions, please call the  
City Clerk's Office at 785-243-2670*



# City approves sale of bonds for plaza

By Jessica LeDuc  
Blade Staff Writer

The Concordia City Commission approved the sale of \$1.15 million in general obligation Tax Increment Financing bonds Wednesday to fund the construction of Broadway Plaza, a water line replacement and curb, gutter and sidewalk work on 5th Street.

Chuck Boutly with George K. Baum & Co. Wichita, told the Commission that there were three bids for the bonds, which were opened Wednesday morning. The low bid came from UMB Bank in Kansas City with a net interest cost of \$66,211, and an interest rate of 1.5821 percent. Boutly said the bond sale should close in 25 days, and after that the city would have the \$1.15 million in the bank.

A low bid of \$204,288 from APAC KS Inc., Hutchinson, was accepted for the replacement of the water main from Broadway to Lincoln.

City Manager Larry Uri said the water line project needs to be completed before the Kansas Department of Transportation's KLINK asphalt mill and overlay project on Highway 9. That project is scheduled for this summer. Jeremy Arnold, director of utilities, said the water line

replacement is scheduled to start June 15 and be completed by August 15. The company will be required to work in 200-foot increments, which will still allow for parking in that block. Parts of the sidewalks will be barricaded, Arnold said, but foot traffic will still be possible.

The Commission also approved a proposal from Entex Corporation for a test of its technology in the city's wastewater treatment plant.

The city has been told that improvements will be needed at the plant to address the reduction of nitrogen and phosphorus emitted. The current estimate to renovate the plant is \$6.3 million.

If Entex's technology works well in the city's system, as the company anticipates, it would mean substantially cheaper renovations to the plant.

Uri said the test will take four to six months, using equipment provided by Entex and kept in a trailer parked at the plant. The cost will be \$10,000 a month, which includes \$2,500 for the option to have the test continuously monitored by city staff and its engineering company.

A downtown improvement grant application by Neil and Brenda Losh was approved. The

Loshes plan to renovate the exterior of their business, Coldwell Banker, at 112 West 6th.

Ashley Hutchinson, Cloud Corp executive director, said the project includes removing the existing store front, installing energy efficient windows, new doors and a new sign. She said the Loshes also plan to add columns to frame the front of the business.

To receive the downtown improvement grant, the Loshes will contribute \$1,111, which will be matched by a \$5,000 grant from the city and a \$5,000 bank loan. The estimated total project cost is \$15,981, and the Loshes will cover the difference.

In other business, Uri reported on a study concerning what might be done to alleviate potential flooding of businesses on the east edge of Concordia.

In May 2014, the Commission contracted with KLA Environmental Services to conduct the study to see what could be done to remove ARVOS Group's manufacturing facility (formerly Alstom Power Air and Preheater) from FEMA's floodplain.

Last night, Uri said that KLA had not been able to identify any projects, such as a dam, ditch or dike, that would remove ARVOS from the floodplain.

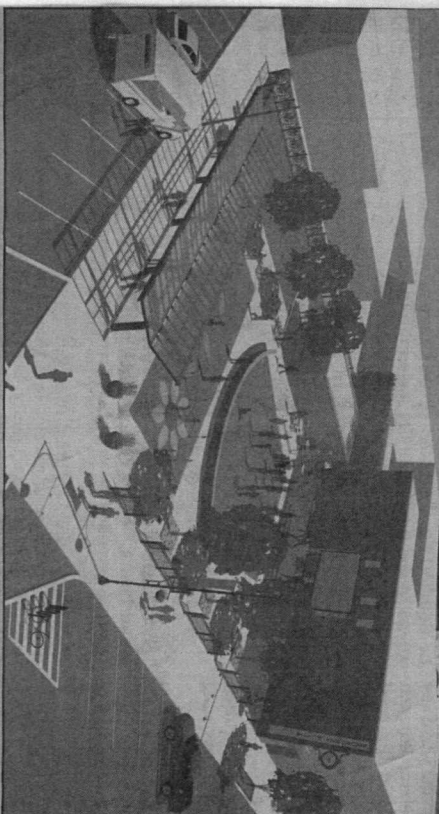
The east flood control ditch, which was built in 1995, is in good condition. But, Uri said, no improvements would be achieved in clearing or improving the channel that runs north from where the east flood control ditch ends at Highway 9.

It is possible, according to KLA's study, that measures could be taken to individually protect each of the buildings at the ARVOS site. If done in accordance with FEMA requirements, such measures can be used to remove a structure from the floodplain map, but a follow-up study would be needed.

On a 4-1 vote, with Tim Parker voting against it, the Commission accepted a supplemental agreement with Alfred Benesch & Company for land acquisition work being done around Blosser Municipal Airport. Uri said the company had underestimated the number of tracts the city must acquire for a potential expansion of the airport runway.

The original contract with Benesch was for \$97,265, and they were asking for an additional \$32,240.

The Federal Aviation Administration will reimburse the city at 90-percent for the contract costs, and Uri said they have already approved the expenditure.



Construction on the horizon

The architect's conceptual drawing of the Broadway Plaza, to be located at the corner of 6th and Broadway in downtown Concordia. Concordia City Commissioners approved soliciting bids for the construction of the Plaza at a special meeting Thursday night.

S-15

# County board told jail needs new roof

Cloud County board of commissioners Monday received an invoice and report from Sharp Construction on its findings at the Law Enforcement Center, from Tom Richard, County appointed owners representative for the Law Enforcement Center.

The report showed that condensation was not nearly as bad as had been expected, but concerns continue about the remaining building based on the workmanship of the roof installation. A new roof is needed.

In other Law Enforcement Center business, Sheriff Brian Marks reported the generator and grinder were up and operational as were the security cameras at the Courthouse and Health Department.

The board approved the service agreement between the Home Health Agency and the Sheriff's office for consultation.

Beginning immediately, the east and west basement entrances will be closed to the

public. The public should enter the courthouse using the elevator entrance or the main entrances on the east and west sides of the building.

Diana Gering, Health Department administrator and Dave White, Communications Specialists, discussed the phone system at the Health Department. No action was taken.

White updated the board on the Courthouse system conversion.

During Andy Asch, highway administrator's routine visit, the bids were opened from Commercial Tire, Salina; Kansasland Tire, Concordia; and Becker Tire, Great Bend.

Asch will review the bids and report back to the board. Bids were opened from Superior Outdoor Power Center, Inc., Superior, Neb., for a 2015 Kawasaki 4010 Gas Mule, \$10,975 and 2015 Yamaha Viking EPS, \$12,850; Womack Sunshine Ford, Concordia, for a 2015 Mule 4010 4x4.

\$9,410.60; Concordia Tractor, Inc., Concordia, for John Deere XUV 825i, \$11,733.29, and John Deere XUV 625i, \$9,824.29.

In other matters the board approved accounts payable of \$16,602.03.

Michael Peterson as part time deputy at the sheriff's office with an hourly salary of \$13.

heard a report from Mike Hake, Solid Waste director, and Kathy Hajny, Transfer Station clerk that delinquent solid waste fees total \$12,155 after adjustments.

at the request of Johnita Crawford, approved declaring May as Mental Health Awareness month in Cloud County.

heard a report from Cloud County treasurer Joe DeLeDuc that sales tax for April 2015 was \$52,779.51 compared to \$58,448.01 for 2014.

recognized a Thank You from Cloud County Community College's Agricultural Education Department for supporting

its Laboratory Facility by awarding them Wind Farm funds.

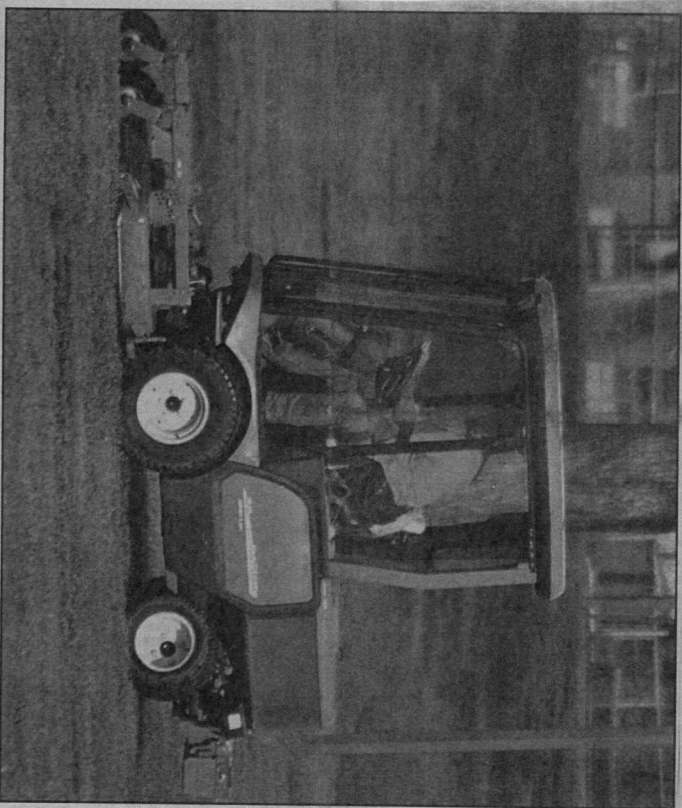
approved the waterline extension for Ken Johnson, 2206 Noble Road.

approved the agreement with the Kansas Department of Transportation and Cloud County for federal funding.

Adjournment was at 12:25 p.m.

Meetings attended during the past week by commissioners were: NCK Regional Homeland Security Council meeting in Beloit April 28 where Clyde Fire Department and Rural Fire District #2 received infrared cameras, and the Local Emergency Planning Committee meeting on April 29 at the Health Department, Gary Caspers; North Central Regional Planning Commission in Abilene April 30, Gail Engle; special meeting of the Resources Council April 30, Bill Czapski.

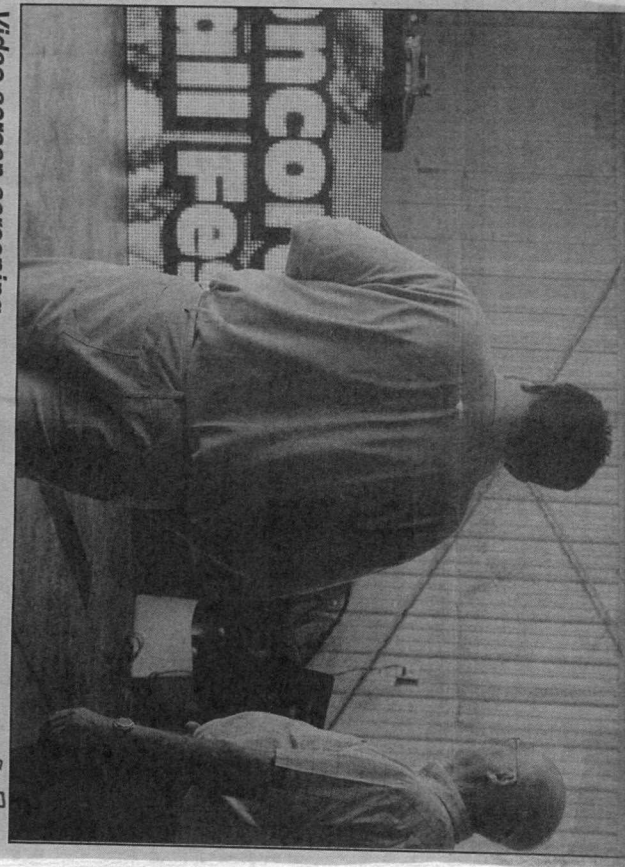
Next board meeting will be at 9 a.m., Monday, May 11.



**The morning after**

City of Concordia employee Michael Nelson mows the grass at the City Park Tuesday morning after nearly three-quarters of an inch of rain fell Monday night. (Blade photo by Jay Lowell)





#### Video screen screening

Concordia city commissioners Chuck Lambert, left, and Lyle Pounds, view one of the video screens on display in a hangar at Blosser Municipal Airport on Wednesday. The commission will be making a decision on the purchase of a screen for the Broadway Plaza project. (Blade photo by Jessica LeDuc)

5-7

## Brown Grand recognized for Excellence in Rehabilitation

5-12

Brown Grand recognized for Excellence in Rehabilitation

Concordia's Brown Grand was among a number of places recently recognized for its exemplary efforts in historic preservation across the state of Kansas.

The 2015 Awards for Excellence were presented May 8 at the Old Supreme Court in the Kansas Statehouse in Topeka.

The Brown Grand received the Medallion Award for Excellence in Rehabilitation.

The Brown Grand Opera House was built in 1905-1907 by "Colonel" Napoleon Bonaparte Brown, a colorful local businessman who had arrived in Concordia in 1876 from Missouri with his bride Katherine and a rumored suitcase full of money.

In 1975, the Theatre passed into the

ownership of the City of Concordia, its restoration being selected as a community Bicentennial Project.

Phase I of the project, consisting of an exterior restoration, began in 1976, including a new roof and the restoration of the facade back to its original appearance.

Phase II followed, with a complete interior restoration including plaster repair, gold leaf stenciling, and the reproduction of the original painted "Napoleon" curtain that had been water damaged in a tornado.

The most recent project, in 2014, included a structural upgrade of the stage, along with backstage amenities improvements.

The final result after more than 30 years of community effort is a fully modern theater, appearing just as it did on opening night in 1907.

*Thank You!*

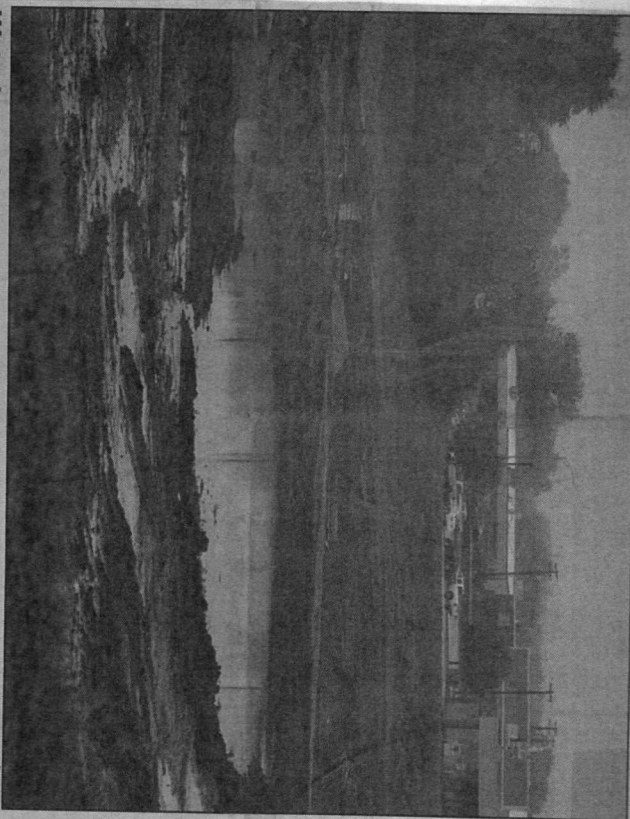
5-12

The past 50 years of quality higher education has been an asset to Concordia and North Central Kansas.

We're proud to have Cloud County Community College in Concordia, and we look forward to continuing our partnership over the next 50 years.

**CONCORDIA**  
K A N S A S  
*We Build Community!*

**Waterlogged**  
 Nearly an inch of rain Wednesday night has brought construction on the dam in Concordia's south development to a halt. More rain, and the potential for severe weather, is in the forecast through the weekend. (Blade photo by Jay Lowell)



5-14

CONCORDIA, KANSAS 66901

Tuesday, May 19, 2015

# County: Jail architects in breach of contract

Cloud County board of commissioners Monday voted unanimously to declare Zahner-Hansen guilty of substantial breach of the contract for construction of the new Cloud County Jail Facility.

Reasons stated for the action were: failing to provide a watertight building, failing to correct defective work identified after substantial completion and failing to deliver to the County the building manufacturer's extended warranty for the building, therefore establishing a basis to terminate the contract.

Commissioners also voted unanimously to ask the contractor's Initial Decision Maker, GGA Architects, to certify that sufficient cause exists for termination on those grounds.

The votes followed a 30-minute executive session for confidential financial data of a third party with County Attorney Robert Walsh, county

appointed owners' representative Tom Richard and Wyatt Hoch, Foulston Siefkin LLP by conference call.

In other business concerning the jail, Amber Lindberg, jail administrator, reported 65 inmates are being housed with a total of 38 out-of-county and water issues have decreased significantly with the temporary repairs to the roof. She also discussed correspondence with Sedgwick County.

The board went into a 10-minute executive session for non-elected personnel with Lindberg and County Clerk Sheila Thoman.

In other business, Mike Hake, Solid Waste director, reported that he will have to begin paying for the boxes used at the Recycling Center at a rate of \$2 each. He also said the delinquent fees have been turned in to the clerk's office and employees are finishing the set up on the new computer and

work that needs done on the older trailer at the Transfer Station.

The board approved assessing a \$10 fee for non-secure loads going to the Transfer Station beginning June 15.

Troy Shepard, maintenance manager, discussed the east elevator, building check procedures with the sheriff's office, the memorial ball, the cooling tower and complaints about the lawn.

In other matters the board:

- Approved accounts payable in the amount of \$16,611.26
- Had a five-minute executive session for non-personnel matters with Nick Clanin, corrections officer
- Received a 2016 budget request from Gertrude Poe, Commission on Aging
- Appointed Patricia Jones, Glasco, to serve on the Commission on Aging Board
- Had a new mitigation plan from Larry Eubanks, emer-

gency preparedness director, who also encouraged all residents to attend storm watching classes when available

- Approved a variance on the property located at 693 Jade Rd., Glasco

- Recognized a "thank you" from the Millonvale Education and Charitable Foundation Trust for Wind Farm funds

- Approved having the chairman sign the cereal malt beverage license for Geoffrey B. Michels for the Cloud County Fairgrounds

- Approved the bid by Ebert Construction Co. Inc. for Bridge project 15C-4723-01 in the amount of \$179,464.12

Adjournment was at 12:13 p.m.

Meetings attended by commissioners during the past week were: Cloud County Resources Council meeting May 13, Bill Czapanisky; bridge project bid opening at the Courthouse, May 13, Gail Engle.





### Cracking a window

Concordia Fire Chief Eric Voss breaks out a window for ventilation and firefighter Tim Stangel mans a hose at a house fire at 320 W. 17th Street Thursday. (Blade photo by Jessica LeDuc)

## Concordia, rural firefighters able to contain house fire

The Concordia Fire Department and Cloud County Rural firefighters responded to a house fire at 320 West 17th late Thursday morning, and were able to control the blaze.

Concordia Fire Chief Eric Voss said the department received a call of smoke coming from the house, and responded shortly after 11:30 a.m. Smoke was coming from the eaves and the roof of the house when firefighters arrived.

With the assistance of the rural fire departments, Voss said they were able to extinguish the fire fairly quickly.

"We got it knocked down pretty quick," he

said. "They had to cut some holes in the roof to ventilate (the fire), and we were able to get it contained."

No one was at home at the time of the blaze.

The property is owned by Donald and Pauline Collins.

"The one good thing they did have was fully working smoke detectors, so when we got here we could hear them, and that's always good," Voss said. "But no one was home, and that was a blessing."

The cause of the fire is still under investigation, though Voss said Thursday it appeared to be accidental.

## Full steam ahead

### Bids to be solicited for Plaza construction

By Jessica LeDuc  
Blade Staff Writer

After hearing an hour of comments from citizens, the Concordia City Commission authorized the solicitation of bids for the construction of Broadway Plaza at a special meeting Thursday.

The Plaza, to be constructed at the corner of 6th and Broadway streets, has been in the planning stage for nearly a year and will be part of the larger downtown redevelopment Tax Increment Financing project. At last week's meeting, the Commission approved the sale of \$1.15 million in TIF bonds, with an estimated \$897,600 being used to fund the construction of the Plaza.

City Manager Larry Uri said the Plaza plans are 90 percent complete, and the planning group responsible for spearheading the project's design continues to seek outside contributions to offset the cost.

In soliciting bids, Uri said they will be seeking a general contractor to complete the entire project because statutory and performance bonds will be required. Hiring a general contractor will also give local tradesmen, who may not be able to afford the bonds, the ability to participate in various aspects of construction.

Commissioner Chuck Lambert asked Uri if there is a way to encourage a general contractor to hire local craftsmen. Uri said he will convey that to Bowman and Bowman, the project planners.

"I hesitate to make any guarantees or do anything enough out of the norm that is going to affect the bids, but I can certainly discuss that with our planners, and it is something we've seen quite often," Uri said.

At Thursday's special meeting, 11 people spoke about the Plaza, with the majority being in favor of the project.

Mark Swhart and Ty Gennette, who are both in the process of opening new businesses downtown, said they are both excited about the project.

Swhart said he has purchased the Lesalle Jewelers building, and plans to open a Daylight Donuts and bakery at that

location.

"I am very excited about this project," Swhart said. "I think it's going to help (downtown) immensely. Whenever there's something going on during the day, we're going to benefit tremendously."

Gennette said he is part of a group that has recently purchased the former Computers and More building where they plan to open a sports bar.

"Knowing Broadway Plaza was going to come in was a big reason why we chose that location," Gennette said. "I think it's a great project that can only help the community."

Danette Toone, chair of the Concordia Area Chamber of Commerce board, said she wanted to go on the record as supporting the Plaza.

"We fully believe the events and activities that will be a part of the Broadway Plaza will be beneficial to the citizens of this community, and that they will also bring in citizens into our community," Toone said. "We have confidence that the Broadway Plaza will be good for downtown and will be great for Concordia."

Susie Haver, Cloud County Tourism director, and Shaley George, curator of the National Orphan Train Museum, both urged the Commission to support the project from a tourism perspective.

"Broadway Plaza will just add one more huge thing to bring in more people to spend money and see that Concordia, Cloud County and North Central Kansas is a prosperous place to be," Haver said.

George, who recently moved to Concordia, said she has been impressed with Concordia, and looks forward to the Plaza.

"I think this can only benefit the community," she said. "And being in the tourism community, we are prepared to have events there."

Shane Britz, coordinator of residence life and student activities at Cloud County Community College, said the Plaza will be a draw for students.

(See plaza, page 10)

# Plaza

(continued from page 1)

"I think the trickle down effect is real," Britt said. "It's connected that our students spend a lot of money in town, and this is something that can draw them downtown."

Mark Matthew, who recently moved back to Concordia, asked the Commissioner if the Plaza would be self-sustaining.

Lambert said he thinks the measure of the Plaza's success will be in sales tax revenues.

"The measure that I think is the clearest and most straightforward is what sort of sales tax are we generating now within the district and the city as a whole, and what sort of sales tax are we generating after," he said. "That will give us the clearest picture."

Uri said economic development has been the driving force behind the Plaza. He said the whole facility will be available for rent, and a wedding is already booked there for next June. In addition to rental events, advertising will also be sold for the video screen, and the potential of watch parties for events will generate revenue.

"Is it going to pay for itself on an operating basis? It might or it might not," Uri said. "But I think the Commissioners are right — the whole point is it will generate actively downtown."

Commissioner Tim Parker, who owns Taco John's, said anything that brings people to town benefits everyone — from restaurants, to the hotels, to local businesses.

"Fall Fest is by far, our best day of the year, and I'm a mile and a half away from the downtown, but we're still benefiting from it," he said.

Marty Tatum, who ran for the open seat on the Commission this spring, said he wouldn't say he was against the Plaza. He questioned the location, saying the vacant lot didn't look big enough to hold all the amenities included in the design, and asked if the Commissioners had a projection on how much sales tax it would bring in to the city.

"If we see an increase of 20 percent, that's what, \$26,000? For a million bucks? That doesn't sound like a good investment on a return," he said.

Tatum also said he didn't think there would be enough parking in the area to accommodate events at the Plaza.

Commissioner Lyle Pounds said if there is a parking problem, he would consider the Plaza a success.

Before the vote, Mayor Christy Hasch thanked everyone for their comments. She said it was good to see so many people who are interested in the project.

In approving the Plaza project, the Commission also approved the Broadway/5th Street TIF project at an engineer's estimate of \$457,939.

The project is designed to alleviate storm water drainage problems along 5th Street, from State to Broadway, by redesigning and replacing the curb and driveway entrances and adding a new storm sewer. The project also includes replacement of sidewalk, curb and gutter along a portion of the west side of Broadway north of the alley between 4th and 5th Streets, and replacement of sidewalk, curb and gutter along the east side of Broadway from the alley between 5th and 6th streets to the intersection of 6th and Broadway streets.

## UNEMPLOIED NEEDED

for Concordia Recreation's  
**GIRLS SOFTBALL**

### LEAGUE

Games played  
Tuesday & Thursday  
nights

Call Tom Gennette  
275-1092 5-21



#### Pool will open 5-21

Weather permitting, the swimming pool in City Park will open for the season on Memorial Day. The pool is available on days when temperatures are forecast to be 70 degrees or higher.

## Pump issue shuts down pool 5-27

Just as the weather has started to warm up, the Concordia Pool has had to shut its doors for a few days.

The water was noticeably low on Wednesday morning, and questions were raised as to whether there were any issues with the pool and if it would open or not.

The problem, City of Concordia Public Works Director Ron Coppel revealed, is a broken main pump.

A necessary piece of equipment, the pump, Coppel explained, keeps the water circulating. The circulation is crucial to the heating, filtering, and cleaning of the water. The pump is, essentially, the heart of the

pool.

The largest issue is the chemical circulation. Without the chemicals, the pool is not sanitary, leading to the decision to close the pool for a few days while repairs are made.

Coppel is optimistic about the length of time the pool will have to be closed and hopes to have the pool open again by Friday.

As of Wednesday morning, they are waiting for parts to make the repairs, the pump coming all the way from St. Louis.

Coppel thinks that they can get the motor in by the end of Wednesday, but at the moment they are "at the mercy of the mail," he said.



This brochure is a snapshot of the quality of the water that we provided last year. Included are the details about where your water comes from, what it contains, and how it is treated. Environmental Protection Agency (EPA) and state standards, which are the maximum levels of contaminants that are allowed in drinking water, are provided for comparison. We are committed to providing you with information because informed customers are our best asset. You would like to know more about the quality of the water you are drinking, please call 660-243-2870.

Your water comes from 5 Ground Water Wells.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as those with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the State Drinking Water Hotline (800-426-4791).

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land and through the ground, it dissolves naturally occurring minerals and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water before we treat it include: Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, livestock operations and wildlife. Inorganic chemicals, such as nitrates, which may come from agricultural fertilizers and household products. Pesticides and herbicides, which may come from a variety of sources such as storm water runoff, agriculture, and residential uses. Radionuclides, which can be naturally occurring or the result of mining activity.

Organic chemicals, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and also come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, EPA prescribes regulation which limits the amount of certain contaminants in water provided by public water systems. We treat our water according to EPA's regulations. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Our water system is required to test a minimum of 8 samples per month in accordance with the Total Coliform Rule for microbiological contaminants. Coliform bacteria are usually harmless, but their presence in water can be an indication of disease-causing bacteria. When coliform bacteria are found, special follow-up tests are done to determine if harmful bacteria are present in the water supply. If this final test is successful, the water supplier must notify the public.



#### Water Quality Data

The following tables list all of the drinking water contaminants which were detected during the 2014 calendar year. The presence of these contaminants does not necessarily indicate the water poses a health risk. Unless noted, the data presented in this table is from the testing done January 1-December 31, 2014. The data requires us to monitor for certain contaminants less than once per year because the occurrence of these contaminants are not expected to vary significantly from year to year. Some of the data though representative of the year quality, is more than one year old. The bottom line is that the water that is provided to you is safe.

#### Terms & Abbreviations

**Maximum Contaminant Level Goal (MCLG):** The "Goal" is the level of a contaminant in drinking water below which there is no known or expected risk to human health. MCLGs are set for many of the drinking water contaminants. MCLGs are not enforceable because they do not take into account the variability of water quality. MCLGs are set as high as possible to protect public health. MCLGs are set as high as possible to protect public health. MCLGs are set as high as possible to protect public health.

**Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants. Disinfectants are used to kill bacteria and viruses. MRDLs are enforceable. MRDLs are set as high as possible to protect public health. MRDLs are set as high as possible to protect public health. MRDLs are set as high as possible to protect public health.

**Drinking Water Quality:** The quality of drinking water is measured by a variety of factors. The most common factors are: taste, odor, color, and hardness. The quality of drinking water is measured by a variety of factors. The most common factors are: taste, odor, color, and hardness. The quality of drinking water is measured by a variety of factors. The most common factors are: taste, odor, color, and hardness.

#### Testing Results for CITY OF CONCORDIA

## Legals

(Published in the Blade-Empire on June 5 and June 12, 2015)

#### RESOLUTION NO. 2015-2021

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 6-101 (c) of the Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in his opinion the following structure is unsafe and dangerous:

The premises located at 320 West 17th Street, Concordia, Kansas and more completely described as:

Lot 5, Block 20, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

AND WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS that on July 15, 2015, at 5:30 o'clock p.m., the owner, the owner's agent, any lienholders of record and any occupant of such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned and order repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

Passed by the Governing Body and signed by the Mayor this 3rd day of June, 2015.

B. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk



Microbiological	Result	MCL	MCLG	Typical Source			
No Unfiltered Results were Found in the Calendar Year of 2014							
Regulated Contaminants	Collection Date	Your Highest Value	Range (low/high)	Unit	MCL	MCLG	Typical Source
ARSENIC	4/14/2014	2.4	2.4	ppb	10	0	Erosion of natural deposits
BARIUM	4/14/2014	0.25	0.12 - 0.25	ppm	2	2	Discharge from metal refineries
CHLORIDE	4/14/2014	1.9	1.2 - 1.9	ppb	100	100	Discharge from steel and pulp mills
FLUORIDE	4/14/2014	0.35	0.27 - 0.35	ppm	4	4	Natural deposits; Water additive which promotes strong teeth
NITRATE	4/14/2014	8.5	0.85 - 8.5	ppm	10	10	Runoff from fertilizer use
SELENIUM	4/14/2014	5.6	2 - 5.6	ppb	50	50	Erosion of natural deposits
Disinfection Byproducts	Monitoring Period	Your Highest Value	Range (low/high)	Unit	MCL	MCLG	Typical Source
TOTAL HALOACETIC ACIDS (THAA)	2014	3	2.5	ppb	60	0	By-product of drinking water disinfection
THM	2014	9	8.7	ppb	80	0	By-product of drinking water disinfection
Lead and Copper	Monitoring Period	SP <sup>1</sup> Percentile	Range (low/high)	Unit	AL	AL	Typical Source
COPPER FREE	2012 - 2014	1.5	0.018 - 2.3	ppm	1.3	4	Corrosion of household plumbing
LEAD	2012 - 2014	4.4	1.1 - 11	ppb	15	0	Corrosion of household plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using your water for drinking or cooking. If you are concerned about lead in your water, you may wish to purchase certified lead testing device. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the State Drinking Water Hotline at 1-800-426-6263 or <http://www.dhs.gov/leadinwater>

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/lead>.

Radionuclides	Collection Date	Your Highest Value	Range (low/high)	Unit	MCL	MCLG	Typical Source
COMBINED RADONUM (226 & 228)	4/14/2014	3.8	0.7-3.8	PCU	5	0	Erosion of natural deposits
COMBINED RADONUM	5/2/2011	12	12	ppb	30	0	Erosion of natural deposits
GROSS ALPHA, EXCL. RADON & U	5/2/2011	11	11	ppb	15	0	Erosion of natural deposits
Secondary Contaminants	Collection Date	Your Highest Value	Range (low/high)	Unit	MCL	MCLG	Typical Source
ALUMINUM TOTAL	4/14/2014	340	250-340	MG/L		300	
CHLORIDE	4/14/2014	0.31	0.31	MG/L		0.05	
CHLORIDE	4/14/2014	180	130-180	MG/L		200	
CHLORIDE	4/14/2014	70	33-70	MG/L		250	
CONDUCTIVITY @ 25 CUMHSCM	4/14/2014	1100	810-1100	UMHSCM		1500	
CORROSIVITY	4/14/2014	0.79	0.46-0.79	PCU		0	
GROSS IRONUM BY ACTIVITY	5/2/2011	8.7	8.7	ppb		400	
RADIOESS. TOTAL (AS CACO3)	4/14/2014	510	350-510	MG/L		0.3	
ROH	4/14/2014	1.2	0.015-1.2	MG/L		0.3	
IRON	4/14/2014	0.041	0.0016-0.041	MG/L		0.05	
MANGANESE	4/14/2014	0.041	0.0033	MG/L		0.05	
NICKEL	4/14/2014	0.0033	0.0033	MG/L		0.1	
PH	4/14/2014	7.6	7.4-7.6	MG/L		5	
PHOSPHORUS TOTAL	4/14/2014	0.21	0.091-0.21	MG/L		100	
POTASSIUM	4/14/2014	4.5	4.5	MG/L		50	
SILICA	4/14/2014	41	34-41	MG/L		100	
SODIUM	4/14/2014	34.60	34.60	MG/L		250	
SULFATE	4/14/2014	180	45-180	MG/L		500	
TDS	4/14/2014	720	500-720	MG/L		500	
ZINC	4/14/2014	0.035	0.007-0.035	MG/L		5	

# City receives favorable audit report

By Jessica Leduc  
Blade Staff Writer

During a routine meeting Wednesday evening, the Concordia City Commission heard a favorable report on the 2014 audit.

Neil Phillips of Jarred, Gilmore & Phillips, PA, presented the audit and said the city is in compliance with all Kansas cash basis laws. There were no audit violations, which Phillips said was because of Finance Director Amber Farha's hard work.

The Commission also agreed to expand the membership of the Board of Building Trades.

Building Inspector Bruno Rehbein said the terms of Bruce Brown and Randy Greenwood will expire at the end of this month. Both had expressed interest in serving another three-year term, and Tim Mehl had also expressed interest in serving on the board.

Rehbein said Brown, the HVAC contractor representative, has been on the board since its inception. Greenwood, the plumbing contractor on the

board, has served nine years.

City Manager Larry Uri said it is rare to have more people apply than there are open seats, and staff had considered just expanding the board's membership to allow Mehl to serve.

"If people want to serve the city, we don't want to turn them away," said Commissioner Lyle Pounds, in voting for the measure.

The Commission also approved a supplemental agreement with the Kansas Department of Transportation for a mill and overlay project on Highway 9 from the west city limits east to Davies Street, and from State to Archer.

Public Works Director Ron Copple said KDOT will reimburse the city for 75-percent of the costs of construction and construction engineering, not to exceed \$400,000.

Copple said his plan is to complete the project in the spring of 2016, after the Fifth Street curb, gutter and sidewalk project is completed this year.

The Commission was presented a certificate that commemorated the Brown Grand Theatre's recent award of excellence from the Kansas Preservation Alliance.

Earlier this month, representatives from the Theatre attended the KPA's awards ceremony to receive the medallion award for rehabilitation for the success of the Theatre's recent restoration.

The Brown Grand re-opened last year after being closed since March 2012 for a structural upgrade of the stage area.

At the request of City Manager Uri, the Commission had a brief study session to discuss the funding of USD 333's school resource officer.

Uri said he had received a letter from USD 333 Superintendent Bey Mortimer stating the school board had taken action earlier this month to cut the school resource officer program for the 2015-2016 school year, due to budget cuts.

"We have enjoyed and benefited from the partnership over the years," Mortimer said in her letter. "We know the

presence and the direct involvement of the SRO in our buildings has greatly enhanced the safety of our schools. We are 110 percent satisfied with the services we've received as the result of this program."

Mortimer said the district is open to exploring other funding options, and willing to support or write grants to bring the program back.

Police Chief Bruce Johnson said Doug Thoman, who has been the SRO, has identified a grant from the Department of Justice to potentially fund the position.

The three-year grant would pay 75-percent of the officers salary for the entire year, not just the school year.

Johnson said the Cloud County Sheriff's Department is also willing to help fund the position, if the officer would teach the DARE program in the Southern Cloud school district.

Uri said staff is in the process of preparing an application for the grant, and it would be presented to the Commission in June.

(Published in the Blade-Empire on Tuesday, May 26, 2015)

## NOTICE OF HEARING BY THE BOARD OF ZONING APPEALS

### Public Hearing for Variance Request

To Whom It May Concern and to all persons interested:

Notice is hereby given that at 7:00 p.m. on June 16, 2015 the City of Concordia Board of Zoning Appeals will meet in the City Commission meeting room, City Hall, Concordia, Kansas, to consider a request for a 4 feet variance of the required 6 feet side yard as per Section 6-602, Table 6-3 of the Concordia Zoning Regulations. Said variance request relates to requirements for the amount required open yard to a side property line in an R-1 "Low Density Residential District." The property to which the application applies is legally described and generally located as follows:

Lot 5, Block 29, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas, More commonly known as 320 West 17th Street.

As provided in the Concordia Zoning Regulations the above variance will be discussed and considered by the City of Concordia Board of Zoning Appeals, and all persons interested in said matter will be heard at this time concerning their views and wishes.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Director of Community Development, 785-243-2672 (TDD 785-243-2336) by 5:00 p.m., Friday, June 12, 2015.

Bruno Rehbein  
Secretary  
Board of Zoning Appeals  
1tu

(Published in the Blade-Empire on Tuesday, May 26, 2015)

## NOTICE OF HEARING BY THE BOARD OF ZONING APPEALS

Public Hearing for Variance Request  
To Whom It May Concern and to all persons interested:

Notice is hereby given that at 7:00 p.m. on June 16, 2015 the City of Concordia Board of Zoning Appeals will meet in the City Commission meeting room, City Hall, Concordia, Kansas, to consider a request for a 10 feet variance of the required 25 feet rear yard as per Section 11-502 Item b, of the Concordia Zoning Regulations. Said variance request relates to requirements for the amount required building set back to the rear property line in the HMCD "Highway 81 Mixed Use Overlay District," where property adjoins any residential zoned property or a residential use is present. The property to which the application applies is legally described and generally located as follows:

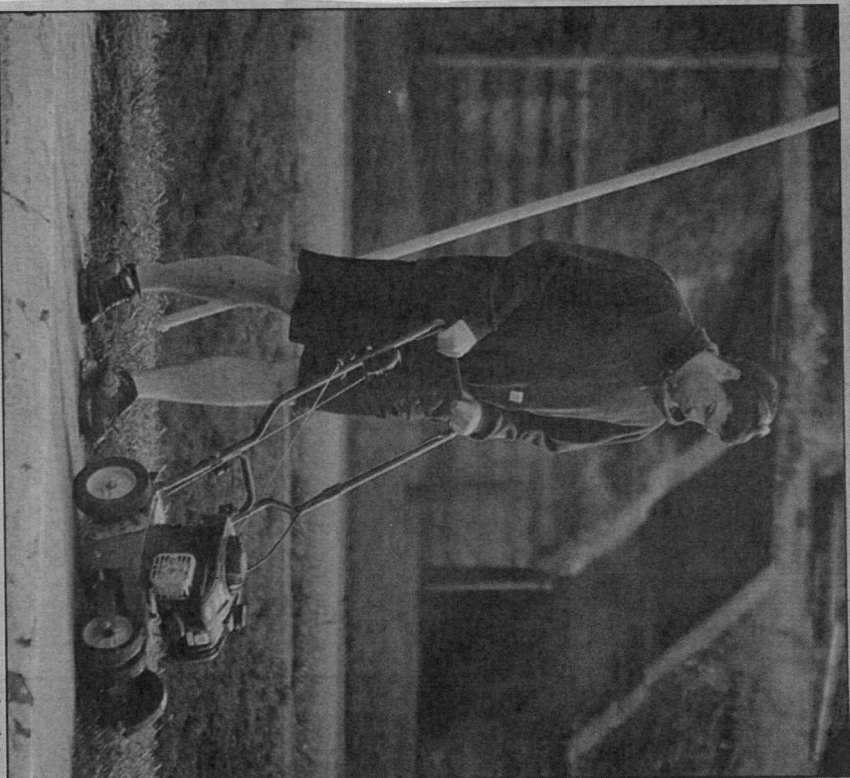
Lot 13-17 and the east 1/2 of 18, Block 124 and 9.5 feet of the vacated 7th Street Adjacent, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas. More commonly known as 701 Lincoln Street.

As provided in the Concordia Zoning Regulations the above variance will be discussed and considered by the City of Concordia Board of Zoning Appeals, and all persons interested in said matter will be heard at this time concerning their views and wishes.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Director of Community Development, 785-243-2672 (TDD 785-243-2336) by 5:00 p.m., Friday, June 12, 2015.

Bruno Rehbein  
Secretary  
Board of Zoning Appeals  
1tu





***On the edge***

City of Concordia employee Trevor Nordell edges along a sidewalk at City Park on Thursday morning (Blade photo by Jay Lowell)

5-28

CONCORDIA, KANSAS 66901

Monday



***Honoring those who served***

Small American flags are placed in Pleasant Hill Cemetery at the grave sites of military veterans on Memorial Day. (Blade photo by Jay Lowell)

5-25



**New Chamber director**  
New Concordia Area Chamber of Commerce president Amanda Rall, left, visits with Concordia City Manager Larry Uri during an event to welcome her Monday morning. Today is Rall's first day on the job. (Blade photo by Jessica LeDuc)

(Published in the Blade-Empire on June 5 and June 12, 2015)

# RESOLUTION NO. 2015-2021

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 6-101 (c) of the Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in his opinion the following structure is unsafe and dangerous:

The premises located at 320 West 17th Street, Concordia, Kansas and more completely described as:

Lot 5, Block 29, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

AND WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS that on July 15, 2015, at 5:30 o'clock p.m., the owner, the owner's agent, any lienholders of record and any occupant of such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned and order repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

Passed by the Governing Body and signed by the Mayor this 3rd day of June, 2015.

S. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk



## PROJECT INFORMATION

Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

Project Identification: Broadway Plaza.

Project Location: 600 Broadway Street, Concordia, KS 66901.

Owner: City of Concordia, 701 Washington St., Concordia, KS 66901

Architect: BBN Architects Inc., 411 Nichols Road, Suite 216, Kansas City, MO 64112; 816.753.2550.

Project Description: Project consists of following:

1. Earthwork, grading, and plantings
  2. Construction of a new one story Restroom Building.
  3. Water feature.
  4. Outdoor plaza and artificial turf seating area.
  5. Brick facing of existing building.
- Construction Contract: Bids will be received for the following Work: General Contract (all trades).

## BID SUBMITTAL AND OPENING

Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

Bid Date: June 30, 2015.

Bid Time: 2:00 p.m., local time.

Location: City Clerk, Concordia City Hall, 701 Washington St., Concordia, KS 66901

Bids will be thereafter publicly opened and read aloud.

## BID SECURITY

Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

## PRE-BID VIDEO CONFERENCE

Pre-bid Video Conference: A Pre-bid video conference for all bidders will be held on June 16, 2015 at 2:00 p.m., local time. Prospective prime bidders are requested to attend.

Bidders' Questions: Architect will provide responses at Pre-bid video conference to bidders' questions received up to two business days prior to conference.

## DOCUMENTS

Printed Procurement and Contracting Documents: Obtain after June 9, 2015, by contacting Salina Blueprint, 209 South Santa Fe, Salina, KS 67401; 785.827.6182.

Documents will be provided to prime bidders only; only complete sets of documents will be issued.

Cost of Bidding Documents: \$75.00 made payable to the Salina Blueprint.

Shipping: Additional shipping charges may apply.

Contact: Salina Blueprint for estimate of shipping charges.

## TIME OF COMPLETION

Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

## BIDDER'S QUALIFICATIONS

Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and insurance in a form acceptable to Owner will be required of the successful Bidder.

## NOTIFICATION

This Advertisement for Bids document is issued by City of Concordia.  
The City of Concordia is an Equal Opportunity Employer.



# Rall settles in as new Chamber director

By Kathleen McAlister  
Blade-Empire Intern

A farmer's daughter from Rexford, Kan., new Chamber of Commerce Director and Broadway Plaza Event Coordinator Amanda Rall has become enamored with Concordia.

"It's such a welcoming town. There's a feeling of camaraderie and I've felt incredibly welcomed as an outsider," Rall said.

On her first day on the job, Rall talks about the beauty and old-fashioned charm of Concordia, but also about its progressive nature, which she attributes to community leaders. She said, "It's rare that people in decision-making positions aren't stagnant, but Concordia's leaders aren't."

This progressiveness has led the chamber board of directors to the creation of Rall's position with the advent of the Broadway Plaza.

"It's not some stale institution, like an assembly line. It's all about creativity and making the most of it," Rall said about her position.

Rall received both a bachelor's and a master's degree from Kansas State University. Her master's ironically is in public health.

"Public health is actually very similar to what I'm doing now. The goal is to market healthy initiatives to the population and this job is a lot of marketing," Rall said.

After graduating from Kansas State, Rall worked at a retirement community in Manhattan, first in independent living, and then in an administrative position. Both entailed a lot of planning events, which has prepared her for this job and given her a network of programs.

Working in a retirement community, Rall said, has also taught her how to function in relation to a board, keeping them properly informed and following their overall vision for Concordia in her day-to-day operations.

But her position is also surprisingly independent. "It's rare to find a position with such autonomy," she said.

In her position as Chamber of Commerce director, Rall will be working directly with businesses, discovering their needs and how the community can support local business better. "It's my job to drive commerce into local businesses," Rall said.

Rall will also have the additional duties as Broadway Plaza Event Coordinator, after its eventual completion.

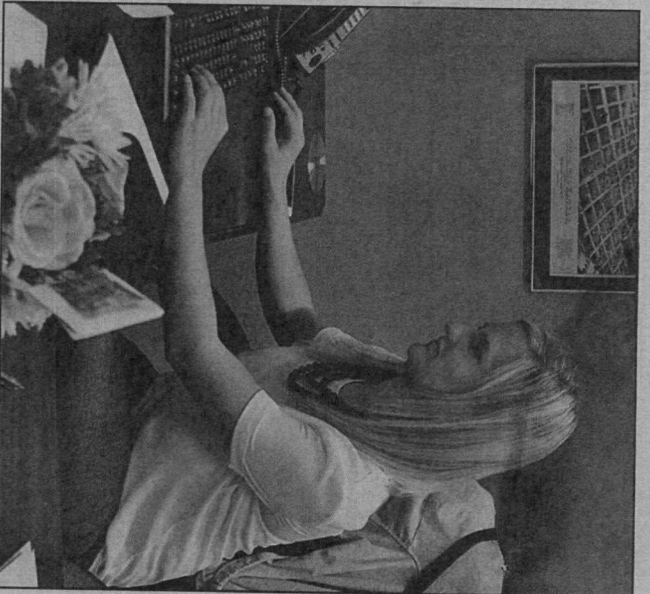
As event coordinator, Rall will bring in programs and events that appeal to the entire community.

That's part of the brilliance of the Plaza, Rall said, that it has been structured in a way that it can be whatever we want it to be for all ages.

Another duty as event coordinator will be the promotion of the events and Concordia itself. By spreading the word, Rall believes that others in the area will begin to see Concordia as an energetic community.

"Part of the job is just celebrating what Concordia is," Rall said.

This innovative, progressive development, as Rall calls it, is an example of the dedication of community leaders to bringing in business and marketing life in Concordia to potential college students in the interest of future generations and what was part of the draw for her to this position.



## Now on the job

Amanda Rall is now on the job as the new Concordia Area Chamber of Commerce Director and Broadway Plaza Event Coordinator. (Blade photo by Jay Lowell)

"As a smaller community you have to continually think, what's next?" Rall said.

It's this drive, this creativity, that Rall thinks will be her biggest asset in her new position. She loves new ideas and likes a challenge. She talks of advice, saying, "My former boss used to tell me that you can make your job as challenging as you want to. You can do the minimum, cookie cutter things, or you can push yourself."

Her biggest challenge will be her roots, she thinks. She's not a local, so she feels that she doesn't know what the community wants or needs like a Con-

cordia native would.

However, Rall also believes that Concordia could benefit from an outside perspective and new ideas.

Overall Rall feels that her position here will be a success. "Everyone here shares the common goal of seeing Concordia prosper and grow," Rall said.

Still settling in, Rall believes that Concordia will be home for her and her fiancé for years to come.

And if you see her running through your neighborhood, she's just admiring all the beautiful architecture and character of Concordia.

## MUNICIPAL SERVICE WORKER (2 POSITIONS) Public Works Division

The City of Concordia Department of Public Works is seeking to fill the positions of Municipal Service Worker for both street department and parks department. Job descriptions available at City Hall.

**Deadline:** City of Concordia will accept applications until filled. Applications will be reviewed on July 15th.

**Apply at:** The City Clerk's Office, 701 Washington. Application is also available online at [www.concordiaks.org](http://www.concordiaks.org). Accommodations are available for persons needing assistance upon request.

An Equal Opportunity Employer.

# City could be headed for court battle

By Jessica Leduc  
Blade Staff Writer

The city of Concordia may be headed for a court battle with a Baschior, Kan., construction company over a sewer line that broke under the Republican River earlier this year.

Concordia City Manager Larry Uri told the city commission Wednesday night that he had sent a letter to K.C. Construction, Inc., demanding the company reimburse the city for costs incurred with fixing the broken sewer line in the amount of \$84,611. On April 7, it was discovered that the six-inch sewer line that services Concordia's north development was broken. Sewage was visible on a sandbar in the river, on the east side of Highway 81.

In his letter to the construction company, Uri said after cleaning up the raw sewage and replacing the broken line, the city began investigating what may have caused the break.

"Every aspect of our investigation leads to the same conclusion: When K.C. Construction

Inc. bored a new natural gas line under the river in June 2013,

you failed to follow construction plans that call for the gas line to be located to the west of the force (sewer) main," the letter said. "The as-built drawings for the project show that you started the bore on the east side of the force main and crossed over the force main under the river."

A camera inspection of the broken line showed the yellow of a gas line at the place where the sewer line broke, Uri said.

The city repaired the sewer line at a cost of \$84,611.

Uri said the letter is the city's demand that K.C. Construction reimburse the city for the full amount of the costs. If the city does not receive a satisfactory response from the company within 14 days, the matter will be referred to the city's attorney with instructions to file a lawsuit immediately.

Because the gas line was installed on June 24 and 25, 2013, litigation will ensue no later than June 23, 2015, so as to avoid any claim that a two-

year statute of limitations may have expired.

The commission tabled action on purchasing a high-definition LED video screen for the Broadway Plaza.

In May, vendors brought sample screens to Concordia for commissioners to view. Four vendors submitted proposals. From all nine different screens from four different manufacturers were proposed.

At the screen viewing event, all vendors had the opportunity to display their screens and discuss them with commissioners, city staff, and the public.

After the event, commissioners ranked the screens, and the Daktronics 10.16 screen received the best overall rating.

Two local vendors — Wildside Creative and Apple 1 Media — each offered the same screen.

Apple 1 Media's price was \$161,286, while Wildside's low bid was \$209,925.

Uri said it was his recommendation that the city enter into negotiations with Apple 1 Media for purchase of the screen.

Prior to the vote, Mark Headrick, owner of Wildside Creative, told commissioners that he had not been able to acquire a sample of the screen he had bid to display at the viewing event. He said he could not match Apple 1 Media's price on the Daktronics screen, but he questioned considering Apple 1 a local company.

"I've been in the community for 10 years and been paying taxes for 10 years on multiple properties," Headrick said.

"Apple 1 rents an office here. The issue is, not a single dime of property tax is paid by Apple 1. Every single dollar of the 160 grand is directly going to Belleville and Republic County. It's not actually staying in the community."

Commissioner Lyle Pounds said he had recently learned of another company in Illinois that may have interest in providing a quote for the screen. He said he would rather take the time to ensure the city was purchasing the best screen possible.

(see City on page 8)

## City

(continued from page 1)

"I just think we can slow down and take a look at all the options out there so the decision we make is going to be the very best," Pounds said. "This screen is going to be the anchor to that project and if we have a poor looking screen, it's going to reflect on the whole project from that point on, so I really do want the very best there."

The other four commissioners agreed with Pounds, and tabled taking action on the purchase to the June 17 meeting.

The commission also heard annual funding requests from the Cloud County Resources Council, CloudCorp and the Senior Center.

Tina Stillwell, executive director at the Resource Center, asked the commission to increase its annual appropriation from \$14,000 to \$20,000.

Stillwell said the increase is necessary because needs of the residents of Cloud County have grown over the past year. In 2014, a total of 613 households were served by the Food Bank. From January through April of this year, 173 families have already received assistance.

Ashley Hutchinson, CloudCorp executive director, requested \$55,000 to help fund the general business operations and project development. The amount is the same as what was requested last year. Hutchinson also asked for an additional \$3,000 to help fund small business development services.

The city had been contributing \$14,000 yearly to the Small Business Development Center. In December, Hutchinson said, Linda Sutton-Nutsch will be leaving the SBDC. To fill that void, she said CloudCorp will use the \$3,000 to solicit a private business consultant to work with individual clients.

Gary Dvorak, bookkeeper for the Concordia Senior Center, requested \$4,000 to help supplement the wages of the nutrition staff at the Center. The amount is the same that has been requested for the past seven years.

commission backtracked on amending an ordinance to increase the membership of the board of building trades.

At the May 20 meeting, the commission learned the terms of Bruce Brown and Randy Greenwood would expire at the end of May. Both had expressed interest in serving another three-year term, and Tim Mehl had also expressed interest in serving.

The commission agreed to expand the membership to allow all three to serve, but at Wednesday night's meeting, decided against approving the needed ordinance change.

Commissioner Tim Parker said one of the candidates did not own a business, and for the integrity of the board, he said he thought local business owners needed to be on the board.

Both Marsha Wentz and Chuck Lambert said they, too, had changed their minds about expanding the board. Lambert said the commission couldn't keep increasing the size of the board just because more people were willing to serve.

Instead of amending the ordinance, the commission approved appointing Mehl and Greenwood to three-year terms on the board.

After a 10-minute executive session to discuss confidential business matters, the commission authorized the mayor to enter into real estate transfer documents for Hasenbank Enterprises, LLC. Uri said the city was required to sign off on the transfer documents because the Hasenbanks had received a revolving loan from the city.

During the study session, the commission gave its consent for city staff to apply for a grant to help fund the school resource officer.

The federal Community Oriented Policing Services (COPS) grant is administered through the U.S. Department of Justice, and would fund 75-percent of the SRO's salary for three years.

Uri said the DOJ is currently accepting grant applications, and the city would know before the start of



# HUMANE SHELTER

## O'Connor Animal Shelter adheres to "no kill" policy

By Sharon Coy  
Blade Staff Writer

For many lost or unwanted domestic animals who end up in shelters, their time on earth is limited, unless homes can be found for them.

This is not the fate for animals at the O'Connor Animal Shelter in Concordia.

While this has not always been the case, the O'Connor Animal Shelter's no kill policy is

the city animal control officer for one month. She previously worked in medical records at the hospital and before that several years at a veterinary clinic. When she is patrolling and sees animals running loose or receives calls, she takes the animal to the shelter. She stressed how important it is for animals to be wearing tags and emphasized city tags, not the ones from the vet when the dogs

Animal Shelter's no kill policy is



Sharon Bergmann

POOL

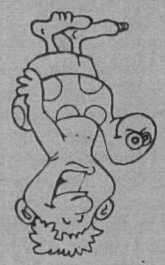
on, call:

45-Noon

AM



SSONS



# Recreation

**CONCORDIA SPORTS COMPLEX**  
1500 East 7th Street  
(785) 243-2362 or (785) 243-2670

## BASEBALL DIVISION

**AMERICAN LEGION BLUES**  
Contact: Steve Mossburgh

**K-18**  
\$10.00 Registration Fee  
Contact: Tom Gennette  
Concordia Teams: F&A Food Sales, Inc. & Citizens National Bank

## PEE WEE BASEBALL

\$10.00 Registration Fee  
Contact: Tom Gennette  
Concordia Teams: 16th Street Carwash, American Legion, Lions, Knights of Columbus, Concordia Chevy/Buick, Family Health Mart Pharmacy  
Days Played: Monday, Wednesday & Friday

## SOFTBALL DIVISION

**GIRLS SOFTBALL**  
\$10.00 Registration Fee  
Contact: Tom Gennette  
Concordia Teams: American Legion, Subway, Funk Pharmacy, Cloud County Co-op  
Days Played: Tuesday & Thursday

## MEN'S SLOW PITCH & CO-ED SOFTBALL

please contact Tom at City Hall (243-2670)  
Contact: Tom Gennette - Teams & Coaches  
Days Played: Tuesdays & Thursdays

## T-BALL

\$10.00 Registration Fee  
Contact: Tom Gennette  
Concordia Teams: Gambino's Pizza, Wentz Eye Care, Fleming Construction, Peoples Insurance, Cloud County Health Center, Huck Truck  
Days Played: Tuesday & Thursday

## GROUNDS CREW

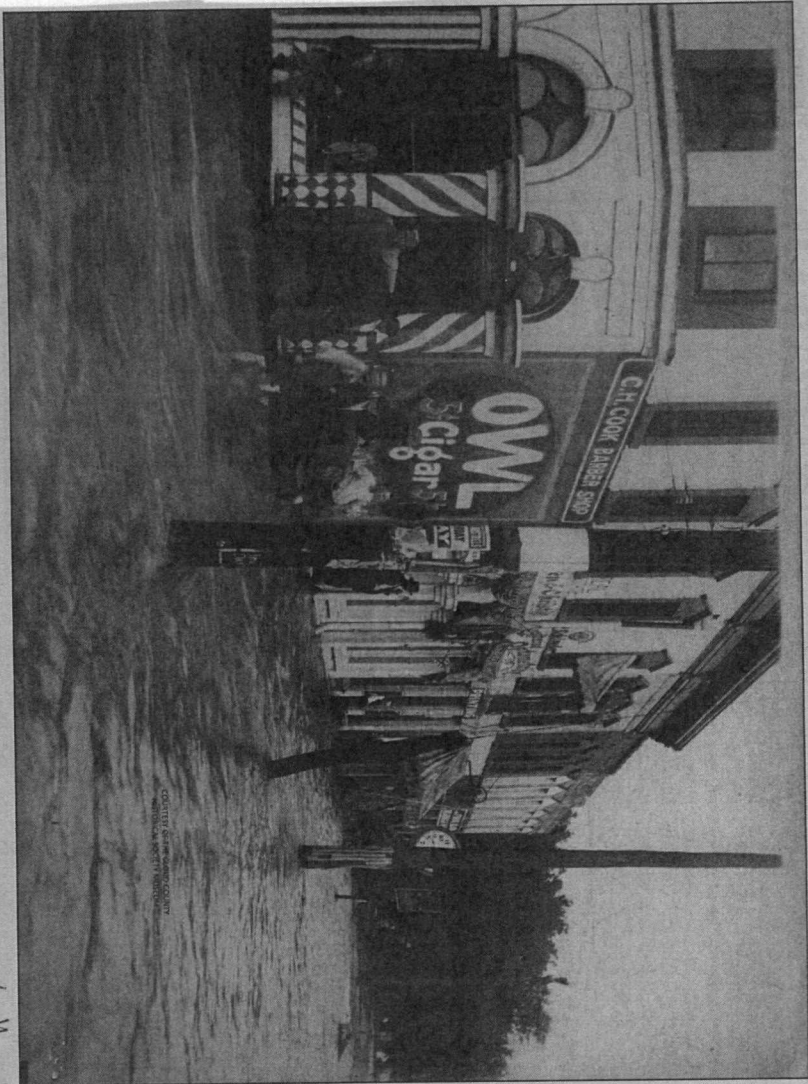
City of Concordia • Jared LeDuc  
David Strait, Brentin Hake & Drake Hake

785-

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LARR



### 1915 flood at 6th & Broadway

The Concordia Daily Newspaper reported on June 21st that the Republican River was at its highest ever known as reported by Matt Wilcox, a resident for more than 50 years. Many had to be rescued in boats and the damage to property and crops couldn't be estimated yet. People flocked to the river's edge and to every vantage point to view the flooded bottom farms. Train service was demoralized on all roads entering the city. The Santa Fe was the only line giving Concordia service from Kansas City. The track between Norway and Scandia was from four to eight feet under water and from two to four feet between Ames and Clyde.

With the 100-year anniversary of the 1915 flood, Cloud County Historical Society Museum Board member Jim Bell suggested that we take a current photo of the northern landscape of Concordia as a companion piece to the other panoramic flood photos we have on display at the Museum. Volunteer photographers Shaley George, Curator of the National Orphan Train Complex and Audrey Kalivoda of Cloud County Tourism accepted the challenge to climb to the top of Erickson's flour mill on Cedar Street and take the photos. Shaley's hand at photography is outstanding and the photo will be included in our display.

The Cloud County Museum will host a presentation by Emergency Preparedness Director Larry Eubanks and storm spotter Richard Palmquist this Saturday, June 13th at 1:30. Author Joy Hayden will be giving a presentation at 2:00 on her newly released book "The 1935 Republican River Flood". Hayden will be available for a book signing following the discussion.



# Concordia officers use body cameras to protect citizens, officers

By Kathleen McAllister  
Blade-Emple Intern

In an effort to protect citizens and officers alike, the use of body cameras has spread across the county.

Patrolman Marc Henry of the Concordia Police Department was ahead of the wave, purchasing his own in July, 2014, calling it his "personal insurance policy."

In January, 2015, the Concordia Police Department began widespread use of body cameras after the Chief Bruce Johnson noticed the success Henry was having with his own personal camera.

There are two types of body cameras, Henry explains.

One is a head-mounted camera, about the size of a tube of lipstick, that connects to a battery-pack mounted on the body. It can be worn on the shoulder, attached to a pair of sunglasses or a baseball cap, by the ear itself, or in a few other ways.

The other, more common type is a body-mounted camera, which is about the size of a pager.

Concordia Police employ the use of the head-mounted camera, which allows video to be taken of whatever the officer is looking at.

Henry points to the police-involved shooting in Salina a while back as evidence to the superiority of the head-mounted cameras.

The police were behind a barricade, but they had body-mounted cameras, so instead of video of the incident, all they had was a video of the barricade.

The only issue that Henry can think of when it comes to the head-mounted cameras is the occasional disconnect with the battery-pack when in an alter-

cation.

The use of the camera is pretty simple and requires minimal training which Henry does for the department after having taught himself.

Henry purchased his own, Taser brand body camera for \$500.

"It's absolutely imperative to have," he said.

There are a large number of high profile incidents in recent times that have increased the tension between police and citizens and in the digital age we live in, there is always a cell phone video.

Henry said they're often taken out of context. All the video shows is the altercation, without the lead-up that might shed light onto the actions by both parties.

The most recent incident captured on video was an altercation between an officer and a teenage girl in Dallas.

While Henry doesn't condone the actions taken by the officer against the girl, he thinks that the lead-up could explain what provoked the officer.

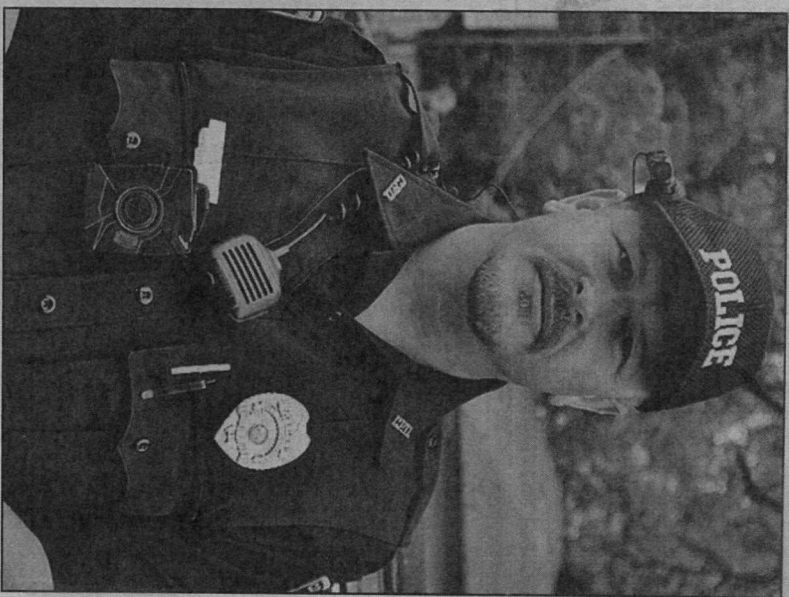
The goal of the body cameras is twofold, Henry explains.

The cameras protect against liabilities and lawsuits which police departments across the country have been flooded with. "There's no more he said/she said," Henry said. "We just have to pull up the video."

Body cameras also provide accurate evidence in court. Since body cameras have become more widely used, the number of gully-pleas for DUIs, the most commonly disputed charge, has increased because of the videoed sobriety tests.

Henry activates his camera as soon as he is dispatched.

To activate the camera, a button on the battery-pack is



**Trendsetter**

Patrolman Marc Henry was a trendsetter for the Concordia Police Department when he purchased his own body camera last year. (Blade photo by Jim Lowell)

6-15

pressed twice.

The video then goes back 30 seconds and records from that point. This handy feature

allows officers to capture evidence of a spontaneous offense they witness, like a car running a red light.

The camera records in 30 minute sections. The sections are saved to the camera's memory and later uploaded onto a secure website called Evidence.com.

The camera can also be connected to a tablet or cell-phone which allows officers live preview of the videos and organization of the videos before returning to the department.

Henry especially likes the live preview, because in a situation involving pursuit of a suspect, an officer can remove the cam-

era from its mount and use it to look around corners, all the while seeing the feed on his/her phone.

The videos can be titled, categorized, and connected with current cases both before and after upload.

After the video is uploaded to the website, markers can be added to the video to indicate where something was dropped or a specific incident occurred.

The video cannot be edited. It can be copied for court or shared with the district attorney if so needed.

One feature that Henry finds particularly helpful is the camera's beeping every two minutes.

"The beeping reminds me that it's still on," Henry said, "and to turn it off before I go home."

# City to file suit over sewer line break

By Jessica LeDuc  
Blade Staff Writer

After a 15-minute executive session, the Concordia city commission approved a resolution Wednesday night to file a lawsuit against K.C. Construction, Inc., to recover damages the city incurred after a sewer line broke under the Republican River earlier this year.

Also named in the lawsuit are Mid-Continent Casualty Company, K.C. Construction's surety company, and BG Consultants, Manhattan, the engineering company who performed construction inspection during the placing of the sewer line under the river.

The line services Concordia Tractor and the Cloud County Law Enforcement Center.

Earlier this month, City Manager Larry Uri told the commission that he had sent a letter to K.C. Construction, demanding the company reimburse the city for costs incurred with fixing the broken sewer line in the amount of \$84,611.

On April 7, it was discovered that the six-inch sewer line that services Concordia's north development was broken.

Sewage was visible on a sandbar in the river, on the east side of Highway 81.

After cleaning up the sewage and replacing the broken line, further investigation led the city to conclude that when K.C. Construction bored the new natural gas line under the river in June 2013, it crossed over the existing sewer line.

A camera inspection of the broken line showed the yellow gas line at the place where the sewer line broke.

Wednesday night, Uri said he had tried, unsuccessfully, to contact both the contractor and the insurance company. He was met, he said, with complete refusals to take any liability for the line break, and in the case of K.C. Construction, a refusal to respond at all.

The city will retain Neustrom & Associates, Salina, as counsel in the lawsuit on a contingency fee basis. Should the case settle out of court, Neustrom & Associates will receive 40 percent of whatever amounts are recovered.

If the case goes to trial, the law firm will receive 50 percent of any monies recovered. If nothing is recovered, the attorney will receive only out of pocket expenses.

neys will receive only out of pocket expenses.

After tabling action on buying a high-definition LED video screen for the Broadway Plaza at the last meeting, the commission agreed to enter into negotiations with Daktronics dealers to purchase the 10.16 mm screen.

In May, vendors brought sample screens to Concordia for commissioners to view. Four vendors submitted proposals, and brought nine different screens for the commissioners, staff and the public to evaluate.

The Daktronics 10.16 screen received the best overall rating, and both Apple 1 Media and Wildside Creative offered the screen.

Apple 1 Media's price was \$161,286, while Wildside's low bid was \$209,925.

Uri said he contacted all four vendors, giving them a chance to revise their proposals. He said he had not received any changes.

Uri said Mark Hendrick, owner of Wildside Creative, had clarified that he could not obtain the Daktronics screen at the same price as Apple 1 because he is not an authorized

Daktronics dealer.

Since that meeting, at the request of Commissioner Lyte Pounds, another company came to town with a video screen last week, which three commissioners were able to view.

Watchfire, a company out of Danville, Ill., in conjunction with Gleason & Son Signs, Inc., Salina, proposed a \$158,526 screen.

Pounds said he appreciated the company coming to town with the sign, and that he didn't think it was any better than the top-rated screen commissioners had seen in May.

Commissioner Marsha Wentz said she agreed with Pounds, and liked the company, but would rather stay local for the purchase.

The commission agreed to negotiate with the Daktronics dealers for purchase of the LED screen. The commission will approve the purchase once negotiations are complete.

During public comments, Kayla Smith presented a petition that had been circulated online in an effort to build a new swimming pool. (see Suit on page 10)

## Water bills mailed Dec 31 - Jan 1

The city of Concordia water bills were mailed on Dec. 19. If you did not receive your bill please call City Hall. If you have paid your water bill, please disregard this notice.

Bills are due on Jan. 5. Delinquent accounts will be disconnected on Jan. 19 if not paid by 8 a.m.

## Suit

(continued from page 1)

Smith said 524 people had signed the petition, with the majority of them being from Concordia. She said the current pool is in constant need of repair, and isn't a place that is very inviting for children and families. A number of people, she said, are traveling out of town to recently constructed pools, such as Clay Center.

"I know it costs a lot, and it won't happen overnight, but we just ask that you start planning," she said.

Uri said plans are already in the works to have a company who renovates swimming pools to come to town to evaluate the pool. Carrothers Construction Co. representatives will be in town next week to look at the pool and offer suggestions as to what could be done.

"Anything we do to remodel this pool or build a new one is going to cost a lot of money, and it's going to have to come from a lot of support," Uri said. "I believe in the towns around us, voters supported a sales tax increase to pay for their pools."

In other business, the commission heard a 2016 funding request from the

Frank Carlson Library in the amount of \$163,525, which is a \$4,393 increase over 2015.

Janice Swenson, library board president, said the request proposes increases in personnel expenditures, operations, maintenance, and materials.

The commission also approved a time extension request for the community development block grant commercial rehabilitation project at the Banker's Loan and Trust building.

Uri said the company who is doing the rehabilitation work on the building, owned by Monte and Nancy Wentz, has indicated it cannot complete work by the original July 31 deadline. The contractor has been informed by a supplier who is making the replica glass prism inserts for the cast iron grates in the sidewalk that they are unlikely to be finished by the deadline. The new deadline will be Oct. 31, 2015.

The commissioners also agreed that the former ALCO parking lot will be available for viewing the city fireworks display on July 3, but shooting off fireworks will not be allowed in the area.

**HELP WANTED**  
Dec 24 + 25  
**REFEREES**  
FOR ADULT RECREATION  
MEN'S AND WOMEN'S  
BASKETBALL LEAGUES  
Begins in January and goes  
for 10 weeks.  
Games are played on  
Sundays. Men 12-4pm,  
Women 4:30-7:30pm.  
For more info call Tom  
Gennette 785-275-1092.



# City takes no action on Broadway Plaza bid

By Jessica LeDuc  
Blade Staff Writer

The Concordia city commission took no action Wednesday night on a bid for the construction of Broadway Plaza.

On Tuesday, the city received only one bid for the construction of the Plaza — from Budreau Construction, Clyde — in the amount of \$862,300.

City Manager Larry Uri told commissioners Wednesday that Budreau's bid was significantly higher than the engineer's estimate of \$648,519.

Budreau's bid also does not include the purchase of the outdoor LED video screen, or the trellis structure.

The commission has a proposal on the table from Apple 1 Media for the purchase of the screen, for \$161,286. Both the screen and trellis are estimated to cost \$249,081.

"Since we have budget meetings coming up, I think we need to digest this news, along with the rest of our budget, and see what we're going to do," Uri said.

Uri said the contractor has suggested some modifications to the

Plaza plan to save some money, but it would not be a significant amount.

The commission has 60 days to either accept or reject the bid.

In other Broadway Plaza news, Uri reported that the Community Foundation for Cloud County had given a \$1,500 grant for signage at the Plaza.

The commission was joined by the board of county commissioners, Uri, CloudCorp Executive Director Ashley Hutchinson, and Todd Stupka of TKA Construction for an executive session to discuss confi-

dential business data. No action was taken after the 20-minute session.

In other business, the commission approved an ordinance allowing the discharge of fireworks on July 5.

Because July 4 falls on a Saturday, the commission agreed to allow citizens to discharge fireworks on Sunday. However, fireworks cannot be sold on July 5.

The commission also approved auctioning the house at 429 West 5th by sealed bid. The house, which had been foreclosed on, was given

to the city by Wells Fargo along with an \$8,000 donation for improvements.

Bids for the three bedroom bath house will be accepted noon on August 3.

A resolution declaring the house at 711 East 10th as unsafe and dangerous was approved earlier this year, and the house had been damaged by earlier this year, and the house insurance funds were used to repair the house.

The commission adjourned July 8 at 3 p.m., where they will discuss the 2016 budget.

## Festival set for Aug. 1 in City Park

What could be described as a combination arts-in-the-park-craft-fair with a bit of entertainment thrown in will be the first undertaking of the recently appointed Concordia Arts Commission.

The event will be in Concordia's City Park from 10 a.m.-3 p.m., Saturday, Aug. 1. Though it carries "folk" in its title, all North Central Kansas artists and artisans are invited to showcase their work, regardless of the medium used. Art, like beauty, is in the eye of the beholder.

There is no fee to participate, nor is there an entry fee for the public to attend. Though the Commission has been appointed through the city, no tax dollars are involved with this event. Arts Commission members are Kelsey Larson, Braden Bruntzel, Destiny Bowers and Wonda Phillips.

"We are excited to be able to offer this event, especially since we do not have any dedicated gallery space to highlight the work of local artists," Phillips said.

Participation in the festival this year will include ceramics demonstrations, pencil sketches, watercolor, photography, crafts, sidewalk chalk for children and even horse grooming demonstrations.

Anyone who would like to participate in the Folk Arts Festival should contact Larson by July 27 at City Hall, 785-243-2670 or by email, [klarson@concordia-ks.org](mailto:klarson@concordia-ks.org).

Monique & Co. Salon & Day Spa recently conducted a Pet Food Drive, collecting donations of canned cat food, canned dog food and cat litter for Concordia's animal shelter.

## Monique & Co. has Pet Food Drive

For every item donated, contributors were entered in a drawing to win a Good Samaritan package of a free one hour massage and pedicure with gel polish. Debbie Istas was the lucky winner.

And the winner is... Jodi Baker (right), Concordia Animal Control officer, draws the name of the winner in Monique & Co.'s Pet Food Drive, drawing from a bucket held by Monique owner, Lisa Brewer. (Blade photo by Jessica LeDuc)



ATTEST:  
Stacey Crum  
City Clerk



2th

S. Christy Hasch, Mayor

Passed by the Governing Body and signed by the Mayor this 1st day of July, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that on August 19, 2015, at 5:30 o'clock p.m., the owner, the owner's agent, any lienholders of record and any occupant of such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned and ordered repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

AND WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

East 112 of the SW Quarter of Block 6, Except the East 45 feet, East Concordia an addition to the City of Concordia, in the City of Concordia, Cloud County, Kansas.

The premises located at 711 East 10th Street, Concordia, Kansas, and more completely described as:

WHEREAS, the enforcing officer pursuant to K.S.A. 12-1750 et seq., as provided by Section 6-101 (c) of the Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in the opinion the following structure is unsafe and dangerous:

BE IT RESOLVED by the Governing Body of the City of Concordia, Kansas:

(Published in the Concordia Blade-  
Empire on July 2 and July 9, 2015)  
JUL 9  
RESOLUTION NO. 2015-2023

# not to act on building sale

By Jessica LeDuc  
Blade Staff Writer

An hour of discussions — 15 minutes of which were spent in executive sessions — Thursday morning didn't change the Cloud County Commissioners' minds about agreeing to sell the former ALCO building.

At a special meeting Thursday morning, the Commissioners met with Todd Stupka of Black Label Development, who had submitted a \$10,000 bid to purchase the building at last night's Concordia City Commission meeting.

Stupka's bid was accepted by the City Commission, but no one would make a motion to accept it on the County's side.

Stupka proposed renovating the property into 120-140 storage weatherlight storage units, and store frontage that could include one to three businesses, and future developments. He said he had four prospects interested in locating businesses in the building. He also has plans for just more than \$1 million in improvements over the next eight to 20 years.

Plans call for the facility to employ anywhere between seven and 35 people over that time.

Prior to entering into an executive session for confidential business data, County Chairman Gary Caspers said he didn't like being rushed into a decision.

"The idea of having to have an answer right now bothers me," Caspers said. "Every time I've been pushed into a decision, I've regretted it. I like to research and think, and not be pushed into a decision."

After meeting in executive session with Stupka and CloudCorp Executive Director Ashley Hutchinson, the Commissioners went into another five-minute session to continue discussing the confidential business data.

After the second session, Commissioner Bill Czapan-ski said he maintained the same position he had Wednesday night.

"Personally, I think it's a slap in the face to the taxpayers," Czapan-ski said last night, noting that the two Commissioners had spent a substantial amount of money on the building over the years.

"Come on, guys, we need a decision," Stupka said. "Are you going to let a million dollar investment walk out? Or just wait for somebody who might come in someday?"

Stupka said the City Commission had already set the precedent in approving his bid, and encouraged the community to do the same. He said he did not want to take his business venture elsewhere, but would like to see his investors couldn't get the building.

"I really don't want to travel 135 miles one way to go work on the same thing," he said. "I don't want to, but I will if I have to."

Commissioner Gail Engle made a motion to accept Stupka's offer, but it died for lack of a second.

"I just don't think we can tell the people that we took that little for it," Caspers said.

"So you're going to keep the building and keep spending \$30,000 a year keeping it?" Stupka asked. "It really makes me lose faith. You just let a million dollar opportunity walk out the door. That makes no damn sense whatsoever."

# National Night Out lets police and citizens relax together

By Chief Bruce Johnson

Police officers know that when we meet citizens, it is often a tense or tough situation for the people involved. That's one of the reasons we see National Night Out as such a positive event — and many officers get to meet people when we're all relaxed and just enjoying an evening out with our neighbors.

That's what National Night Out — the first Tuesday in August, so Aug. 4 this year — is really about. It's a national movement for neighbors to meet neighbors and to meet law enforcement while enhancing the idea that we all look out for each other.

This will be the fifth year that Concordia has been a part of National Night Out, which the Police Department co-sponsors with the Concordia Year of Peace.

That co-sponsorship means two things:

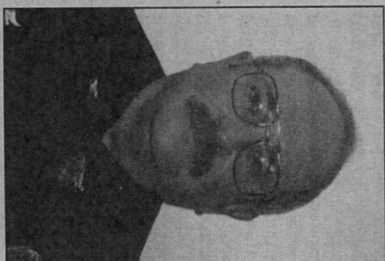
- When you sign up to be host for a neighborhood gathering, the Year of Peace Committee will provide you with a nifty yard sign and balloons to show people where you're gathering. (To "register" your gathering — and receive the sign and balloons — contact Holly Brown at 243.2113, ext. 1221, or hbrown@cskansas.org.)

Then, my officers and I will work to stop by every gathering that's signed up, to hand out glow-sticks to the kids and answer whatever questions you have about neighborhood safety.

We had a great turnout last year and I expect the same this year. There were large parties at the City Park and Hood Park as well as smaller parties at a number of homes around the city.

These get-togethers have ranged from very informal front-yard gatherings with lemonade and cookies to full cookouts, with everything in-between.

Some neighborhoods



Chief Bruce Johnson

July 17

have even gotten permission to close off a side street for a "Block Party." (To ask about blocking off a city street, call Ron Copple at City Hall, 243.2670.)

Nationwide this is the 32nd year for National Night Out and there are thousands of communities that will take part in all 50 states, U.S. territories, Canadian cities and military bases worldwide.

The idea is for neighbors to get to know each other and strengthen neighborhood spirit. By doing that, National Night Out can heighten crime and drug prevention awareness; generate support for, and participation in, local anticrime programs; strengthen police-community partnerships; and send a message to criminals letting them know that neighborhoods are organized and fighting back.

The number of people taking part in Concordia each year shows the community supports this event and the positive impact it can have.

So invite your neighbors over for a front-yard party! Then "register" your gathering so we can stop by and get to know you — and let you get to know us.

—Bruce Johnson is chief of the Concordia Police Department.

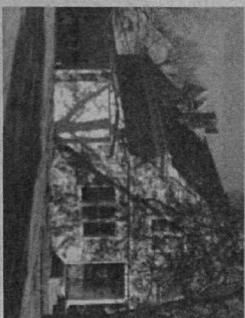
# FOR SALE AT SEALED BID

Highest Bidder, Without Reserve

429 West 5th • Concordia

3 bedroom, 2 bath single family residence

July 20



Seller will provide \$8,000.00

as matching funds for improvements.

PURCHASE PRICE DOES NOT COUNT

TOWARD MATCH

SALE "AS IS"

Contract and Warranty Deed

Property Showing July 21

2:00 — 4:00 p.m.

Submit sealed bids by noon on August 3, 2015,

at City Hall

701 Washington Street, Concordia.

Late bids not accepted.

Contact City Hall for additional terms & conditions

# Legals

(Published in the Blade-Engle on Friday, July 17, 2015)

On July 1, 2015, the City of Concordia adopted Ordinance No. 2015-3095, amending the Concordia Code by amending Section 9-202, for the purpose of adjusting ambulance service fees. A reproduction of this ordinance will be available for not less than one week following the publication of this summary of the ordinance at the website address of the City of Concordia, [www.concordia.org](http://www.concordia.org). This summary is certified by the city attorney to be legally accurate and sufficient.

# Notice

The Airport Advisory Board has rescheduled its regular quarterly meeting from July 7th to Sept. 8th at 7 p.m.



# Concordia a finalist for transload center

By Kathleen McAllister  
Blade-Empire Intern

Out of 111 statewide proposals, Concordia has been named one of the seven finalists for the site of a Kansas transload shipping center.

Currently three phases in, the Kansas Department of Transportation announced last year its plans to select a site to locate their new transload shipping center.

The response of communities throughout Kansas has been immense. "I'm pleased that so many communities in every region of the state submitted proposals. A transload facility has the potential to not only lower shipping costs, it's a job creator and provides economic development opportunities for the export of Kansas products," said Mike King, Secretary of Transportation and Director of the Kansas Turnpike Authority.

Ashley Hutchinson and Cloudcorp heard about the proposal last summer and decided it was something to pursue after determining the interest for area industries. "There was enough interest that we decided to be really active and aggressive in pursuing this," Hutchinson said.

With an attractive location, Hutchinson feels Concordia really has a chance. The proposed site, formerly owned by Everton Energy, is flat and shovel-ready and has already undergone some groundwork developing railbeds.

If Concordia should be selected out of the six other candidates — Abilene, El Dorado (Refinery Road site), Garden City (U.S. 50 Industrial Park), Great Bend, Parsons (Great Plains Industrial Park), and Norton — the next steps would be to bring in the rail lines and prepare for construction, Hutchinson thinks. But that will be something to determine over the next two weeks in preparation for their final proposal before the selection committee in Topeka.

Bringing in rail lines and this transload shipping center, would not only increase jobs in Concordia, it could create interest in Concordia for future other ventures. "Concordia would be prime for economic development," Hutchinson said.

Even if Concordia isn't chosen for the shipping center site, Hutchinson can foresee Concordia benefiting from the process. "It already means a lot just being in the top seven," she said, "but even if we fail, rail lines have gotten a good look at the area and they know what's here, which could mean development in the future."

CITY OF CONCORDIA, KANSAS  
TREASURER'S QUARTERLY REPORT  
FOR THE PERIOD FROM April 1, 2015 THROUGH June 30, 2015

FUNDS	1st Quarter		2nd Quarter	
	Ending Cash	Receipts	Expenditures	Ending Cash
100 General Fund	\$ 1,643,892.91	\$ 1,093,594.22	\$ 977,054.39	\$ 1,760,222.74
203 Industrial Development	29,466.49	14,794.24	27,500.00	16,760.73
206 Special Highway	123,265.37	33,076.98	6,407.63	149,934.72
206 D.A.R.E. Grant	4,136.47	-	-	4,136.47
207 Civil Asset Forfeiture	2,893.22	-	976.39	800.73
208 Cyber Crimes	1,777.18	3,047.50	1,814.09	13,483.41
214 Animal Shelter	12,050.45	2,936.76	44,787.39	6,736.41
217 Special Park and Recreation	48,597.30	-	1,804.70	1,539.21
221 Computer Equipment/Replacement	3,443.83	8,408.12	23,608.62	339,478.11
222 Vehicle Equipment/Replacement	354,676.69	-	-	-
223 B.A.T. Reserve Fund	119.70	2,573.37	2,585.70	2,077.41
230 Judges Training Fund	2,100.22	87,374.73	13,861.26	98,347.41
244 811 PSAP	2,759.67	-	2,988.56	2,769.41
250 Fire Dept. Grants & Donations	30,520.15	2,770.49	-	33,290.64
270 Cemetery Endowment	40,428.06	-	-	40,428.06
280 Recreation Grants & Donations	2,720.00	1,110.00	4,646.82	(816.82)
301 Bond and Interest	273,811.83	159,283.22	64,568.00	368,517.05
303 Tax Increment Bond Fund	845,595.66	322,492.67	12,314.82	1,165,506.45
444 TIF Projects	971,846.82	1,128,000.00	389,407.87	1,702,167.71
450 Capital Improvement Projects	871,846.82	86,780.00	627,004.80	440,621.02
451 Wastewater Treatment Facility	164,650.11	69,051.82	52,389.08	234,611.77
550 Central Garage Fund	19,463.34	32,935.76	62,389.08	0.00
601 Wastewater General	404,466.43	308,547.10	388,165.18	344,848.35
630 Airport Fund	47,050.22	6,277.65	-	52,327.87
650 Gas Fund	3,298.91	4,367.20	5,549.67	2,116.44
710 Post Fire Debris Removal Fund	13,200.00	-	-	13,200.00
725 COC Caliente Plan	15,098.18	6,455.06	4,784.09	15,769.15
735 Library Fund	14,699.36	66,408.61	71,077.96	-
736 Library Employee Benefit	4,111.88	16,244.90	19,356.78	-
750 Continuing Econ. Development Grant	488,396.98	6,221.26	-	494,618.24
780 Cloud County Landfill	5,989.92	74,814.47	74,726.66	6,057.73
802 Water Protection Fund	1,023.61	1,262.48	1,148.98	1,137.11
TOTALS	\$ 6,602,683.83	\$ 3,476,494.86	\$ 2,764,877.68	\$ 7,313,870.8

LIABILITIES:	
General Obligation Bonds	4,186,400.00
TIF General Obligation Bonds	2,566,000.00
Capital Leases	84,472.60
TOTAL	\$ 6,834,872.60

CASH AVAILABLE:	
Cash on Hand	1,931.3
Checking Accounts	927,802.2
Money Markets & Savings Accounts	3,555,438.6
Certificates of Deposit	1,828,485.1
KS Money Investment Pool	1,000,170.0
Reconciling Items per Bank Rec	(296.4)
TOTAL CASH & INVESTMENTS	\$ 7,313,510.8

I, Amber Farina, do hereby certify that the above statement is correct.

Amber Farina, City Treasurer



**Getting soaked**  
Ashley and Henry Hutchinson get soaked during the flash mob water fight at the Broadway Plaza on Thursday night. (Blade photo by Jessica LeDuc)

RESOLUTION NO. 2015-2024

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 6-101 (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 residential structure on the premises located at 320 West 17th Street, Concordia, Kansas, and more completely described as:

Lot 5, Block 29, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

WHEREAS, on the 3rd day of June, 2015, the Governing Body of the City of Concordia, Kansas, adopted Resolution No. 2015-2021 resolving that on July 15, 2015 at 5:30 o'clock p.m., the owner, the owner's agent, any lien holders of record and any occupant of such structure may appear and show cause why such structure should not be condemned and ordered repaired or demolished, and that notice shall be given by the City Clerk as required by K.S.A. 12-1752.

WHEREAS, Resolution No. 2015-2021 of the Governing Body of the City of Concordia, Kansas, was published in the Concordia Blade Empire on June 5 and June 12, 2015, in accordance with K.S.A. 12-1752.

WHEREAS, on June 4, 2015, in accordance with K. S. A. 12-1752, a copy of Resolution No. 2015-2021 of the Governing Body of the City of Concordia, Kansas, was mailed, within three days after its first publication, by the City Clerk by certified mail, marked "deliver to addressee only," to each of the following:

Donald & Pauline Collins  
2122 Republican St.  
Concordia, Kansas 66901

The same being all of the owners, the owners' agents, any lien holders of record and any occupants of such structure whose names and addresses the City Clerk has been able to determine after diligent inquiry

WHEREAS, at least 30 days have elapsed between the last publication of Resolution No. 2015-2021 and the date set for hearing.

WHEREAS, on the date and time hearing or any adjournment the Governing Body heard all submitted by the owners, the agents, any lien holders of record and any occupants of such structure as evidence submitted by the officer who filed the statement that the structure is unsafe and dangerous.

AND WHEREAS, the Governing Body thereupon determined that the structure is unsafe or dangerous.

NOW, THEREFORE, BE IT RESOLVED, BY THE GOV. BODY OF THE CITY OF CONCORDIA, KANSAS, that the residential structure on the premises located at 320 West 17th Street, Concordia, Kansas, is completely described as:

Lot 5, Block 29, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

shall be repaired or removed within 90 days from the date of this Resolution and with the premises to be razed and secure within a reasonable time.

BE IT FURTHER RESOLVED, GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that the owner of such structure shall commence the repair or removal of such structure within the time stated and diligently prosecute the same work to completion. The Governing Body will cause the structure to be razed and removed without notice to any owner, the owner's agent, any lien holders of record and any occupant of such structure.

BE IT FURTHER RESOLVED, GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that in accordance with K. S. A. 12-1752, a copy of this Resolution shall be delivered to addressee only, to the owners, the owners' agents, any lien holders of record and any occupant of such structure.

PASSED by the Governing Body of the City of Concordia, Kansas, signed by the Mayor this 15th day of July, 2015.

S. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk

Soccer signup

Youth Soccer for children 5-12 will be held on Sept. 1. Those interested should sign up at City Hall by Aug. 17.

8/16

# City accepts bid on ALCO building

By Jessica LeDuc  
Blade Staff Writer

**HELP WANTED REFEREES**  
**FOR ADULT RECREATION MEN'S AND WOMEN'S BASKETBALL LEAGUES**  
Begins in January and goes for 10 weeks.  
Games are played on Sundays, Men 12-4pm, Women 4:30-7:30pm.  
For more info call Tom Gennette 785-275-1092.

CONCORDIA, KANSAS 66901

Thursday, July 16, 2015

35 people over that time. "The number of employees really depends on the types of businesses we can get in there," Stupka told Commissioners. "I have four interested, but I can't do anything if I can't get the building."

Ashley Hutchinson, executive director of CloudCorp, said she has a national company interested in the building, and they had asked for additional time, but did not submit a bid for Wednesday's meeting.

Stupka said he wanted the Commissioners to make a decision Wednesday night, as his investors were ready to move forward with work on the building. County Commissioner Bill Czapski said he wouldn't be in favor of accepting either bid. "Personally, I think it's a slap in the face to the taxpayers," Czapski said, noting that the two Commissioners had spent a substantial amount of money on the building over the years.

County Commissioner Gail Engle said they had been sitting on the building, and the sooner it could be back on the tax rolls, the better it would be for both entities. "It's hard to accept five to seven percent of what we're into it, but it would be nice to be collecting some revenue and seeing some activity out there."

City Commissioner Chuck Lambertz said, "But I'm intrigued by this national company, too. I'm really torn."

After both Commissions went into a 15-minute executive session to discuss confidential business matters, the City Commission approved a motion to accept Stupka's bid. It was approved 4-1, with Lyle Pounds casting the nay vote.

None of the three County Commissioners would make a motion.

In order for the building to sell, it would require a majority vote from both entities.

In other business, the Commission rejected the lone bid from Budreau Construction for construction of the Broadway Plaza.

City Manager Larry Uri said Budreau Construction's bid of \$862,300 was more than \$200,000 higher than the engineer's estimate. He said he would like to re-bid the project later this year, and give contractors more time to finish the project, and he would present alternate ways of proceeding at the August 19 meeting.

Even though the bid to construct the Plaza was rejected, the Commission did agree to move forward with bids to construct the brick wall on the city's side of the Caldwell Banker building.

Uri said the city could proceed with that portion of the project, and having it finished might make the rest of the Plaza project more attractive to contractors.

Ken Johnson, Campbell & Johnson Engineers, said since the wall has to be the first thing

completed in the overall construction of the Plaza, there is no reason it can't be done now. He said he has talked with several local masons who would be interested in building just the wall, but not the other aspects of the project.

There could be some economy in this for you to do it first, so it's done and out of the way," Johnson said.

The Commissioners approved proceeding with letting of bids for the construction of the brick wall. "I think this sends the message that even though we hit a speed bump, the Commission is wanting to move forward on this, and Broadway Plaza is going to get built," Commissioner Tim Parker said. "I think that's something important to do."

The Commission also approved amending the city's ambulance fees. The base rate for advance life support was increased to \$750, and the rate for a rescue truck call was increased to \$400. There will also now be a \$150 charge if a citizen calls for an ambulance, but no transport is made.

An ordinance to allow the consumption of alcohol at the Broadway Plaza area for the Concordia Music Festival on Sept. 26 was tabled. Because the brick wall could be under construction at that time, the Music Festival may have to be relocated, and Commissioners agreed to wait until bids come in before approving the permit.

## MUNICIPAL SERVICE WORKER 7/31 Public Works Division

The City of Concordia Department of Public Works is seeking to fill the position of Municipal Service Worker for parks department. Job description available at City Hall.

**Deadline:** City of Concordia will accept applications until filed.

**Apply at:** The City Clerk's Office, 701 Washington. Application is also available online at [www.concordiaks.org](http://www.concordiaks.org). Accommodations are available for persons needing assistance upon request.

**An Equal Opportunity Employer.**



# County doesn't support bid for building

By Jessica LeDuc  
Blade Staff Writer

A \$50,000 offer from Black Label Development for the purchase of the former ALCO building still wasn't supported by the Cloud County Commissioners Monday morning.

Last Wednesday Todd Stupka with Black Label Development offered the Concordia City Commission and County Commission \$10,000 for the building. The bid was accepted by the City Commission. The County Commissioners would not make a motion on accepting the bid, and met again with Stupka on Thursday morning for further discussions. Even after an hour of discussions, the County again refused to make a motion to accept the bid.

Both Commissions own the building at 1401 East 6th Street, which they purchased in 2011 to turn a manufacturing facility for Spirit Aerosystems. Spirit ultimately chose Chantre as the location for its new facility. Since then, the property has been managed and marketed for sale by CloudCorp.

Stupka proposed renovating the property into 120-140 weatheright storage units, and store frontage that could include one to three businesses and future developments.

Stupka had said he and his partners had plans for just more than \$1 million in improvements over the next eight to 20 years, as well as employing between seven and 35 people.

At Monday's County Commission meeting, Stupka upped his offer to \$50,000, but was met with the same sentiment from Commissioner Bill Czapansky.

Last week, Czapansky called Stupka's \$10,000 offer a "slap in the face to the taxpayers." He said this morning that he had done research on properties in the area, and found that the former Concordia Tractor building and land were being offered for \$164,000.

"I'm still trying to establish a fair market price on the ALCO acreage, and to me, that should establish the least amount the commissions would consider accepting," Czapansky said. "I'm holding fast on my position. It's not near the slap in the face as last Wednesday evening, but personally I think that it (the bid) should be better. Whether it can be, I don't know."

The City Commission was to be in attendance Monday morning, but could not gather a quorum to attend.

Czapansky said he assumed the city would be willing to accept the higher offer, but he would rather meet with them to discuss it in an executive session.

than the appraised value, you're looking at lower taxes on that side of town across the board, because the appraiser isn't going to have a lot of choices," Thoman said. He suggested the purchase of the building be tied to job creation.

"If jobs are created, the balloon payment is forgiven and the appraiser can use that as a reasonable price," he said. "If jobs aren't created, then the original asking price would be due within 30 days."

Stupka said he would not accept any stipulations on the purchase.

(see Building on page 6)

## Building

(continued from page 1)

"We're not into any stipulations beyond the sale of the building," Stupka said. "I understand you want jobs, and I do, too, but my bank won't stand behind a stipulation like that. They don't want to be liable in any way, shape or form for \$100,000 liability down the road."

Commission Chairman Gary Caspers said \$50,000 was probably the least he would support accepting for the building, but still had reservations.

"It could lower the taxes on a lot of buildings out there," he said. "It's a tough call. We could sell it and have 100 jobs, or we could keep it and still have it 10 years down the road."

Commissioner Gail Engle, who had supported the lower offer, said he wanted to see the building back on the tax rolls and not in the hands of the governing bodies. He, too, said he

July 20

was concerned that selling it could lower the appraised values in the area.

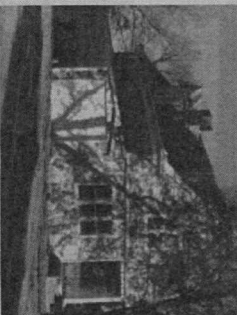
Stupka urged the Commission to move forward with this offer.

"I have instructions from my partners that we are done, period, after today," he said. "One way or another, we're going to move forward."

No Commissioners were willing to make a motion, and Stupka left the meeting.

"We realize that this project was not a home run for the city of Concordia, Cloud County or the investors of Black Label Development, but it was a step forward for everyone," Stupka said in a letter handed out as he left. "It is unfortunate for the taxpayers of Cloud County that the Cloud County Commission could not take that positive step forward. Black Label Development will move forward on a similar project in a western Kansas county."

HIGHEST BIDDER, WINDMILL RESERVE  
429 West 5th • Concordia  
3 bedroom, 2 bath single family residence



Seller will provide \$8,000.00

as matching funds for improvements.

PURCHASE PRICE DOES NOT COUNT

TOWARD MATCH

SALE "AS IS"

Contract and Warranty Deed

Property Showing July 21

2:00 — 4:00 p.m.

Submit sealed bids by noon on August 3, 2015,

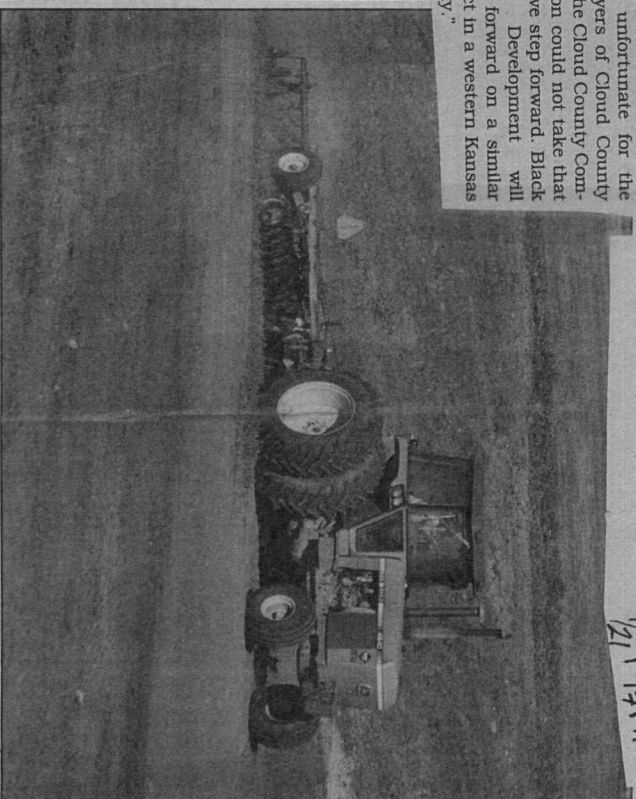
at City Hall

701 Washington Street, Concordia.

Late bids not accepted.

Contact City Hall for additional terms & conditions

7/21 11:19, 3/10



Dam work continues

Work on the 21st Street Dam continues Monday morning. (Blade photo by Jay Lowell)

8/24/15

# Garden

(continued from page 1)

So a year and a half ago when he saw a help-wanted ad for a gardener at the Motherhouse, he jumped at the opportunity to go back to work.

Pounds has always gardened — from hoeing weeds for his father, to a couple of years as a commercial grower providing vegetables to Prairie Produce in Concordia, and as a Master Gardener through Kansas State University Extension.

He has a garden at home — although he concedes it's getting much smaller as he spends the morning hours working in the Motherhouse garden.

He's here around 6:00 every morning this time of year, and works between four and six hours a day. As he harvests a wide array of vegetables, they go to the Motherhouse kitchen for the Sisters who live there and to the kitchen at Manna House of Prayer. Surplus — and there's often surplus — goes to the Concordia Senior Center or the Cloud County Resource Center Food Bank.

New crops this summer include kohlrabi, tomatillo and a few blueberry bushes. Most additions come at the suggestion of Sister Betty Suther, who heads the Sisters' Gardening Committee, which is also responsible for the Concordia Community Garden of Hope.

Pounds also receives special requests from time to time — including an idea from Holly Brown, the Sisters' Development Director, to create a pumpkin patch as a new family event on the Motherhouse grounds

in October. In preparation, Pounds has planted 50 pumpkin hills in a newly tilled plot just south of the Community Garden.

He includes that in his rounds each morning, as well as the main garden and the nearly equal-in-size garden to the south of the Motherhouse garages where there is asparagus, Jerusalem artichoke and all the vining crops. And he swings by the greenhouse, also behind the Motherhouse, at least once or twice in a morning.

Pounds laughs as he recalls one day early on in his new job as gardener when he was wearing a pedometer just to gauge whether he was getting enough exercise. That day he walked 8 miles crisscrossing the Motherhouse grounds.

It's that energy and enthusiasm for the work that most impresses Motherhouse facilities administrator Greg Gallagher. He points out the martin house Pounds added, plus the flowers interspersed among the vegetables and the weed-free paths.

"The garden is truly a thing of beauty," Gallagher says. "You can tell Lyle's heart is there."

Pounds, however, is not quick to take credit.

"This spot has been a garden for probably 100 years or more," he says, standing among the corn stalks in the main garden. "And it's still incredibly fertile. Gardeners before me brought in grass clippings, sheep manure, anything to help the soil. Sister Annie — this is her footprint. I'm just the next person in line."

The native Concordian — who left his hometown only for long enough to attend Emporia State University and start his teaching career in Newton — retired three years ago after 30 years teaching special education.

**In second growing season**  
Lyle Pounds began work in December 2013 as the gardener at the Motherhouse gardens, and is now in the midst of his second growing season.

For his last 10 years in the Concordia School District, he was director of the alternative high school. In retirement, he said "I got tired of drinking coffee — when it felt like that was all I was doing." (see Garden on page 8)

That humility is part of what makes the 66-year-old Pounds such a good fit for the Sisters of St. Joseph. In addition, the fact that he brings a lifetime of working the soil, while also teaching and learning, doesn't hurt a bit.

But ask Lyle Pounds, now in his second growing season as the Motherhouse gardener, and he'll tell you the success comes from the "footprints" of all the gardeners who came before him — particularly Sister Ann Vincent Glatte, who worked the soil here for 60 years.

Ask anyone at the Motherhouse and they will tell you the huge vegetable garden just south of the historic building has never looked better or been more productive.

**By Sarah Jenkins  
Sisters of St. Joseph**



**Pounds credits predecessors for success of garden**

## Legals

(Published in the Concordia Empire on August 21 and August 2015)

RESOLUTION NO. 2015-20

BE IT RESOLVED by the Governing Body of the City of Concordia, Kansas:

WHEREAS, the enforcing pursuant to K.S.A. 12-1750 et al. provided by Section 6-101 (c) Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in his opinion following structure is unsafe and dangerous:

The premises located at Washington Street, Concordia, Kansas, and more completely described as:

The South Half of Lots 18 & 19, Block 80, Concordia Original Town Site, City of Concordia, Cloud County, Kansas.

AND WHEREAS, the enforcing has determined that the structure be condemned and ordered demolished, all pursuant to K.S.A. 12-1752.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, on October 7, 2015, at 5:30 o'clock p.m., that the owner, the owner's agent, any lienholders of record and any other person having an interest in such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned, repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

Passed by the Governing Body and signed by the Mayor this 19th day of August, 2015.

S. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk

(Published in the Concordia Empire on August 21 and August 2015)

RESOLUTION NO. 2015-21

BE IT RESOLVED by the Governing Body of the City of Concordia, Kansas:

WHEREAS, the enforcing pursuant to K.S.A. 12-1750 et al. provided by Section 6-101 (c) Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in his opinion following structure is unsafe and dangerous:

The premises located at 1111 Street, Concordia, Kansas, and more completely described as:

The South 44 feet of Lots 17 & 18, Block 80, Concordia Original Town Site, City of Concordia, Cloud County, Kansas.

AND WHEREAS, the enforcing has determined that the structure be condemned and ordered demolished, all pursuant to K.S.A. 12-1752.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that on October 7, 2015 at 5:30 o'clock p.m., the owner, the owner's agent, any lienholders of record and any occupant of such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned and ordered repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

Passed by the Governing Body and signed by the Mayor this 18th day of August, 2015.

S. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk

(Published in the Concordia Blade-Empire, Tuesday, November 24, 2015.)  
**NOTICE OF HEARING  
BY THE BOARD OF  
ZONING APPEALS**

Public Hearing for Variance Request  
To Whom It May Concern and to all persons interested:

Notice is hereby given that at 7:00 p.m. on December 15, 2015, the City of Concordia Board of Zoning Appeals will meet in the City Commission meeting room, City Hall, 701 Washington Street, Concordia, Kansas, to consider a request for a variance to allow an accessory structure in an unnumbered A zone as determined by the flood insurance rate map adopted July 19, 2014. The property to which the application applies is legally described and generally located as follows:

Lots 16-18, Block 189, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas. More commonly known as the 2nd Street Park, 321 East 2nd.

As provided in section 19-5 of the Concordia Zoning Regulations the above variance will be discussed and considered by the City of Concordia Board of Zoning Appeals, and all persons interested in said matter will be heard at this time concerning their views and wishes.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Director of Community Development, 785-243-2672 (TDD) 785-243-2336 by 5:00 p.m., Friday, December 11, 2015.

Bruno Reinbehn  
Secretary  
Board of Zoning Appeals



# CCCC will offer EMT class Sept. 7

Cloud County Community College is offering an EMT course at the Concordia Fire Department, 701 Washington Street, beginning Sept. 7.

The EMT initial course of instruction is required for persons involved in providing emergency care. It will include care of the patient prior to transport, control of the accident scene, preparation for transport, transport and care of the patient while en route to a hospital emergency department, communications, reporting, record keeping and vehicle care. It will provide the participant with the preparation necessary for testing for certification and practice as an Emergency Medical Technician in the state of Kansas.

The class meets the requirements of the Board of Emergency Medical Services as set forth in the Kansas Administrative Regulations. It will follow the guidelines Emergency Medical Techni-

cian set forth by the National Highway Traffic Safety Administration, a branch of the US Department of Transportation. This course will address and follow the "Authorized activities of the EMT, as mandated by the Kansas State Statutes.

Instructors for this course are Derek Champlin, I/C and John Christensen, I/C. Class size is limited to 18 students.

Eligible students can use military payment (GI Bill, Tuition Assistance, MyCAA) or financial aid (FAFSA, KHPOP) to pay for the class. Students may seek sponsorship from the Concordia EMS through a grant sponsored through the KSBEMS to pay for the training.

For more information or to enroll call 1.800.729.5101, ext. 372 or 785.243.1435, ext. 372 or e-mail [jaldridge@cloud.edu](mailto:jaldridge@cloud.edu). Pre-enrollment: Aug. 31, 5:30 p.m., Concordia Fire Department.

**Round and round** July 24  
Nora and Chuck Lambert go round and round on the carousel at the Cloud County Fair Thursday night. (Blade photo by Jessica LeDuc)



**Art in the park**  
The first ever Folk Arts Festival in Concordia will be at City Park tomorrow from 10 a.m. until 3 p.m. The free event will feature ceramics demonstrations, pencil sketches, watercolor, photography, crafts, sidewalk chalk, and horse grooming demonstrations. (Blade photo by Jessica LeDuc)



## Letters to the Editor

Dear Editor,

Last Saturday, the Concordia Arts Commission held the first of what is hoped to be an annual celebration of the arts in our area, the Folk Arts Festival. Nine vendors joined several musicians in the City Park to showcase their love of producing art. The event was completely free because of willing volunteers. More than 200 people stopped by to appreciate these efforts.

Thank you to the City of Concordia for recognizing the importance of art in the lives of rural citizens.

We also wish to thank: City Parks Department Staff; The Brown Grand Theatre; Past to Present Construction; Brenton Phillips; B Squared Productions; Jace Demanett; Michael Mertz; The Blade-Empire Newspaper; KNCK Radio; Duane Blake, Mesa, Ariz.; Bryce Bowers; Caleb Bowers; Erin Crawford; Tyler Boys; The Brown Grand Players; Gail Anne Auran; Courland; Dey Rathod; Salina; Connie Levandosky; Belleville; Destiny Photography; Kathy Schmitz; Jade Chaput; Susie Haver; Audrey Kalyvoda; Cloud County Tourism; Stephanie Tschetter; Cloud County Community College Drama.

Sincerely,

Concordia Arts Commission  
Destiny Bowers, Braden Bruntzel,  
Kelsey Larson, Wonda Phillips

# Plan for rebidding Plaza discussed

By Jessica LeDuc  
Blade Staff Writer

After only one bid came in for the construction of the Broadway Plaza, and it was rejected, the Concordia City Commission heard a plan to make the rebidding process more efficient during a study session Wednesday night.

In July, the Commission rejected the one bid for the construction of the Plaza, which came from Budreau Construction in Clyde. The bid was \$862,300, which was nearly 33 percent higher than the architect's construction estimate of \$648,519.

The bid did not include work for the outdoor LED video screen and support structures, nor the trellis. That work has been proposed to be performed by others at a total estimated cost of \$249,081.

In a memo to Commission-

ers, City Manager Larry Uri said he asked Campbell and Johnson Engineers for assistance in making the rebidding process more effective. He recommended expanding the construction timeline with a goal of completing the Plaza by August 2016.

The other recommendation was to seek separate bids for the various elements of the project rather than seeking bids from general contractors for the entire project. To that end, Uri recommended hiring Campbell and Johnson as construction managers, at a cost of \$96,800.

Eric Johnson with Campbell and Johnson said he would take charge of all phases of the contract, including sorting the plans and specifications into nine different bidding packages.

Johnson would also be in charge of seeking out contrac-

tors interested in bidding the projects, opening and evaluating the bids, preparing contracts, coordinating the construction schedule, and overseeing and inspecting all work.

Johnson said the idea of splitting it into different projects would hopefully make the overall project less expensive, and more attractive to local contractors.

During the business portion of the meeting, the Commission approved a \$340,451 contract with Bryant and Bryant Construction Co., Inc., for construction of sidewalk and curb and gutter along Fifth Street. Work is to be started by February 16, 2016, and completed by March 15, 2016.

The engineer's estimate on the project was \$406,858. Also at Wednesday's meet-

ing, the Commission authorized staff to publish the 2016 budget, which leaves the mill levy unchanged at 56.693.

The budget hearing will be held Wednesday, August 19.

The Commission accepted a bid of \$3,000 from Marian and Andrea Condray for the house at 429 West 5th. The house, which had been foreclosed on, was given to the city by Wells Fargo along with an \$8,000 donation for improvements.

The city advertised the house would be sold by sealed bid, and set no reserve.

An ordinance was also approved allowing for the consumption of alcohol at Broadway Plaza for the Music Fest on September 26. A portion of Sixth Street and the adjoining sidewalk will be closed for the Music Fest from 5 to 11 p.m., and alcoholic beverages will be permitted to be sold and consumed within that area.



## Restoration project

The Banker's Loan and Trust building in Downtown Concordia, owned by Monte and Nancy Wentz is being restored. (Blade photo by Jay Lowell)

## Love of old buildings leads to restoration project

By Kathleen McAlister  
Blade-Empire Intern

When Monte and Nancy Wentz bought the Banker's Loan and Trust Building in downtown Concordia, they knew they weren't going to make a lot of money out of it.

"This building project is all about Monte's love of old buildings," Nancy said, "We know we're going to invest more money into this project than we'll ever get back in our lifetime, probably."

The Bankers Loan and Trust Company Building on the corner of 6th Street and Broadway was built in 1889.

The Bankers Loan and Trust Company, based in Vermont, commissioned the same architect of the old courthouse to design the building.

The bank closed after just a few years, but vestiges of the building's original purpose can still be found inside.

The large vault hides years of graffiti — children's names from the time when the building housed a playground equipment manufacturing company.

The playground equipment company, run by the Harris family, is what the building is best remembered for, though it held various businesses throughout the years — insurance agencies, law firms, hair salons.

There was a large printing press in the basement at one time. During its time housing a taxicab stand, the building was the site of a

The Wentzes immediately began to look for grants after purchasing the building to try to restore the building historically and, they hope, permanently.

"We don't want to go through this process again, so we're making sure that we are doing it right," Nancy said.

Part of the process was finding the money for the project. Monte and Nancy looked into a number of grants, finding the perfect grant in a Community Development Block Grant (CDBG).

"You hear people talk about grant money, and it's great, but your plans have to fit into the grant," Nancy Wentz said.

"There isn't a grant out there for every project," Monte Wentz added.

Because the building is listed as a historical place, that was added parameters for the restoration project.

The state sent a representative out to look at and discuss the Wentzes' plans.

Because the CDBG is run through various levels of government, the application is a complicated process and involves being nominated by the community and meeting with a grant writer. This process differed greatly from the user-friendly Get in the Cloud Grant, which the Wentzes received in September 2014.

"It was very laid-back. You met with Ashley and then you wrote the grant yourself. You also know the people on the committee," Monte

## Legals

(Published in The Concordia Blade-Empire Friday, September 18, 2015.)

On September 16, 2015, the City of Concordia adopted Ordinance No. 2015-3101, amending the zoning map of the City of Concordia by approval of a Conditional Use Permit to operate a Motor Vehicle Body Shop on property currently zoned C-3 at 924 East 6th Street. A reproduction of this ordinance will be available for not less than one week following the publication of this summary of the ordinance at the web address of the City of Concordia, <http://www.concordiaok.org>. This summary is certified by the city attorney to be legally accurate and sufficient.



RESOLUTION NO. 2015-2025

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 6-101 (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 residential structure on the premises located at 711 East 10th Street, Concordia, Kansas, and more completely described as:

East 1/2 of the SW Quarter of Block 6, Except the East 45 feet, East Concordia an addition to the City of Concordia, in the City of Concordia, Cloud County, Kansas.

WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

WHEREAS, on the 1st day of July, 2015, the Governing Body of the City of Concordia, Kansas, adopted Resolution No. 2015-2023 resolving that on August 19, 2015, at 5:30 o'clock p.m., the owner, the owner's agent, any lien holders of record and any occupant of such structure may appear and show cause why such structure should not be condemned and ordered repaired or demolished, and that notice shall be given by the City Clerk as required by K.S.A. 12-1752.

WHEREAS, Resolution No. 2015-2023 of the Governing Body of the City of Concordia, Kansas, was published in the Concordia Blade-Enterprise on July 3 and July 10, 2015, in accordance with K.S.A. 12-1752.

WHEREAS, on July 3, 2015, in accordance with K.S.A. 12-1752, a copy of Resolution No. 2015-2023 of the Governing Body of the City of Concordia, Kansas, was mailed, within three days after its first publication, by the City Clerk by certified mail, marked "deliver to addressee only," to each of the following:

Paul W Cheney  
711 East 10th  
Concordia, Kansas 66901

The same being all of the owners, the owners' agents, any lien holders of record and any occupant of such structure whose names and addresses the City Clerk has been able to determine after diligent inquiry

WHEREAS, at least 30 days have elapsed between the last publication of Resolution No. 2015-2023 and the date set for hearing

WHEREAS, on the date and time set for hearing or any adjournment thereof, the Governing Body heard all evidence submitted by the owners, the owners' agents, any lien holders of record and any occupants of such structure as well as evidence submitted by the enforcing officer who filed the statement finding that the structure is unsafe and dangerous.

AND WHEREAS, the Governing Body thereupon determined that the structure is unsafe and dangerous.

BE IT RESOLVED by the Governing Body of the City of Concordia, Kansas: that in accordance with K.S.A. 12-1752, a copy of this Resolution shall be mailed, within three days after its publication, by the City Clerk by certified mail, marked "deliver to addressee only," to each of the owners, the owners' agents, any lien holders of record and any occupants of such structure

PASSED by the Governing Body and signed by the Mayor this 19th day of August, 2015.

S. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk

26

RESOLUTION NO. 2015-2028

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 6-101 (c) of the Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in his opinion the following structure is unsafe and dangerous:

The premises located at 1116 Lincoln Street, Concordia, Kansas and more completely described as:

The South 4/4 of Lot 17 and 18, Block 80, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

AND WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that on October 7, 2015 at 5:30 o'clock p.m., the owner, the owner's agent, any lienholders of record and any occupant of such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned and ordered repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

Passed by the Governing Body and signed by the Mayor this 19th day of August, 2015.

S. Christy Hasch, Mayor

ATTEST:  
Stacey Crum  
City Clerk

27

Ordinance No. 2015-3099 Summary

On August 19, 2015, the City of Concordia adopted Ordinance No. 2015-3099, amending the Concordia Code to adopt the 2015 edition of the Standard Traffic Ordinance for Kansas cities. This ordinance is updated annually to conform city traffic rules to state law, with certain exceptions and additions as stated in the ordinance. The complete text of this ordinance may be obtained and viewed free of charge at the office of the city clerk. A reproduction of this ordinance will be available for not less than one week following the publication of the ordinance at the website address of the City of Concordia, [www.concordia.org](http://www.concordia.org). This summary is certified by the city attorney to be legally accurate and sufficient.

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Ordinance No. 2015-3100 Summary

On August 19, 2015, the City of Concordia adopted Ordinance No. 2015-3100, amending the Concordia Code to provide for the consumption of alcoholic beverages at The Brown Grand Theatre at the discretion of the Board of Directors of Brown Grand Opera House, Inc. A reproduction of this ordinance will be available for not less than one week following the publication of the ordinance at the website address of the City of Concordia, [www.concordia.org](http://www.concordia.org). This summary is certified by the city attorney to be legally accurate and sufficient.

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Ordinance No. 2015-3100 Summary

Restoration

(continued from page 1)

"It's something that you see in older buildings in big cities, but not so much around here," Monte said.

The building has 120 windows and a surprising amount of stained glass that the restoration has uncovered.

"We hope to one day see all the stained glass glowing at night because of the bustiness in the building," Monte said.

Currently, the building houses Dan's Antiques and Anna Jackson Photography, with one more commercial space open.

The upstairs of the building still needs a lot of work, Nancy said. The three apartments haven't been touched since the 1950s, it seems.

The apartments have an interesting history. Two of the apartments used to be Elks Lodge ballrooms, but were converted into apartments after World War II, using salvaged material from the POW camp.

"It's a building inside of a building," Monte said.

More than creating jobs or places to live, the Wentz restoration is important to preserving a piece of Concordia's history.

"The building is a cornerstone for downtown," Monte said. "It's important to help pull the other renovations downtown together."

For more information or a look at the building, the Wentzes are planning on hosting another open house in the building for Fall Fest this year and have created a Facebook page dedicated to the building.

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The Community Foundation for Cloud County awarded the Brown Grand a grant the amount of \$5,000 in May. The Theatre was still in need of several thousand dollars order to complete the project.

In June, a grant application was submitted to the Dane Hansen Foundation.

"I would like to sincerely thank Tom's Music House, the Community Foundation for Cloud County and the Dane Hansen Foundation investing in North Central Kansas culture. Because of this wonderful gift, the Brown Grand Theatre will continue to provide exciting, modern performances of the highest quality in the future," Krampe said.

The Brown Grand Theatre in Concordia has been awarded a \$20,000 grant from the Dane Hansen Foundation.

Former Brown Grand executive director Emily Krampe sought to replace the technology in the Theatre to prepare for future performances.

Krampe worked with Tom's Music House and theatre staff to define the needs. Tom's Music House agreed to give a generous matching contribution to the project.

Brown Grand receives grant

8/12/15

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will meet on August 19, 2015 at 5:30 p.m. at the City of Concordia City Hall for the purpose of hearing and receiving objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax. Detailed budget information is available at City Hall, 701 Washington and will be available at this hearing.

**BUDGET SUMMARY**

Proposed Budget 2016 Expenditures and Amount of 2015 Ad Valorem Tax to be levied to meet the maximum limits of the 2016 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014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# City, county discuss ALCO building

By Jessica LeDuc  
Blade Staff Writer

After the Cloud County Commissioners rejected a bid for the sale of the ALCO building last month because it was too low, they met with the Concordia City Commission in a study session Wednesday night to determine how best to market the property.

In July, Todd Stupka with Black Label Development, offered \$10,000 for the building. The City Commission accepted Stupka's original bid, but the County Commission refused. Stupka later offered \$50,000 for the property, but the County Commission again refused his bid.

The City and County Commissions jointly purchased the building at 1401 East 6th Street in 2011 to lure a manufacturing facility for Spirit Aerosystems.

Spirit ultimately chose Chanute as the location for its new facility.

Since then, the property has been managed and marketed for sale by CloudCorp.

To date, according to CloudCorp Executive Director Ashley Hutchinson, the Commissions have a total investment of more than \$200,000 in the property. That number includes the initial purchase price, utilities, maintenance, insurance, and janitorial expenses.

She said there have been a number of serious inquiries into the building over the years, which included four local and two regional companies.

Currently, Hutchinson said, both a national and regional company are interested in the space for a warehouse facility. The regional company, she said, will consider the property more seriously if Concordia is named the site of the Kansas Department of Transportation's transloading facility. That announcement is expected by the end of the month.

Hutchinson asked the Commissions to agree on a no-questions-asked price for the building.

Both entities said that top number should be \$150,000, and CloudCorp should have the power to frame negotiations for consideration that fall under that dollar amount, including requiring interested parties to provide a business plan and proof of financial soundness.

She also asked the Commissions to establish a timeline for reporting to both bodies on activity at the building.

The consensus was that Hutchinson provide progress

reports quarterly.

During new business items, the Commission approved a \$96,800 contract with Campbell and Johnson Engineers to act as construction managers for the building of the Broadway Plaza.

In July, the Commission rejected the lone bid received for the construction of the Plaza, which came from Budreau Construction in Clyde. The bid was \$862,300, which was nearly 33 percent higher than the architect's construction estimate of \$648,519.

In an effort to make the project cheaper, City Manager Larry Uri recommended expanding the construction timeline with a goal of completing the Plaza by August 2016.

He also recommended seeking separate bids for the various elements of the project rather than seeking bids from general contractors for the whole project.

As construction managers, Campbell and Johnson will take charge of all phases of the contract, including sorting the plans and specifications into nine different bidding packages.

Campbell and Johnson would also be in charge of seeking out contractors interested

in bidding, opening and evaluating bids, preparing contracts, coordinating the construction schedule, and overseeing and inspecting all work.

The Commission also approved a \$12,770 contract with KLA Environmental Services, Inc., to prepare the necessary paperwork to file with FEMA to update the flood maps.

Jared Green with KLA said they will update all hydrology and mapping to the north of the newly constructed 21st Street dam.

With the dam being completed, Green said the new information should help remove properties from the flood plain. Once all documents are prepared, KLA will submit them to FEMA for review.

Bruno Rehbein, city building inspector, said there will be a \$9,000 fee for FEMA to review the documents, as well as a \$60 per hour plan fee for review.

Documents should be ready to submit by October, Green said.

In other business, the Commission approved raising the minimum charge for water usage to \$16.00, effective Sept. 1. The minimum charge will increase again on Dec. 1, 2016, to \$17.00.

## ADVERTISEMENT FOR BIDS Broadway Plaza Project PROJECT INFORMATION

Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

**Project Identification:** Broadway Plaza

**Project Location:** 600 Broadway, Concordia, KS 66901

**Owner:** City of Concordia, 701 Washington, Concordia, KS 66901

**Construction Manager:** Campbell & Johnson Engineers, 113 West 7th, Concordia, KS 66901

**Architect:** BBN Architects Inc., 411 Nichols Road, Suite 216, Kansas City, MO 64112; 816.753.2550

**Project Description:** Project consists of the following:

- Earthwork, grading and plantings
- Construction of a new one story restroom building
- Water feature
- Outdoor plaza and artificial turf seating area
- Brick facing of existing building

**Construction Contract:** Individual bids will be received for each phase of work as follows:

- Phase 1: Existing Building Wall
- Phase 2: Temporary Facilities, Demolition & Rough Grading
- Phase 3: Restroom Building, Building Utilities, & Seat Wall
- Phase 4: Site Paving, Site Utilities & Amenities
- Phase 5: Landscaping

### BID SUBMITTAL & OPENING

Owner will receive sealed lump sum bids for each phase of work until the bid time and date

Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

Bid Date: September 29, 2015

Bid Time: 2:00 p.m., local time

Location: City Clerk, Concordia City Hall, 701 Washington St., Concordia, Kansas 66901

Bids will be thereafter publicly opened and read aloud.

### BID SECURITY

Bid security shall be submitted for each bid in the amount of 5 percent of the bid amount for any bids greater than or equal to \$100,000 for a phase of construction. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

### DOCUMENTS

A copy of the bid documents will be available at the Construction Manager's office during regular business hours. Requests for electronic or hard copies of the bid documents should be directed to the Construction Manager.

### TIME OF COMPLETION

Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time stated for each phase. The Owner intends to have the entire project complete by September 15, 2016.

### BIDDER'S QUALIFICATIONS

Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder for contracts greater than or equal to \$100,000 for a phase of work.

### NOTIFICATION

This Advertisement for Bids document is issued by the City of Concordia.

(Published in the Concordia Blade-Empire on Friday, Sept. 4, 2015)

RESOLUTION NO. 2015-2029

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 6-101 (c) of the Code of Ordinances of the City of Concordia, Kansas, has informed the governing body that in his opinion the following structure is unsafe and dangerous:

The premises located at 427 East 15th, Concordia, Kansas and more completely described as:

Lot 16, Block 54, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas.

AND WHEREAS, the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

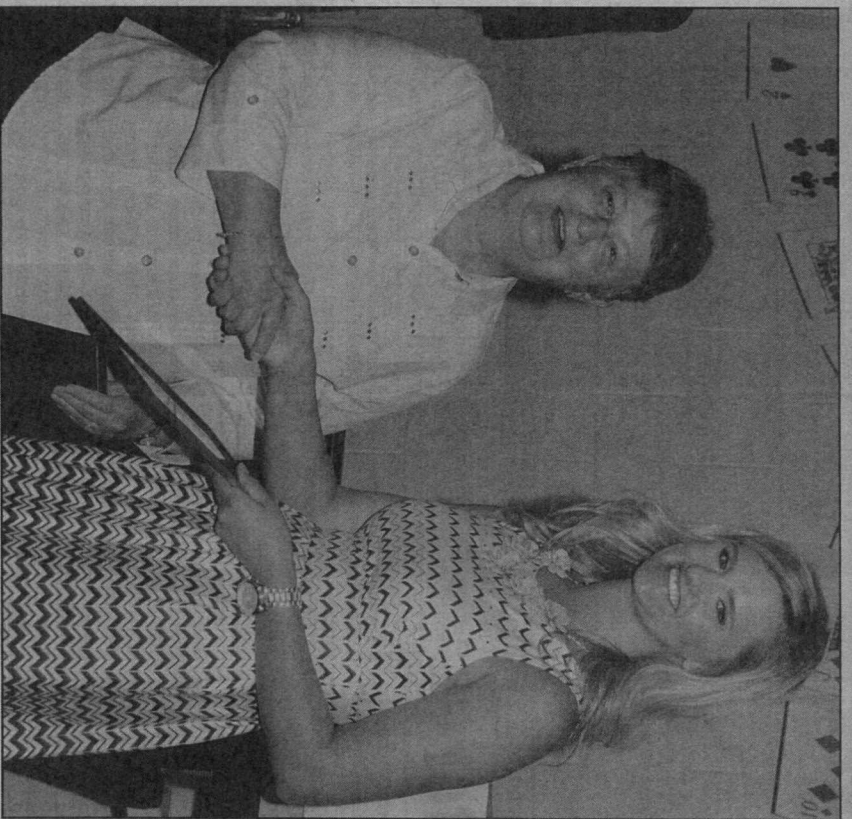
NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that on October 21, 2015, at 5:30 o'clock p.m., the owner, the owner's agent, any holders of record and any occupant of such structure may appear at City Hall, 701 Washington Street, Concordia, Kansas, and show cause why such structure should not be condemned and ordered repaired or demolished. Notice shall be given by the City Clerk as required by K.S.A. 12-1752.

Passed by the Governing Body and signed by the Mayor this 2nd day of September, 2015.

S. Christy Haack, Mayor

ATTEST:  
Stacey Crum  
City Clerk





**Award winner**  
Concordia Area Chamber of Commerce director Amanda Rail, right, presents Marsha Wentz with the 2015 Best of Concordia awards for best community leader and best elected official during the Annual Chamber Dinner Friday night at Valley Rental. (Blade photo by Jessica LeDuc)

## Awards presented during Annual Chamber Dinner

Paul Rimovsky received the Kaleidoscope Award at Friday night's Concordia Area Chamber of Commerce annual dinner.

The Kaleidoscope Award honors a person who has been dedicated to a project that advances Concordia.

Rimovsky was chosen for his work with the POW Camp Concordia Preservation Society, which opened a new museum at the POW Camp location last month.

The museum is located in T-9, the only remaining camp building on the site not in private hands. The camp operated from 1943 to 1945 and was designed to hold 4,000 German prisoners and another 1,000 U.S. military.

Visitors to the museum can see photo exhibits of camp activity, read stories of Army personnel who were stationed at Camp Concordia, as well as stories from German prisoners of war who were incarcerated at the camp.

Also at Friday's dinner, Cammy Thurner received the Leon Gennette Community Service Volunteer of the Year award. She has been a volunteer at the Cloud County Resource Center, and also organized the weekly free hot meals offered to community members at the First Christian Church in Concordia.

Toby Nosker, Danette Toone, Cherril Waites, and Brice Wachs presented the 2015 Best of Concordia awards.

## BEST OF CONCORDIA

### Best in Food

**Breakfast** — Kristy's Family Restaurant

**Lunch** — Jitters

**Dinner** — El Puerto

**Coffee** — Jitters

**Fast Food** — Taco John's

**Fried Chicken** — Rod's

**Pizza** — Gambino's Pizza

**Sandwich** — Jitters

**Soup** — Jitters

**Restaurant** — El Puerto

**Customer Service** — El Puerto

**Place to get a drink** — Jitters

### Best People

**Bank Teller** — Pat Murk

**Chiropractor** — Jeremy Will

**Dentist** — Matt Kueker

**Hair stylist** — Lisa Brewer

**Doctor** — Daniel Garlow

**Pharmacist** — Doug Funk

**Optometrist** — Richard Kueker

**Real Estate Agent** — Becky Kindel

**Coach** — Brandt Hutchinson

**Teacher** — Lora Watson

**Community Leader** — Marsha Wentz

### Elected

**Official** — Marsha Wentz

**Contractor** — Shane Haug

**Insurance Agent** — Autumn Burgess, Shelter Insurance

**Best in Business**

**Women's Apparel** — 6th Street Fashions & Footwear

**Men's Apparel** — Threads

**Sports Apparel** — Coppoc Sports

**Car Dealer** — Concordia Chevrolet-Buick

**Auto Service** — Budreau Muffler

**Liquor Store** — Liquor Outlet

**Bank** — Citizens National Bank

**Hair Salon** — Monique & Co.

**Salon & Day Spa** — Monique & Co.

**Nail Salon** — Monique & Co.

**Salon & Day Spa** — Monique & Co.

**Real Estate Agency** — Century 21

**Accountant** — Gottschalk & Co.

**CPAs LLC**

**Shopping Experience** — 6th Street Fashions & Footwear

### NOTICE OF HEARING BY THE BOARD OF ZONING APPEALS

Notice is hereby given that at 7:00 p.m. on December 15, 2015 the City of Concordia Board of Zoning Appeals will meet in the City Commission meeting room, City Hall, 701 Washington Street, Concordia, Kansas, to consider a request for a variance to allow an accessory structure in an unnumbered A zone as determined by the flood insurance rate map adopted July 19, 2014. The property to which the application applies is legally described and generally located as follows:

Lot 16-18, Block 189, Concordia Original Town Site, in the City of Concordia, Cloud County, Kansas. More commonly known as the 2nd Street Park, 321 East 2nd.

As provided in section 19-5 of the Concordia Zoning Regulations the above variance will be discussed and considered by the City of Concordia Board of Zoning Appeals, and all persons interested in said matter will be heard at this time concerning their views and wishes.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to the Director of Community Development, 785-243-2672 (TDD 785-243-2336) by 5:00 p.m., Friday, December 11, 2015.

Bruna Reibahn  
Secretary

120

### MUNICIPAL SERVICE WORKER

Public Works Division

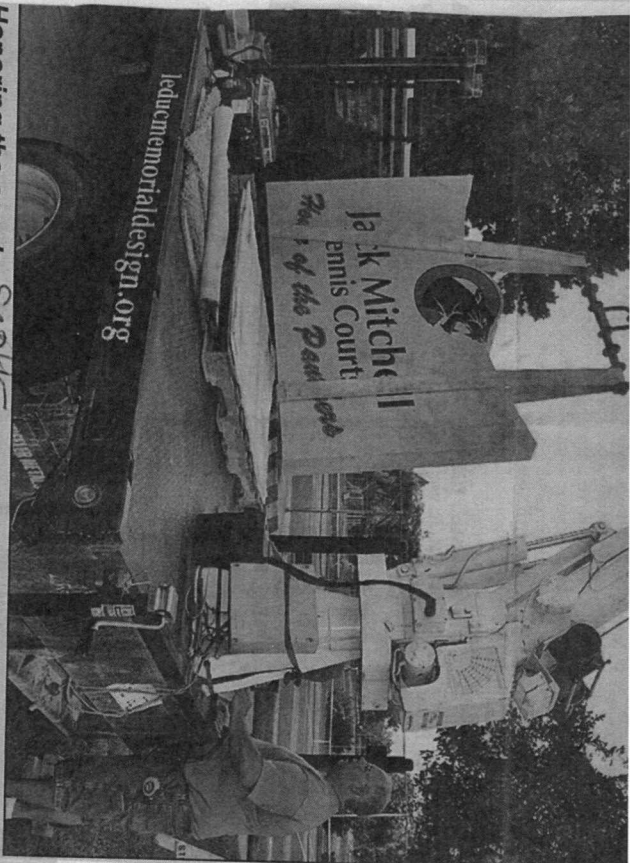
The City of Concordia Department of Public Works is seeking to fill the position of Municipal Service Worker for parks department. Job description available at City Hall.

**Deadline:** City of Concordia will accept applications until filled.

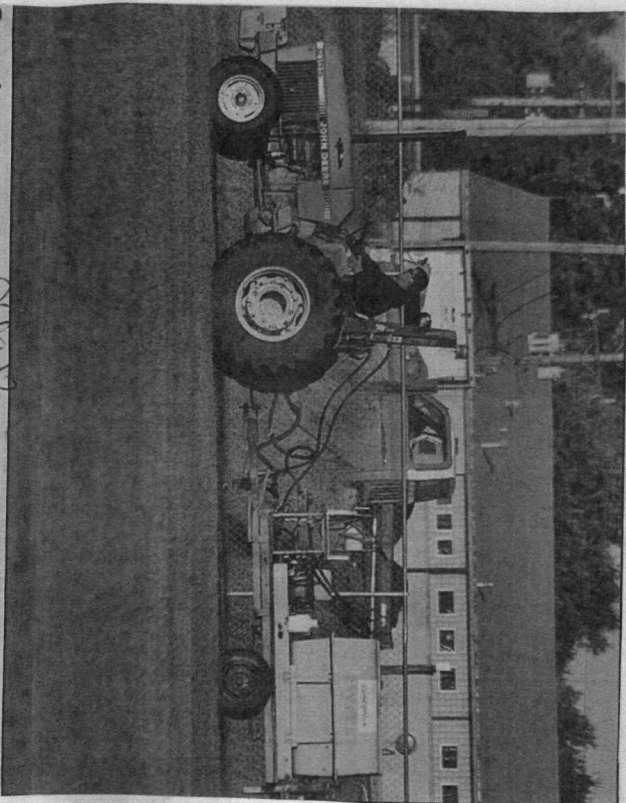
**Apply at:** The City Clerk's Office, 701 Washington. Application is also available online at [www.concordiaks.org](http://www.concordiaks.org). Accommodations are available for persons needing assistance upon request.

An Equal Opportunity Employer.





**Honoring the coach** Sept 15  
Troy LeDuc, LeDuc Memorial Design, unloads the Jack Mitchell Tennis Court sign he designed at the City Park tennis courts on Tuesday morning. Mitchell was the longtime Concordia High School tennis coach. (Blade photo by Jay Lowell)



**Spraying the field** Sept 15  
City of Concordia employee Jared LeDuc sprays Rasure Field Tuesday morning. (Blade photo by Jay Lowell)



## Mock crisis gives Farmway, EMS team response training

**BELOIT—**An injured 170-pound dummy at the bottom of a boot pit set the stage for a mock crisis drill at the Farmway Co-op Belleville elevator, September 19.

The simulated exercise, held in conjunction with Farmway Co-op, Republic County EMS, Concordia Fire and EMS and Life Star of Kansas, was aiming for real-life action.

Approximately 30 people from the cooperative and emergency response teams took part in a one-day training and simulation of an incident response to an injured person in the boot pit of the Farmway Belleville East Elevator location.

Farmway employees initiated the cooperative's safety drill, said Blaine Van Meter with Republic County EMS. "This has opened a lot of new doors for training within the grain industry, to be able to train together in an unfamiliar environment."

The exercise continued with a debriefing session and evaluation of the roles of the participants, even issuing a fictional statement to the press and Farmway employee team.

Both Republic County and Concordia Fire and EMS



EMS and Concordia Fire and EMS participants received continuing education course credit. Farmway Co-op plans to stimulate similar trainings at its other locations.

"Our mission in a crisis drill is to uncover where communication breakdowns occur. It's a good exercise to sharpen our skills and work to prevent such incidents," said Edwards.

"We pray that this event never takes place, but if it were to happen, we all benefit from working and training together to help ensure a positive outcome," said Van Meter.

20 wins, Kris Bryant set the

The Commission reviewed a bid proposal from Koch Exca-

Concordia City Manager Larry Uri said as a condition of receiving the Corps of Engineers

"We said at the beginning that we wanted to do this right," he said. "If we don't do it now, it will never get done."

The projects include dirt fill and grading work to prepare a site for a parking lot across from Cloud County Community College.

The Commission also heard an update on potential improvements at the wastewater treatment plant from Sarah Urruh with Professional Engineering

“We are now able to say that there is enough dirt to complete these projects,” Uhl said.

In addition, the city is required to increase the height of the Pizza Hut parking lot

Consultants, P.A., Wichita.

The company has been evaluating the plant ahead of permit changes that will be coming from the Kansas Department of Health and Environment.

She presented two phases for

improvements, with phase one being the immediate replacement of several pieces of equipment at the plant that are either not working at all, or not working efficiently.

The cost of phase one, Unruh said, is estimated at \$2 million. The second phase is a long-term plan to make the facility function better and fully meet the permitting requirements. The phase also includes replacement of key equipment, in addition to installing an automatic control system that would operate the plant.

Estimated costs for the second phase are approximately \$4 million.

Uri said there is money in the wastewater treatment plant and to start the engineering process for phase one.

Unruh will prepare a contract for approval at the next meeting.

During his manager comments, Urt said that bid documents for construction of the roadway Plaza were sent to 52

In July, the Commission received only one bid for construction of the Plaza, which came from Mark Budreau of Budreau Construction.

Budreau's bid of \$862,300 was nearly 33 percent higher than BBN Architect's estimate of \$648,519, and was rejected by the Commission.

In hopes of receiving more favorable bids, the Commission agreed to expand the construction timeline of the project, with a goal of being completed by August 2016.

In addition, separate bids for the various elements of the project will be solicited, rather than bids from general contractors for the entire project.

Campbell and Johnson Engl-

neers were hired as construction managers and are responsible for sorting the

plans into separate bid packages, finding contractors to bid on the project, opening bids, preparing construction con-

tracts, coordinating the work schedule, and overseeing and inspecting all work.

Uri said bids will be opened on Sept. 29, and a special meeting may be scheduled after that to accept them.

She raised enough money to buy five trees — four Cleveland pear and one red oak.

Jeff Widen of Performance Lawns sold her the trees at cost.

Champlin Tire Recycling and the Home Store each donated benches.

Walmart donated brick for a patio to place the benches and Orscheln Farm and Home donated black landscape paper to aid in weed control.

ing in the 1980s and the de-  
partment estimates that it  
the Kansas Statehouse  
nearby state office  
Shawna laid the brick for the

## Cost goes up on statehouse power plant

uo dn sɔɔɔ ɹsɔɔ

The following vehicle has been impounded by the City of Concordia and will be sold at public auction to the highest bidder on purplewave.com, if the owner does not claim it within 15 days of the second publication of this notice and pay the removal, storage, and publication charges.

Vehicle 1: Maker: Mercury, Model: Cougar, Year: 1999, Style: 2H,  
VIN:1ZWHT61L1X5762734, Color: silver

Adult basketball, for men and women, will be on Sunday and Wednesday evenings.

There are no set teams.

**Park improvement** Oct 21

Shawna Mendenhall receives help from her father, Raymond, planting a red oak tree at Second Street Park in Concordia. Improving the park was Shawna's project to earn the Girl Scout Gold Award. (Blade photo by Jay Lowell)

## Mendenhall goes for Gold with park improvements

**By Sharon Coy**  
**Blade Staff Writer**

When Shawna Mendenhall, Concordia Girl Scout, saw city workers installing new playground equipment at Second Street Park last April, she received inspiration for earning the Girl Scout Gold Award.

Soon after, she was visiting with Concordia Mayor Christy Hasch and public works director Ron Copple about ways to make further improvements at the little park in the north part of town.

ing in the 1980s and the de-  
partment estimates that it  
the Kansas Statehouse  
nearby state office  
Shawna laid the brick for the

## Cost goes up on statehouse power plant

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# Commission digs into dirt issues

By Hailey Keller  
Blade Staff Writer

Concordia is surrounded by the extra dirt excavated from the 21st Street dam project continued as Concordia city manager Larry Uri, reminded the commission of the written agreements made with Cloud County Community College concerning said dirt.

After discussing the land across from the college with OCCC President Danette Toome, and Amy Lange, vice President of Administrative Services, Uri said that the College now has "first dibs on the dirt after the flood control project is over."

Commissioner Lyle Pounds took issue with this "dibs" agreement. "The No. 2 issue after correcting the flood control project is economic development. It [the dirt] shouldn't be going to a parking lot."

Uri reminded Pounds that all of the written agreements with Cloud County Community College had already been presented to the City Commission and signed off by the commission.

Uri said to fully grade the college parking lot would take several \$100,000. It would be

best, Uri said, if the city could obtain a grant for the project.

Getting the grant for the lot may prove difficult, according to Uri, however, as "No one wants to build parking lots, everyone wants to put in trails and benches. So could we get a grant for that? I don't know. But I am not throwing in the towel."

With large dirt piles amassed in three separate locations, Uri said that there should be enough to grade both a parking lot for the college and level the lot south of the Taco Johns.

"We either have too much dirt or too little dirt," Uri said. The piles of dirt will be surveyed in the next several weeks and the exact amount of dirt available will be assessed then.

In another contract where dirt is the issue, Commissioner Tim Parker, in referencing the agreement for the College Drive Park Extra Work project, asked the city manager if the \$203,250 Koch Excavating bid would include shoring up the Pizza Hut lot.

Uri said that it did. According to the city manager, under FEMA regulations,

the Pizza Hut lot must be raised up, because, if the dam broke, the area would be flooded.

Before voting on and passing the contract agreement with Koch Excavating, the commissioners agreed that the contract agreement language needs to be amended. Their provisions include inserting statements that the city will only supply dirt for the project that can be taken from the flood control area without jeopardizing the dam.

As the city has limited dirt supplies, the commission also suggested adding contract language stating that, if more dirt for the project is needed, then Koch Excavating must supply it.

Until the additional contract verbiage is added, Commissioner Chuck Lambertz motioned to table the contract. With a second by Commissioner Marsha Wentz, the CDP-Extra Work contract agreement was tabled.

Moving from dirt to sewage, the city commissioners discussed "Phase One" of the Waste Water Treatment Plant plan, expounding upon Sarah Unruh's presentation from the

Sept. 2 commission meeting. Unruh, with Professional Engineering Consultants, P.A., Wichita, estimated that the cost of phase one would be \$2 million.

Parker posed a question to Uri that many Concordia residents are also asking: "What if we didn't build a new sewage plant?"

"We could be seriously fined," Uri said. The Kansas Department of Health and Environment (KDHE) will be making permit changes that will make a big difference to how Concordia's waste treatment plant is now functioning.

During phase one, the treatment plant will need to purchase new equipment, such as a screw press, which will make the water treatment process more effective.

Right now, all of the city's water is stored in a large tank. At the bottom of the tank is what Uri deems as "sludge."

After the water is filtered from the tank, the sludge remains. The remnants of the goop is pumped into a trailer tank and then dumped onto farmer's yards. (see Dirt on page 8)

governing body shall constitute a quorum for transacting business.

Section 5. The governing body shall choose its own chairperson annually at its regular meeting held on the second Monday in January of each year, and the chairperson shall have the title of mayor, and such authority as is provided by law.

Section 6. The terms of the city commissioners holding office as of the date of adoption of this ordinance shall continue as provided by law.

Section 7. The registered voters of the City of Concordia at an election to be held on the first Tuesday of April, 2016, shall duly elect two commissioners at large, each of whom shall have a term of office commencing with and including the first regular meeting of the governing body following certification of the election results, and ending on the second Monday of January, 2020.

Section 8. The filing deadline for candidates for the 2016 election shall be 12:00 o'clock noon of the Tuesday preceding by 10 weeks the first Tuesday in April. Section 9. The terms of commissioners that would expire in April, 2017, shall expire on the second Monday in January of 2018, when newly elected members of the governing body shall take office.

Section 10. The terms of commissioners that would expire in April, 2018, shall expire on the second Monday in January of 2019, when newly elected members of the governing body shall take office.

Section 11. Thereafter, all city commissioners shall be elected for terms of three years. All commissioners shall hold their offices until their successors are elected and qualified.

Section 12. In 2017 and thereafter, the City of Concordia shall hold a general city election each year on the first Tuesday in November. Primary elections when required shall be conducted as provided by law.

Section 13. This Charter Ordinance shall be published once each week for two consecutive weeks in the official city newspaper, and shall take effect sixty-one days after its final publication unless a valid petition requiring submittal of this ordinance to a referendum is filed according to law.

PASSED by a two-thirds vote of the governing body and signed by the mayor this 4th day of November, 2015.

(Seal)

ATTEST:

Stacey Crum

City Clerk

S. Christy Hasch

Mayor

## Legals

(Published in the Blade-Empire on Friday, November 6, 2015)

Ordinance No. 24 Summary  
A CHARTER ORDINANCE  
REPEALING CONCORDIA  
CHARTER ORDINANCE NO. 21,  
CONCERNING THE ELECTION AND  
TENURE OF CITY  
COMMISSIONERS; EXEMPTING  
THE CITY OF CONCORDIA FROM  
THE PROVISIONS OF K.S.A. 12-  
1005C, K.S.A. 14-1204, AND K.S.A.  
12-2107, RELATING TO THE  
NUMBER, TERM, AND TENURE OF  
COMMISSIONERS AND THE  
FREQUENCY OF ELECTIONS; AND  
PROVIDING SUBSTITUTE AND  
ADDITIONAL PROVISIONS ON THE  
SAME SUBJECT.

BE IT ORDAINED by the governing body of the City of Concordia, Kansas:

Section 1. The City of Concordia, by the power vested in the city by Article 12, Section 5, of the Constitution of the State of Kansas, hereby repeals Charter Ordinance No. 21 of the City of Concordia.

Section 2. The City of Concordia, by the power vested in the city by Article 12, Section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself from and make inapplicable to it those parts of K.S.A. 12-1005c, K.S.A. 14-1204, and K.S.A. 25-2107,

relating to the number, term and tenure of commissioners and the frequency of elections, which apply to the city but provisions of which do not apply uniformly to all cities, and to provide substitute and additional provisions on the same subject.

Section 3. The governing body shall consist of five commissioners.

Section 4. Four members of the

Curb and gutter

City of Concordia employees work on a curb and gutter project on West 13th Street Tuesday morning. (Blade photo by Jay Lowell)

## Notice Nov. 13

The following vehicle has been impounded by the City of Concordia and will be sold at public auction to the highest bidder on purplewave.com, if the owner does not claim it within 15 days of the second publication of this notice and pay the removal, storage, and publication charges.

Vehicle 1: Maker: Mercury, Model: Cougar, Year: 1999, Style: 2H, VIN:1ZWHT61L1X5762734, Color: silver

Section 13. This Charter Ordinance shall be published once each week for two consecutive weeks in the official city newspaper, and shall take effect sixty-one days after its final publication unless a valid petition requiring submittal of this ordinance to a referendum is filed according to law.

PASSED by a two-thirds vote of the governing body and signed by the mayor this 4th day of November, 2015.

(Seal)

ATTEST:

Stacey Crum

City Clerk

S. Christy Hasch

Mayor

area."



# Commission approves demolition projects

By Hailey Keller  
Blade Staff Writer

The Concordia city commissioners were in a progressive mood Wednesday night as they approved resolutions and ordinances, and heard study sessions focused on and around the cleaning up and building up of the Concordia community.

The meeting opened with a public hearing concerning the condemnation of two Concordia homes, 1022 Washington and 1116 Lincoln.

Kerry Ketterman, the homeowner of 1022 Washington stepped up to the podium, asking the commissioners to reconsider their condemnation resolution, as she and her family are in the process of fixing up the home by the City Park.

Ketterman presented "now and then" pictures of the home to the commissioners.

Although not much has occurred on the outside of the home, Ketterman said, the inside of the home, although it, too still needs a lot of work, is slowly taking shape.

Larry Uri, City Manager, said that one of his main concerns is the outside appearance of the home.

The homeowner assured the commissioners that all new windows have been purchased. She also reported that she has procured new wiring, several appliances and other items for the home.

The plumbing is almost complete as well, Ketterman said.

Mayor Christy Hasch asked Ketterman if she had a timeframe for the completion of the



Pedestrian and bicycle paths would connect Cloud County Community College to the College Drive Park and the U.S. Highway 81 commercial area.

home.

"I don't have a timeframe," Ketterman said, "Because I'm not taking out a loan, I'm paying for this all myself."

As Ketterman has just started a new job, she said finances are tight and she will not be able to invest any more money into the home until after she receives her first paycheck the beginning of November.

Although the Commissioners seemed skeptical, Ketterman reminded them that she has paid all of the taxes on the home, as well as two years of back taxes and various mowing and nuisance fines the home has accumulated during a time when she didn't own the home.

1022 Washington has been on the City Commission docket for one reason or another, mostly for condemnation, for almost four years.

Each time a resolution for demolition is considered or passed, the home would change hands, Bruno Rehben, City Inspector, said.

As the home is sold again and again, the resolution was voided again and again, hence the continual dispar of the white and yellow house on the corner of 11th and Washington.

Uri informed the Commissioners that, if the resolution for condemnation is passed, there is still a 30-day window that allows Ketterman to make substantial improvements, which the City Manager seemed to think would happen.

"She has done a lot," Uri said, "More than anyone has done to it."

Upon recommendation from Uri and Rehben, Hasch and the rest of the commission approved the resolution for condemnation of 1022 Washington, with the hope that, in 30 days, they won't have to take action.

When and if the home is renovated, Ketterman reported that it will be a single-family home, with two bedrooms. She and her family plan to occupy the home upon completion. (see Demolition on page 10)

## Legals

(Published in the Blade-Empire on Friday, November 13, 2015)  
Nov. 13

On November 4, 2015, the City of Concordia adopted Ordinance No. 2015-3103, amending the Concordia Code by amending Section 2-202, for the purpose of providing for an additional regular meeting of the governing body on the second Monday of January of each year beginning in 2018. A reproduction of this ordinance will be available for not less than one week following the publication of this summary of the ordinance at the website address of the City of Concordia, <http://www.concordiaoks.org>. This summary is certified by the city attorney to be legally accurate and sufficient.

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## Tree planting project

Concordia Lions Club members and city of Concordia employees plant a tree at Pleasant Cemetery Thursday as part of the Lions Club Tree Planting Project. It is the fifth year of the project. (Blade photo by Jay Lowell)



By Hailey Keller  
Blade Staff Writer

"It's landing! It's landing!"

The excited shouts of Concordia Elementary's fourth-grade students could be heard across the grassy field of the Blosser Municipal Airport on Thursday, as aircraft after aircraft, 20 in total, landed on the runway.

The students, invited by Steve Richard, the chairman of the Concordia Airport Advisory Board, were overjoyed at the sight of the planes flown in by 40 Fly Kansas Air Tour participants.

"It's awesome!" Kaedyn Newton said. "I see a bunch of planes, and I don't get to see that very often."

For many of these fourth-grade students, seeing an airplane, let alone watching one land, is quite a rare experience.

Before Deanna Garlow's fourth-grade class came to the airport, she asked them to write in their journal about airplanes. Responses like, "I don't know anything about airplanes," and "I've never been in an airplane," resonated around the classroom.

Garlow said that when the children walked around the corner of one of the airport's hangars and saw the airplanes, "It was as if they had never seen an airplane before. They are more excited than I ever thought they would be."

The Concordia Blosser Airport was bustling with activity on Thursday, as plane enthusiasts, community members and the students participated in the Fly Kansas Air Tour.

The Kansas Commission on Aerospace Education, in partnership with the Aviation Division of the Kansas Department of Transportation (KDOT),

## Ready for takeoff

Gavin Massell, a fourth grader at Concordia Elementary School, sits in Geoffrey Vincent's airplane at Blosser Municipal Airport on Thursday. Vincent is one of the participants in the Fly Kansas Air Tour. (Blade photo by Hailey Keller)

brought the Fly Kansas Air Tour to Concordia's airport for the first time in its three-year history.

Garlow said that, before CES was invited to the Fly Kansas Tour, she had never heard of it before and didn't know anything about it.

After this experience, and seeing how excited her students were, however, Garlow said that she will be working it into her yearly curriculum. If the tour stops in Concordia again.

Every year, the tour chooses a different route in Kansas to follow.

This year, the planes and pilots were scheduled to tour Wellington, Pratt, Dodge City,

Liberal, Garden City, Colby and Hays before reaching Concordia.

Geoffrey Vincent, one of the tour's pilots, said that, because of low-hanging clouds, however, they missed their day-two appearance in Garden City, Colby and Hays.

Vincent is a family practice physician in Andover, Kansas. His father, a World War II vet, had been stationed in London, on an air base as part of the ground crew.

"My father spoke of flying and planes his entire life," Vincent said. "But he never actually got to fly a plane."

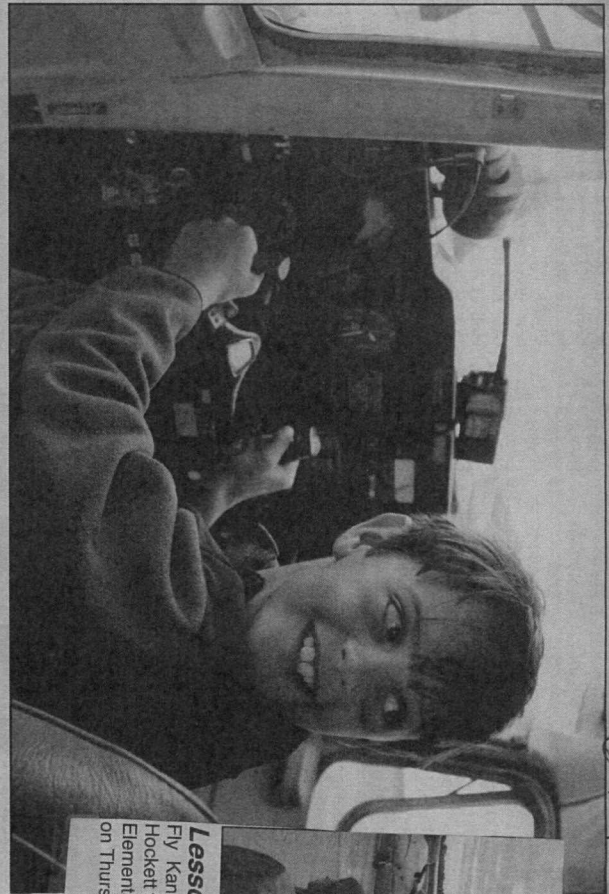
When his father passed away, Vincent, then 48, decided that he would start taking

flying lessons. Learning from his father's lifelong regret, Vincent said, "If I'm going to do this, I better do it now."

Ian Barnhart and Tyler Thull, also part of the Fly Kansas team, are "do it now" pilots.

Barnhart, a senior in the Kansas State University-Salina Aviation Program, and Thull, a recent program graduate, have been traveling around the country for the entire summer recruiting students.

"This is where it all starts," Barnhart said, speaking of the students attending Thursday's event. "It starts with the young crowd; getting them captivated in aviation." (see Fly Kansas on page 8)



## Lessons in aviation

Fly Kansas Air Tour participants Star Novak, left, and Pat Hockett talk to a group of fourth grade girls from the Concordia Elementary School about aviation at Blosser Municipal Airport on Thursday. (Blade photo by Hailey Keller)



# Fly Kansas

(continued from page 1)

For Pat Hockett and Star Novak, pilot and co-pilot, the experience is all about promoting aviation to children around Kansas.

"I love meeting the kids and promoting aviation, especially to young ladies," Novak said. "We have a real soft spot for them."

According to a 2015 article written by Jane Prendergast, a journalist for the BBC News, only 3 percent of pilots are female.

"That's about 4,000 out of 130,000 pilots worldwide," the article stated.

Garlow said that, when her students first saw Hockett and Novak land and get out of their plane, they shouted "There's a woman pilot! There's a woman pilot!"

A group of girls, decked out in bright pink and animal print, waited patiently next to their male counterparts, just as excited as the boys were about seeing all of the planes.

"This is awesome!" Kaitlyn Nelson, Jennifer Renz, Alea Harvey and Mattea Parde exclaimed in unison.

"I've never seen so many planes up close," Nelson said.

Hockett and Novak spoke to the girls about aviation, letting them know that, beyond flying the planes, they could also become engineers and work on planes, sell parts for planes, be a medical personal on a plane, etc.

Also attending the Fly Kansas Air Tour event, were: City Commissioner Lyle Pounds, State Senator Elaine Bowers, State Representative Susan Concannon, State Representative Sharon Swartz; Tiffany Brown, the Director of Aviation for KDOT; Concordia Chamber of Commerce President, Amanda Mocaby; the Marketing and Outreach Manager for KDOT, Nate Hinkel; and the Central Southwest Regional Manager for Aircraft Owners and Pilot Association (AOPA), Yasmina Platt.

Concordia, Junction City and Emporia concluded the three-day, 2015 Fly Kansas Air Tour.



# Commission discusses water billing

By Halley Keller  
Blade Staff Writer

Mayor Chris Hasch, along with City Commissioners Charles Lambert, Timothy Parker, Marsha Wentz and Lyle Pounds, discussed Concordia's water billing system, Wednesday evening.

The discussion was added to New Business Items by Hasch after Concordia resident, Steve Daily voiced his complaint of — what he considers — a broken system.

Daily's water was recently shut off by the city, due to a missed payment.

Daily "bets his life" that he did make his payment, and even recalls dropping it off in the box outside City Hall.

The City claims, however, that they never received his payment of \$65.52, thus resulting in a late-payment penalty and a water shut-off, as well as a \$34 fee to turn Daily's water back on.

Daily said that he didn't receive a late-payment notice, or a courtesy call concerning the seemingly lost payment.

Daily and his family moved to Concordia in April 1998. Since this time, Daily said that in those 17.5 years, he has had "210 consecutive months of

making on-time payments."

Daily said that he finds it totally "unbelievable that the city would shut off my water

without so much as a courtesy call. With my years of payment history, I would think a red flag might have popped up and that someone at [City Hall] would have questioned why Daily hadn't paid his check and wonder if he was OK, maybe send out the EMS for a welfare check."

If he would have received a call, Daily said then he could have come right down to City Hall to discuss the error and pay the bill, but no call came, "even though the phone call wouldn't have taken more than 30 seconds," he said.

Larry Uri, City Manager, and Stacey Crum, City Clerk, defended the city, saying that about 2,400 water bills are processed every month.

In regards to Daily's payment, Uri said that "We have not found any such payment. This happens but infrequently. Very infrequently, that someone has made a payment and we simply cannot find the check."

Uri continued by saying, "Maybe, just maybe, we're wrong and we lost the check or maybe, he's wrong and he never dropped that check into the pay-

ment bin like he suggests. There are two sides of human conduct involved here."

Despite the denial from Uri and the city of misconduct, Hasch sympathized with Daily, saying that many years ago, he might have popped up and that water was shut off, too. "It is a unpleasant surprise and it is mortifying."

Hasch continued by addressing the City Commissioners, saying that what his discussion has told her is that the water billing system must be addressed and a solution must be created.

"Our business is people, obviously and I am sorry that you have had a negative experience," Later during the meeting, during Commissioner Comments, Lambert said that he wanted to again address the water bill issue.

Lambert said that there should be some mechanism in place where we can look at someone's payment record and wave certain fees, or make some exceptions for those with excellent records.

"That will get real messy in a big hurry," Uri said.

Lambert said that he just wants a system that will "be equitable for all. That isn't going to be labor intensive, that's

going to be efficient for office staff, but is going to be respectful of, and engaging with, members of the community."

During this discussion, Commissioner Parker said that the most complaints that he has received as a commissioner have been about water payments. For the second time in several months, Parker encouraged the community to just sign up for the automated payment system.

Commissioner Pounds, who had sat quietly through the entire, hour-long discussion said "I think we're trying to over-think this too much." He then addressed Daily and said, "Mr. Daily, if we send you your check for 30 bucks, but you sign up to have your future water bills deducted from your checking account, would you accept that?"

Daily refused Pounds' offer, saying that he prefers to make the payments on his credit card.

"I'm trying to help you out here," Pounds said. "This is an easy way to do it."

"This is a way to give you grace now and sin no more, or our version of it," Hasch said.

Daily continued to refuse, as he said that he likes his system of paying.

(see Water Billing on page 8)

Copple, representing Hutchinson and Brummett, asked Commissioners if they would allow them to apply for six grants — including a Duclos Grant, Dane Hansen Grant and Meridian Way Wind Energy Grant — that could help pay for the estimated \$88,499.92 it would take to replace the wooden bleachers with metal bleachers for four of the six baseball fields in the Sports Complex area.

The City Commission approved the initiative to apply for the grants and suggested that the coaches also ask for additional monies to cover the concrete slab that the bleachers would be built on.

From the fields to the trails, City Manager Uri asked the Commissioners to sign the engineering agreement for the trail project with Campbell & Johnson.

In the Oct. 7, 2015, City Commission meeting, Uri told the commissioners that the Kansas Department of Transportation (KDOT), has approved federal funds of \$577,983.75 for the trail, which will be 80 percent of the total estimated project cost. The city will be responsible for matching the remaining 20 percent, which, Uri said, has been budgeted for in the Tax Increment Financing (TIF) fund.

As discussed at that October 7 meeting, Uri received a letter from Dennis R. Slimmer, the Bureau Chief of Transportation Planning, that said the trail will go through the "College Drive Park, connecting Cloud Community College and the College Drive Park development area to downtown Concordia and the US Highway 81 commercial area."

The Commissioners approved the signing of the Campbell & Johnson trail project agreement.

Shawna Mendenhall knows just how much work making improvements can be. Copple presented Mendenhall to the Commission and told them of her recent accomplishments.

A junior at Concordia High School, Mendenhall has earned the Girl Scout Gold Award. Mendenhall had to complete 40 hours of

Rehbein also presented a resolution for condemnation for 121 E. 18th St. The Commissioners approved the resolution.

Rehbein also presented a resolution for condemnation for 121 E. 18th St. The Commissioners approved the resolution.

In other commission news: Bruno Rehbein, City Inspector, asked that Troy LeDuc be appointed to the vacant position on the Planning Commission, and to renew the terms of Mike Gallagher, Cheryl Lanoue and Dennis Smith on the Planning Commission for another

term.

On Monday, Voss also said that the fire department was handling five working fires in the county at one time.

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Another print-worthy accomplishment goes to Fire Chief Eric Voss and the ambulance team, as he reported that the fire department had 27 ambulance calls last week, with 10 called in just last Thursday.

On Monday, Voss also said that the fire department was handling five working fires in the county at one time.

It is quite an accomplishment," Mayor Hasch said. "I am just really de-

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## Water Billing

(continued from page 1)

Because of the amount of time spent on the issue, and Daily's refusal of the automatic payment option, the Commission did not take any action on the water billing system, but will continue to think on it and will address it at a later date.

Affirmative action was taken on several other items during the City Commission meeting, including accepting the Cloud County Community College Signage License agreement. This agreement states that the city of Concordia will allow CCCC "a revocable license for the installation, maintenance and replacement of signage . . ."

Amy Lange, CCCC's Vice President for Administrative Services, presented the license agreement, reminding the college that some of the college's signs will be on city property.

Commissioner Wentz asked Lange if any of the signs were going to be made locally. Lange told Wentz that the CCCC Board of Commission mandates that any project over \$10,000

must be bid-out. Lange said that she does hope local businesses will submit bids for the sign project.

In the vein of improvements, Brandt Hutchinson, Concordia High School's head baseball coach and Greg Brummett, CCCC's head baseball coach, approached Ron Copple, Director of Public Works, with a plan to improve the wooden bleachers at the six baseball fields in town.

In an explanation of improvement plan presented to the City Commission, the two coaches said that: "Each year, there are boards to replace and painting that must be done in order to avoid splintering our guests. As coaches, we know there are opportunities to attract more tournaments for all ages to our complex. We have the space, but what we don't have is the seating capacity due to these old bleachers."

The City Commissioners had two executive sessions to discuss non-elected personnel, each lasting 10 minutes.

# Buyer secured for ALCO building

By Halley Keller  
Blade Staff Writer

Ashley McMillan Hutchinson, the Executive Director of CloudCorp, presented Cloud County Board of Commissioners Bill Czapski, Gary Caspers and Gail Engle with a proposal from the Cloud County Cooperative Elevator Association, Inc. and Purina Feeds of St. Louis, Missouri, to purchase the former ALCO building.

Caspers and Engle voted to approve the contract and its terms. Engle made a motion to accept the proposal from the Cloud County Co-op. "Because I am happy with the idea that it will go back on property taxes, it will eliminate utilities and insurance and have some improvements to the building, I will gladly second that motion," Caspers said. Czapski abstained his vote, due to a conflict of interest: "I am in support of the commissioner's motion and second," Czapski said. "But I own a truck that my son drives and he has been supplying the

transportation for Cloud County by bringing Purina feed back for Cloud County." The Co-op and Purina Feeds have been in discussion with Hutchinson and CloudCorp for several months concerning the 1401 E. 6th Street building. The Co-op and Purina Feeds said, "the intended and sole purpose of the building acquisition could be to operate the building as a warehouse/distribution center for Purina Feeds and Farm Supply materials that would be shipped into the building as a warehouse." As stated in the contract terms, the Co-op will have the facility in operation by February

2016. In July 2015, the County Commissioners refused a \$10,000 bid for ALCO building and a \$50,000 bid for the ALCO building property by Todd Stupka of Black Label Development. In an August 20, 2015, Commission meeting, Hutchinson asked the board to agree on a "no-questions-asked price for the building," Jessica LeDuc, former Blade staff writer, reported. The Commissioners agreed to that price and also gave CloudCorp the power to negotiate a future contract with that price point in mind. (see ALCO on page 8)

CONCORDIA, KANSAS 66901

Thursday, November 5, 2015

## City to change water billing process

Halley Keller

Blade Staff Writer

City to Change Water Billing Process on Trial-Basis

City Manager, Larry Uri, presented a new idea to the City Commission Wednesday night concerning the water billing system.

Uri said the idea he was presenting that night came from recommendations from the city staff.

Uri announced that there will be no water shut offs during the month of December.

For the next couple of months, the city will be posting past due balances on citizens' water bills. This "past balance" will show up on a separate line on the bill, with the code "PB."

Community members will have a one-month grace period to get their bill paid, but if the bill is not paid by month two, their water will be shut off and they will be charged a late fee, which will be 10 percent of the amount of their total bill, on top of the delinquency fee, which is \$30.00.

Uri said the city will not

receive a partial payment for those with past balances. "You can't always be a month behind," Uri said.

Uri said that he and the city staff hope that this new plan will decrease the number of water shut offs.

"This has the advantage of being fair to everyone, and not treating anyone special," Uri said.

During the Oct. 21, 2015, City Commission meeting, Concordia resident, Steve Dailey told the board that his water had been recently shut off by the city because of a missed payment.

Dailey told commissioners that before his water had been shut off, he hadn't even received any type of late-payment notice.

During the Oct. 21 meeting, he told the board that he found it "totally unbelievable that the city would shut off my water without so much as a courtesy call."

Dailey isn't the only person who has voiced their grievances to the City Commissioners, although he may be one of the

first to voice them in a public meeting.

Mayor Christy Hasch said that: "I have never heard as many comments as I have about this particular issue. When I think about it, the idea that someone would get a bill, or not, and the first time that they realized that they either forgot or the city office did not receive their payment, is when their water is shut off. To me, on the very surface, that just doesn't even make sense."

Hasch admitted that she should have seen this error last year when discussions around the water billing issue arose.

To Dailey, who was again in attendance at Wednesday's meeting, Hasch said, "Mr. Dailey brought that to my attention, so for that, I am grateful for Mr. Dailey."

When the commission opened up the meeting to public comments, Dailey stood at the podium and read several comments from disgruntled citizens that he found on KNCK's website, connected to the report on the Oct. 21 meeting, written by

Toby Nosker.

After hearing of Dailey's plight in the last meeting, and hearing from him again at Wednesday's meeting, along with the KNCK's commenters, Commissioner Tim Parker said, "There is some room for us to be more empathetic."

Parker, who owns Taco Johns, told the board that his establishment does occasionally have irate customers.

Although Parker said he may not always agree with the customer, he said that he and his employees "smile and make sure that the customer is the one that's always right — and we have to take care of them. Now, the same thing is true with the city, as our citizens are our customers. We need to make sure that we are remembering that."

Although some Concordia residents continue to feel like irate customers whenever the trigger phrase "Broadway Plaza" is discussed, City Manager Uri had some good news to share concerning the project.

(see Water Bills on page 8)

## Water Bills

(continued from page 1)

Uri told the five-member board that a contract is currently being discussed for the Broadway Plaza project. He was unable to share any details of the contract, or even the name of the new contractor, but Uri did say that the contractor had come to him, voicing his interest in being involved with the project.

The best news? Concordia citizens may be able to enjoy the plaza as early as

five years. On January 10, 2020, the Co-op must pay the remaining balance of \$125,000.

Within the contract terms, it states that no interest will be paid on the balloon payment of \$125,000, if certain stipulations are met. Employment is one such stipulation. Purina Feeds must have six employees by 2020. If the company has hired more than the six employees by year six, however, the City of Concordia and

participants, the Arts Commission created circle-charts highlighting the responses. On the survey, they also had an additional comments section.

Commissioner Chuck Lambertz addressed a few of the comments made, including "Money would be better spent on a new hospital rather than towards entertainment" or "We don't need it! How about fixing water and sewer lines instead of wasting tax dollars on stupid

years since he has been named chief.

"Year-to-date, from when I started three years ago, we are 285 calls up. Today, we have 785 calls for the year. We have had 176 transfers this year alone. When I came here three years ago, we were at 54."

Voss praised his staff, saying that, "They are doing an excellent job."

Police Chief Bruce Johnson is also looking to improve performance in his

## ALCO

(continued from page 1)

The Co-op will purchase the building for the Commissioner's pre-set, approved-upon amount of \$150,000.

The agreement includes a five-year lease purchase plan.

Hutchinson presented the contract terms to Czapski, Caspers and Engle, in the Monday morning commission meeting.

In these contract terms,

when we could be paying ourselves. But the same token, I don't we've had enough to look into options that be beneficial, "Czapski said.

He continued by saying, "I would be 'in favor' if Casselrock would certain a one year commission or a rewritten commission. I would be in favor of



By Halley Keller  
Blade Staff Writer

At the City Commission meeting Wednesday night, six city employees were honored for their many years of service.

Each of the six honorees received a certificate of appreciation from the League of Kansas Municipalities, a program from the League's annual meeting that had their names mentioned inside and an envelope full of "Chamber Bucks."

The honorees were: William White, Reserve Captain, EMT and Safety Officer for the City of Concordia; 15 years.

Mike Coppel, Police Lieutenant, presented White with his award, Wednesday night.

"I have worked alongside Bill for 15 years, that's nights, mornings, afternoons and weekends. He has been around 15 years in that environment and has never let us down. Anytime we've needed him, he's been there, whether the Fire Department or the Police Department needed him, he's there, and that takes a lot out of a person," Coppel said.

Jeff Roberts, Well Supervisor; 15 years.

"Jeff is always there with a shovel and is always in the middle of the action. He's a very valued colleague," Larry Uri, City Manager said. Bruno Rehben.

City Building Inspector: 15 years.

"Bruno is full of knowledge. He does not have the easiest job here at City Hall, as part of his job is to tell people that their garage is a foot over the property line, or they can't build something like they want to," Uri said.

Tom Gennette, Recreation Director; 15 years.

"For all of these years, he's always had a handle on whatever he's doing," Uri said.

Uri jokingly told City Commissioners Wednesday night that Gennette's biggest achievement, in his eyes, is keeping all of the Pee-wee baseball players and their families happy.

Bradley Swihart, Senior Patrol Officer; 10 years.

"Brad is a talented law enforcement officer. I have seen him work and he always carries himself very professionally in city court and then gets out and works hard during his shifts," Uri said.

David Gilkeson, City Mechanic; 10 years.

"David has saved the city a lot of money over the years, and we really appreciate his time," Uri said.

"I would offer my congratulations for the many years of service. That is 80 years of service all together, that's a lot of time," Mayor Christy Hasch said.

CONCORDIA, KANSAS 66901

Thursday, November 19

## City approves Public Arts Master Plan

By Halley Keller  
Blade Staff Writer

During the Wednesday night City Commission meeting, Commissioners Charles Lambertz, Timothy Parker, Marsha Wentz, Lyle Pounds and Mayor Christy Hasch, voted to approve the resolution for the Public Arts Master Plan.

At the last City Commission meeting on November 5, the Arts Commission presented their Public Arts Master Plan during a study session.

City Manager, Larry Uri, said the master plan will aid in obtaining grants to assist in the many ideas the Arts Commission has for the City of Concordia.

The Arts Commission, which was established in August, 2014, recently conducted a public survey. From the survey responses, and other community interaction, the Arts Commission created the master plan.

"This plan was developed to promote local economic development rooted in the creative and cultural environment of Concordia and its surrounding area," the language of the master plan said.

The plan has eight main points, including:

Tourism development, with a

and educational visitors; Cultural, educational and community programming focused on enlivening the downtown area; Collaboration among the many cultural organizations that currently exist; Supporting development that improves existing infrastructure in the downtown area; Fostering communication and cooperation among stakeholders; Engaging young people; Supporting educational efforts in schools and cultural organizations; Increasing the availability of an appreciation for public art. The Arts Commission is a non-city-funded entity and those serving as commission members do so on a volunteer-basis.

The City Commission continued to discuss the improvement of the City of Concordia, as Steve Dailey, for the third consecutive City Commission meeting, attended and spoke out against the city's water billing system.

Once again, Dailey asked the City Commission to refund the money that he was, in his opinion, wrongfully charged in September, when the city shut off his water because of a missed payment.

During the Nov. 5 City Commission meeting, Dailey

\$34.73 that the city owed him.

During that meeting, the commission discussed, in great length, what could be done about the water billing system and decided that they would begin offering Concordia citizens a two-month grace-period to pay their water bill and add a notice of a past due balance on their water bill.

"Because of your concerns, we have addressed this again," Hasch said. "Quite frankly, I feel like we have spent a great deal of time and I think that we have come up with a solution."

Although action was taken during the Nov. 5 commission meeting, and a solution was voted upon, Dailey said he was still not satisfied that the issue had been resolved, as his \$34.73 had not been repaid.

"I realized after the last commission meeting, when I was requesting reimbursement for the fees that I shouldn't have been charged to begin with, that no one made a motion to pay Mr. Dailey. Who is going to make that decision — yes or no? 'No, Mr. Dailey, you are not getting your money back, forget it' or 'Yes, Mr. Dailey, we're going to reimburse you for the money you had to put out,'" Dailey said.

"I am not going to make that

said. "I don't feel that sary."

Dailey then asked

if he would make a motion. Lambertz said the Hasch, would not be motion.

"At this point in time, no room for any kind of motion, and I don't believe to offer one person without offering an option. There may be discussion about improving the way that's proceeded at the time in which the incident occurred, the same. This is how it works the consequences, and forward," Lambertz said.

"You can make it to any date that your grandfather anybody are processes to do with and you know that the right thing to do," Dailey said.

"Where we were, took place, the police clear and the police followed. There is no of blame or responsibility the fact is, this morning received for whatever steps were taken after we've now, through people, learned to work to modify what we bertz said.

## City

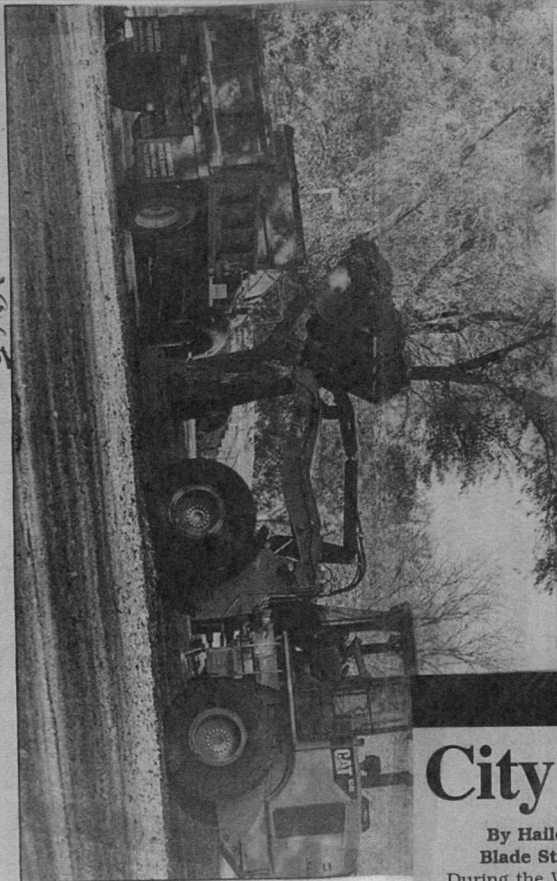
(continued from page 1)  
In other City Commission news:

The City of Concordia is looking to purchase a Folder and inserter machine, which will cost around \$4,500. Uri reported. Uri presented this information to the commission after learning at the last City Commission meeting that the water bills being delivered to residents were unsealed. This was a great concern for the City Manager.

said the plan would cost \$104,975.

Uri said there has been no discussion at all about the city's involvement in the project, but did pay Campbell and Johnson to draw up the plans for the parking lot. "If the school decides to budget for that, they would be glad to undertake it."

During a July 2015 budget meeting, it had been discussed to give \$20,000 to the Resource Center for



Loading up leaves

Nov. 5

City of Concordia employees load up leaves that have been dumped at the City Park into dump trucks to be hauled off Thursday morning. (Blade photo by Jay Lowell)

# Co-op, Purina to occupy ALCO building

By Hailey Keller  
Blade Staff Writer

There are many in the City of Concordia and Cloud County who are still rejoicing over the recent sale of the ALCO building to the Cloud County Co-op, and rejoice they should.

The Cloud County Co-op has purchased the former ALCO building for \$150,000.

In the signed contract between the city, county and Co-op, it states that the Co-op will pay \$5,000 upon signing the contract. They then will pay \$5,000 at the beginning of each subsequent year for the next four years (Jan. 10, 2016, 2017, 2018 & 2019).

Then, on January 10, 2020, the Co-op must pay the remaining balance of \$125,000.

Within the contract terms, it states that no interest will be paid on the balloon payment of \$125,000. If certain stipulations are met.

Employment is one such stipulation.

Purina Feeds must have added six new employees by that time. If the company exceeds that number and has hired more than six new employees, however, and have also made certain improvements to the building, then the

City of Concordia and Cloud County will absolve the balloon payment.

"The agreement is user friendly for us," Mark Paul, the General Manager of the Co-op, said. "We are not asking for any incentives from the city or county, this is what it is, but if we come in and add the jobs and add the value to the building, it's a lot better than before and we're paying the tax dollars for it, so it's a win, win for all of us."

According to Paul, Purina Feeds will hold their inventory on one side of the former ALCO building and on the other side, the Co-op will make it their warehouse. This will allow the Co-op to consolidate their inventory, which is currently being housed in four different buildings, Paul said.

Paul said the Purina product will be owned by Purina.

Once it leaves the door, it will also be billed through Purina, despite its being housed in the Co-op building.

Paul said the Co-op will be paid a handling fee for the feed coming in and the feed going out, as well as being privy to price differentials, all of which will help offset the cost of the building.

The papers for the building

have been signed by the city and county, Paul said, but they are still waiting on the mortgage, title and insurance.

Paul is hoping that everything will be final the first part of December.

As soon as the paperwork is done, Paul said plans for renovations will begin.

Paul said that the Co-op will be pouring in \$160,000 worth of renovations "right off the bat."

These renovations include making a hole in the interior wall between the two spaces so that inventory and equipment can move back and forth between the Purina side and the Co-op side.

Paul said that two doors will also need to be cut, one at dock height and one at ground level.

There is an existing loading dock, Paul said, but that will be replaced.

The building will also get a new heating system and a new office.

A new roof is also in future improvement plans, Paul said.

Once the building is owned by the Co-op, then they can begin to put out bids for the renovation project.

For now, however, he is doing some preliminary planning.

Paul said he hopes local contractors will bid on the project.

Although not all of the renovations will be done by the planned February 1, 2015 opening, Paul said he just wants to get the warehouse open to the public as soon as possible.

Everett Honts, who currently works for the Co-op, will be managing the new Concordia warehouse, Paul said.

"Everyone is in place, so we can take it over pretty quick," Paul said.

Paul said the deal has been a long time coming. He credits Ashley Hutchinson, the Executive Director of CloudCorp, for giving him the idea for this business venture.

Hutchinson, however, gives all of the credit to Paul.

"Mark Paul, as the Manager of the Co-op right now, has been innovative in helping how they've done things there. Agriculture, I think, is where we have opportunities to expand here; it's our biggest export, it's our biggest product, so naturally, if you look at growth potential, it's going to be in the agricultural market, which makes the Co-op our biggest player in the area; so I thought they might be interested," Hutchinson said.

(see Co-op on page 6)



**Heat check** Nov. 23  
Concordia Firefighters Derek Champlin, left, and Johnnie Mastin check for heat outside of a grain dryer at AgMark LLC on Friday. The Fire Department responded to a hot spot in the dryer was reported. (Blade photo by Jay Lowell)



**Sweeping up** Nov. 17  
The city of Concordia street sweeper sweeps up leaves along the curb on Tuesday morning. (Blade photo by Jay Lowell)

## Co-op

(continued from page 1)

Paul said that when Hutchinson first mentioned using the ALCO building as a warehouse for the Co-op, he didn't think they needed that much space.

The seed had been planted, however, and Paul was able to draw upon the idea at a meeting he attended in Russell, Kan., on March 21, 2015, with Purina Feeds.

"What people don't realize sometimes with economic development projects, you not only have to give the building, you also have to do the upgrades to the building and you have to make the building property-tax free for 10 years. That is what most deals start to look like at that's what we're competing against. To get a deal where they [Co-op] do the upgrade



# City approves bid for Broadway Plaza project

By Hailey Keller  
Blade Staff Writer

The City Commission met Wednesday night and, after almost two hours of discussion, decided to accept a base bid on the Broadway Plaza project from Cary Stupka of Stupka Construction for \$554,720.

Stupka told commissioners that he was approached to bid for this project and Uri confirmed that all discussions with Stupka have been negotiated privately.

This base bid comes at a considerably lower cost because it will include fewer design elements. The Commissioners also approved an alternate cost of \$68,725 for the splash pad, on condition that \$60,000 of that cost will be donated from, according to Larry Uri, City Manager, a

very dependable patron. This base bid does not include the Apple 1 LED video screen, \$161,286; the screen supports, \$40,000; audio, \$10,000; additional splash pad funds, \$8,000; a new project inspection contract with Campbell and Johnson, \$60,000 and an additional \$32,000 to \$52,000 to complete the Coldwell Banker Kaleidoscope Realty building's east wall. Within the base bid, Stupka Construction included an alternate bid for the currently cracked wall on the east side of the Coldwell Banker Kaleidoscope Realty building for \$32,000 to \$52,000.

The pricing is dependent upon the design choice decided upon by the commissioners. The alternate bid for \$32,000 includes covering the wall in a metal overlay, while the \$52,000 includes re-stuccoing the wall.

The Commissioners did not accept alternate bids two and three for the wall reconstruction at the Wednesday meeting, however, but have plans to accept them in the future. The total cost of the entire project, if the Commissioners decide to re-stucco the wall at \$52,000, will be \$886,006.

Uri presented the 2016 Tax Increment Financing (TIF) Review to the City Commissioners. According to the TIF Review, there will be \$847,174.90 made available for Broadway Plaza.

"We had our eye on the dollar while we were planning, but we were guided by the estimates we were receiving. We didn't intentionally plan to bust the

budget," Uri said. In May, Bowman, Bowman and Novick Architects (BBN) estimated that the construction of Broadway Plaza would be \$648,519.17.

Again, this bid did not include the video screen or any of its supporting structures or the trellis structure. "I have no idea why the estimates that our architect gave to us are so significantly different," Uri said. Commissioner Tim Parker addressed the almost \$40,000 discrepancy between the projected project cost and the TIF funds available. Parker asked where the \$38,831.10 would be coming from.

"The General Fund, is all I can say," Uri said. "I feel really conflicted." Commissioner Chuck Lambertz said, "This is like fitting a triangle peg in a square hole. I want this Plaza to work. Some of the changes that are being discussed are manageable and workable but for the numbers to be so different from what the numbers we were originally operating under is hard to appreciate and hard to understand."

The Broadway Plaza planning committee, which includes Uri, Toby Nosker, KNEK News Director, Ashley Hutchinson, Cloud-Corp Executive Director, Amanda Mocaby, Concordia Chamber of Commerce Director and Susie Haver, Co-Director of Cloud County Tourism, have worked with Stupka Construction to scale down the original Broadway Plaza project. The bid presented at Wednesday's Commission meeting had 22 items that would be changed from the original scope of work.

"Do we like doing this? No. But money is money," Uri said. Some of these items include: removing the trellis, which would have provided both shade and a decorative element; removing the majority of the concrete, which would have enclosed the grassy event area, removing the Broadway Plaza sign; removing the canopy over the concession stand; opting for a less-industrial-grade concession stand counter and removing two planters with decorative grasses, among other things.

"Sure it's not everything we've wanted, but how often do you get everything you want?" Uri said. (see Plaza on page 8)

## POLICE OFFICER I

Looking for a rewarding career in law enforcement and have a positive impact on the community of Concordia, Kansas? Join the Concordia Police Department, where you can serve and protect nearly 5400 citizens. Officers perform general duty police work consisting of patrol work on an assigned shift, preliminary investigation, and miscellaneous duties. Excellent benefits package.

Applicants must be at least 21 years of age, a U.S. citizen, possess a valid Kansas driver's license at time of employment, have a high school diploma or GED, no felony convictions, diversions, or expungements, no conviction for domestic battery, reside in Concordia and/or a close proximity to Concordia in Cloud County within 1 year, and have the ability to successfully complete all steps in the hiring process. Certified officers are encouraged to apply.

Complete job description and applications are available online at: [www.concordiakas.org](http://www.concordiakas.org), or contact City of Concordia City Clerk's Office, 701 Washington, P.O. Box 603, Concordia, KS 66901, 785-243-2670.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be made at the time of application. The position will be open until February 13th. Resumes may be submitted with the application.

EOE

## Plaza

(continued from page 1)

The clock, which was mounted on the Coldwell Banker Kaleidoscope Realty's building in the original design may also be eliminated, if a donation is not made.

Uri again said, however, that a patron has already approached him about making a donation for the clock. The Stupka Construction bid, along with all of its changes, had never been seen by the Commissioners before Wednesday night. Uri went through the base city stadium plan and

anyone else would want to do it," Uri said. Mayor Christy Hasch had some major concerns about the plan presented. Within the Stupka bid, two of the items taken out to, presumably save money, would be to eliminate all journaling and photo documentation of the project.

"I am uncomfortable with anything that takes out accountability," Hasch said. "It occurs to me that it is a good, fiduciary, responsible thing to do to make sure

we wanted to with the Plaza. There is still much work to be done to refine these things down, but even if nothing else is ever built to enhance it, we will have an attractive, viable and functional Plaza that will do all the types of events that we have wanted to do there and house all of the varied entertainment possibilities that we've designed into it."

Mayor Hasch asked the committee members to step up and give their opinion about the new, proposed

is going. But, for the sake of moving things along, while is also very, very important long time to get this started - I am going to make a motion to accept this bid."

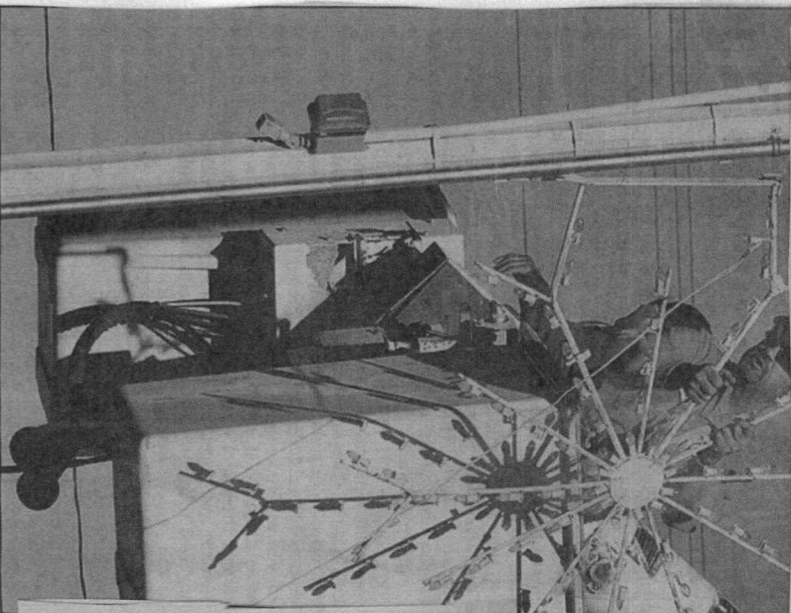
Pounds said, "I don't like the way things are playing out tonight, but I'm not going to vote against the Plaza project."

"I want to approve the Plaza," Lambertz said. I am appreciative of the committee and all the time put into this. The product that v

Decorating for the holidays

Nov. 24

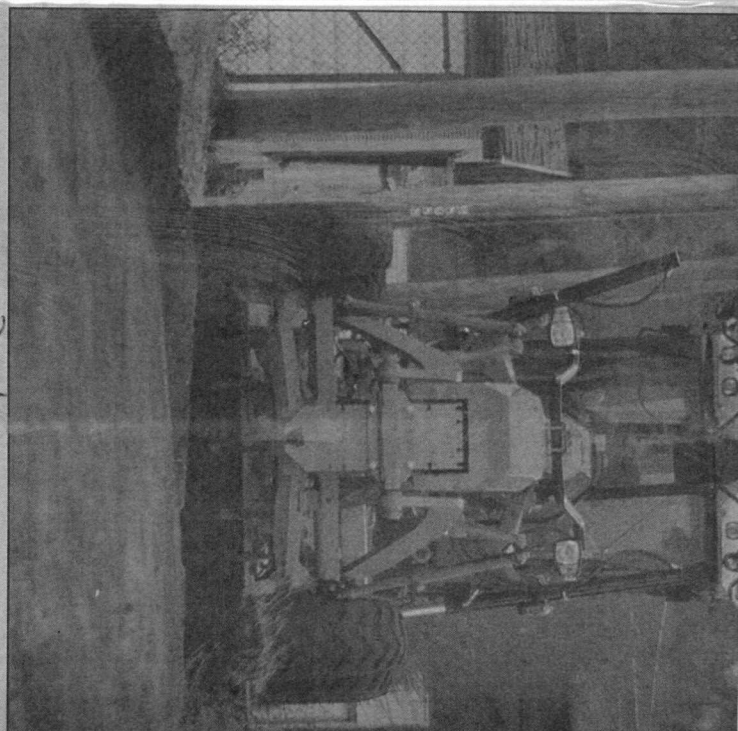
A city of Concordia employee hangs one of the snowflake Christmas decorations on Tuesday morning. (Blade photo by Jay Lowell)



**HELP WANTED**  
**REFEREES**  
**FOR ADULT RECREATION**  
**MEN'S AND WOMEN'S**  
**BASKETBALL LEAGUES**  
 Begins in January and goes  
 for 10 weeks.  
 Games are played on  
**Sundays, Men 12-4pm,**  
**Women 4:30-7:30pm.**  
**For more info call Tom**  
**Gennette 785-275-1092.**

**NOTICE TO BID**  
 The City of Concordia is accepting bids for the demolition of the condemned structure and the clearing of the property of all debris, concrete slabs and trees located at 513 Kansas Street.  
 All bidders must meet the City's demolition requirements and have a demolition permit before work may be commenced. Over digging foundations will be required for top soil. Any materials brought to the Cloud County Transfer Station construction debris site shall be separated as per their requirements. Bids or bid inquiries shall be submitted to the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. For detailed information on this project contact Bruno Rehbein at City hall (785) 243-2672. All bids shall be submitted in a sealed envelope marked "Demolition Bid (513 Kansas Street)". Bids must be submitted no later than 3:00 P.M. (Tuesday, December 15, 2015). Proof of general liability insurance must be provided with bids. Bids received after the 3:00 P.M. deadline will be returned to the bidder un-opened. Fax bids will not be accepted. The City of Concordia is an equal opportunity employer.

**Smoothing things out**  
 A city of Concordia employee blades the alley between Second and Third Streets in West 200 block on Thursday morning. (Blade photo by Jay Lowell)



CONCORDIA, KANSAS 66901

Thursday, December 17,

# City approves Revolving Loan request

By Hailey Keller  
 Blade Staff Writer

Commissioner Tim Parker was not in attendance at the Wednesday night meeting, but Mayor Christy Hasch, as well as Commissioners Chuck Lambert, Marsha Wentz and Lyle Pounds did participate, thus establishing the necessary quorum.

During the last Commission meeting, all of the commissioners unanimously voted to accept a base bid on the Broadway Plaza project from Cary Stupka of Stupka Construction, for \$554,720 with an alternate cost of \$68,725 for the splash pad, on condition that \$60,000 of that cost would be donated.

This base bid did not include the Apple 1 LED video screen, \$161,286; the screen supports, \$40,000; audio, \$10,000; additional splash pad funds, \$8,000; a new project inspection contract with Campbell and Johnson, \$60,000 and an additional \$32,000 to \$52,000 to complete the Coldwell Banker Kaleidoscope Realty building's east wall, depending upon the materials used to cover the wall.

The cost of the project was estimated at \$886,006.

Several of the original elements in the Broadway Plaza project design have been curtailed. The base bid reflects these trimmings.

Larry Uri, City Manager, told commissioners Wednesday night that the contract with Bowman, Bowman and Novick Architects (BBN) will increase by \$2,500, which is the cost to complete new plans for the scaled-back Broadway Plaza design.

The City Commissioners did approve the Stupka Contract, as well as the additional \$2,500 needed by BBN Architects.

"I understand that we need to move forward and will continue to work with these architects and engineers. Hopefully, if we have an opportunity to work with them again, we can have some sort of discussion at the outset to try and eliminate the opportunities of having bids or estimates that were so grossly disproportionate. That is the biggest part of this that I have been frustrated with, is having a great project and then having it be so different from where we ended up," Lambert said.

CloudCorp Executive Director Ashley Hutchinson was also present at Wednesday night's

meeting. She asked the Commissioners to take action regarding the Revolving Loan Fund guarantee in the amount of \$100,000 to Tabitha Brown and Marty Tatum, the new owners of Heavy's Steakhouse and BBQ.

The \$100,000 loan would be contingent upon the environmental review that is required, but Hutchinson said she doesn't foresee any issue with Heavy's Steakhouse and BBQ passing that review, which will take place before Dec. 30, 2015.

Brown and Tatum are currently leasing the building from previous owners, John and Robin Isaacson, but will purchase the business for \$425,000, hopefully by the end of the month, Brown said.

"We're ready to continue to serve the community here," Brown said.

The commissioners voted to allow Uri to sign the Revolving Loan Fund guarantee for Brown and Tatum.

The commissioners reviewed another loan Wednesday night, but this one for Brown Grand Opera House, Inc. in the amount of \$56,448.44.

The Brown Grand Board of

of 12 months to pay back loan to the City.

Amber Rogers, Executive Director of the Brown Theatre presented a Promissory Note to the city commissioners. Within the text of the Promissory Note, it states "The Grand Opera House, a Kansas corporation, as Employer, promises to pay to the City of Concordia, Kansas, a municipality, as Lender, the principal amount of \$56,448.44 together with interest at a rate of 2 percent per annum from and after Jan. 1, until paid in full."

The commission unanimously approved the Promissory Note to extend the principal for an additional 12 months.

Hutchinson also presented the city commissioners with a CloudCorp 2016 Professional Services Agreement, \$55,000.

Uri, along with Commissioner Parker, thanked Hutchinson for her service and CloudCorp do for the city and for small businesses.

The City Commissioners did the County Commissioners on Monday, approved the agreement.

## NOTICE TO BID

The City of Concordia is accepting bids for the demolition of the condemned structure and the clearing of the property of all debris, concrete slabs, retaining walls, brush and trees located at 1116 Lincoln Street.

All bidders must meet the City's demolition requirements and have a demolition permit before work may be commenced. Over digging foundations will be required for top soil. Any materials brought to the Cloud County Transfer Station construction debris site shall be separated as per their requirements. Bids or bid inquiries shall be submitted to the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. For detailed information on this project contact Bruno Rehbein at City hall (785) 243-2672. All bids shall be submitted in a sealed envelope marked "Demolition Bid (1116 Lincoln Street)". Bids must be submitted no later than 3:00 P.M. (Tuesday, December 15, 2015). Proof of general liability insurance must be provided with bids. Bids received after the 3:00 P.M. deadline will be returned to the bidder un-opened. Fax bids will not be accepted. The City of Concordia is an equal opportunity employer.

## City

(continued from page 1)

This \$110,000 will now go towards the economic development of small businesses services.

The bid was for \$71,251, which includes a \$1,400 extended warranty.

According to Cople, the money will come out of the Equipment Reserve Fund.

Cople said the City will transfer the dump bed and hoist from their 2000 Chevy to the new truck cab and chassis. The truck will be used to move dirt, trees, snow and road gravel, and will also be used to plow snow.

Thunder Strikez Bowling



addresses the City Clerk has been able to determine after diligent inquiry

WHEREAS, the enforcing officer pursuant to K.S.A. 12-1750 at said Kansas, has informed the governing body that in his opinion the following structure is unsafe and dangerous:

The commercial accessory structure located at 121 East 18th, Concordia, Kansas, and more completely described as:

Lot 15 & the West 38 feet of Lot 16, Block 26, Concordia Original Town Site, All in the City of Concordia, Cloud County, Kansas.

WHEREAS the enforcing officer has determined that the structure should be condemned and ordered repaired or demolished, all pursuant to K.S.A. 12-1752.

WHEREAS, on the 21st day of October, 2015, the governing body of the City of Concordia, Kansas, adopted Resolution No. 2015-2035, resolving that on December 2, 2015, at 5:30 o'clock p.m., the owner, the owners agent, any lien holders of record and any occupant of such structure may appear and show cause why such structure should not be condemned and ordered repaired or demolished, and that notice shall be given by the City Clerk as required by K.S.A. 12-1752.

WHEREAS, Resolution No. 2015-2035 of the governing body of the City of Concordia, Kansas, was published in the Concordia Blade Empire on October 23rd and October 30th, 2015, in accordance with K.S.A. 12-1752.

WHEREAS, on October 22, 2015, in accordance with K.S.A. 12-1752, a copy of Resolution No. 2015-2035 of the governing body of the City of Concordia, Kansas, was mailed, within three days after its publication, by the City Clerk by certified mail, marked deliver to addressee only, to each of the following:

Harry E. & Janice Brownell  
1757 N 160th Road  
Concordia, KS 66901

The same being all of the owners, the owners agent, any lien holders of record and any occupants of such structure whose names and addresses the City Clerk has been able to determine after diligent inquiry

WHEREAS, at least 30 days have elapsed between the last publication of Resolution No. 2015-2035 and the date set for hearing

WHEREAS, on the date and time set for hearing or any adjournment thereof, the governing body heard all evidence submitted by the owners, the owners agents, any lien holders of record and any occupants of such structure as well as evidence submitted by the enforcing officer who filed the statement finding that the structure is unsafe and dangerous.

AND WHEREAS, the governing body thereupon determined that the structure is unsafe or dangerous.

WHEREAS, at least 30 days have elapsed between the last publication of Resolution No. 2015-2035 and the date set for hearing

WHEREAS, on the date and time set for hearing or any adjournment thereof, the governing body heard all evidence submitted by the owners, the owners agents, any lien holders of record and any occupants of such structure as well as evidence submitted by the enforcing officer who filed the statement finding that the structure is unsafe and dangerous.

AND WHEREAS, the governing body thereupon determined that the structure is unsafe or dangerous.

NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that the commercial accessory structure on the premises located at 121 East 18th, Street, Concordia, Kansas, and more completely described as:

Lot 15 & the West 38 feet of Lot 16, Block 26, Concordia Original Town Site, All in the City of Concordia, Cloud County, Kansas.

shall be repaired or removed, with repairs or removal to commence within 180 days from the date of this Resolution, and with the premises to be made safe and secure within a reasonable time

BE IT FURTHER RESOLVED, BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that if the owner of such structure fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be repaired or razed and removed without further notice to any owner, the owners agent, any lien holders of record and any occupant of such structure.

BE IT FURTHER RESOLVED, BY THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS, that in accordance with K.S.A. 12-1752, a copy of this Resolution shall be mailed, within three days after its publication, by the City Clerk by certified mail, marked deliver to addressee only, to each of the owners, the owners agent, any lien holders of record and any occupants of such structure.

PASSED by the governing body and signed by the Mayor this 2nd day of December, 2015.

S. Christy Haach, Mayor

ATTEST:  
Stacey Quinn  
City Clerk



## POLICE OFFICER I

Looking for a rewarding career in law enforcement and have a positive impact on the community of Concordia, Kansas? Join the Concordia Police Department, where you can serve and protect nearly 5400 citizens. Officers perform general duty police work consisting of patrol work on an assigned shift, preliminary investigation, and miscellaneous duties. Excellent benefits package.

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Complete job description and applications are available online at: [www.concordiakg.org](http://www.concordiakg.org), or contact City of Concordia City Clerk's Office, 701 Washington, P.O. Box 603, Concordia, KS 66901, 785-243-2670.

Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be made at the time of application. The position will be open until February 13th. Resumes may be submitted with the application.

EOE

## MUNICIPAL SERVICE WORKER

### Public Works Division

The City of Concordia Department of Public Works is seeking to fill the position of Municipal Service Worker. Job description available at City Hall.

Deadline: City of Concordia will accept applications until filled. Applications will be reviewed on January 11, 2016.

Apply at: The City Clerk's Office, 701 Washington. Application is also available online at [www.concordiakg.org](http://www.concordiakg.org). Accommodations are available for persons needing assistance upon request.

An Equal Opportunity Employer.

## City of Concordia CDBG FINAL PERFORMANCE PUBLIC HEARING

The Concordia City Commission will hold a public hearing on December 16, 2015 at 5:30 p.m. at City Hall 701 Washington St. in Concordia for the purpose of evaluating the performance of Community Development Block Grant project No. 13-CR-002 which was for the purpose of rehabilitating the commercial building located at 101 E. 6th Street in Concordia, Kansas.

Work included door restoration and repair, window restoration and repair, stained glass repair, repair and restoration of glass pisms and cast iron steps, painting, truck re-pointing, electrical repair and roofing repair. Work done in support of these activities included, but was not limited to mobilization, traffic control, site preparation, architectural design/inspection and administration.

This project was funded in part by Kansas Department of Commerce Small Cities Community Development Block Grant (CDBG) funds. The remaining funds were provided by private sources. All aspects of the grant will be discussed and oral and written comments will be recorded and become a part of the Concordia CDBG Citizen Participation Plan.

Reasonable accommodations will be made available to persons with disabilities. Requests for accommodations should be submitted to the City Clerk at 785-243-2670, by December 14 at noon.

## NOTICE TO BID

The City of Concordia is accepting bids for the demolition of the condemned structure and the clearing of the property of all debris, concrete slabs, retaining walls, brush and trees located at 1116 Lincoln Street.

All bidders must meet the City's demolition requirements and have a demolition permit before work may be commenced. Over digging foundations will be required for top soil. Any materials brought to the Cloud County Transfer Station construction debris site shall be separated as per their requirements. Bids or bid inquiries shall be submitted to the office of the City Clerk, 701 Washington, Concordia, Kansas 66901. For detailed information on this project contact Bruno Rehbein at City hall. (785) 243-2672. All bids shall be submitted in a sealed envelope marked "Demolition Bid-(1116 Lincoln Street)". Bids must be submitted no later than 3:00 P.M. (Tuesday, December 15, 2015). Proof of general liability insurance must be provided with bids. Bids received after the 3:00 P.M. deadline will be returned to the bidder un-opened. Fax bids will not be accepted. The City of Concordia is an equal opportunity employer.

## Standing water

Water is standing below the recently completed 21st Street Dam after more than three inches of rain fell in Concordia from Saturday through Sunday night. (Blade photo by Jay Lowell)



## Legals

(Published in The Concordia Blade-Empire, Friday, December 11, 2015.)

### Concordia Revolving Loan Fund Public Hearing Notice

The City Commission of the City of Concordia, Kansas, will hold a public hearing on Wednesday, December 16, 5:30 p.m. in the Concordia City Hall Commission Room. The purpose of the hearing is to provide opportunity for public comment and City Commission consideration of an application submitted to the Concordia Revolving Loan Fund (CRLF).

Taby Brown and Marty Tatum of Concordia submitted a business financing application to the CRLF Program. The said application is for securing funds to help support the business startup needs of their proposed acquisition of a business located at 103 W. 7th St., Concordia, Kansas.

Total estimated project cost is \$425,000 of which \$135,000 is requested from CRLF program to guarantee a \$135,000 local bank loan to the business. Requested CRLF proceeds are for the building, equipment and other fixed assets. The project will retain 8.25 full-time equivalent (FTE) jobs in the community.

Other aspects of the CRLF loan application presented at the public hearing are also considered. The City will record oral and written comments and said documentation becomes part of the City of Concordia Community Development Block Grant Citizen Participation Plan. The Concordia Revolving Loan Fund is funded all or in part from the Kansas Department of Commerce, Small Cities Community Development Block Grant Program.

Reasonable attendance accommodations are available to persons with disabilities. Please submit requests for such assistance to Stacey Crum, City Clerk, by 3:00 p.m. on Wednesday afternoon, December 16, 2015.

11

## HELP WANTED

### REFEREES

**FOR ADULT RECREATION  
MEN'S AND WOMEN'S  
BASKETBALL LEAGUES**  
Begins in January and goes  
for 10 weeks.

Games are played on  
**Sundays, Men 12-4pm,  
Women 4:30-7:30pm.**

**For more info call Tom  
Gennette 785-275-1092.**

## DOG TAGS

Section 4, City Code: All dogs five months of age and older must be licensed. All dogs must have a certificate of Rabies Vaccination. All dog licenses shall be issued for one year beginning with March 1. There will be no fee for licenses issued for up to four dogs per household between March 1 and March 31 of each year, or for licenses issued within 30 days after a dog first becomes subject to licensing. For licenses issued at any other time, there shall be assessed a fee of \$5.00 for each male dog and spayed female dog, and \$8.00 for each unspayed female dog. At any time of year that more than four dogs are registered to one household, there shall be assessed a fee of \$10.00 for each additional dog in excess of four dogs.

**FOR ADULT RECREATION  
MEN'S AND WOMEN'S  
BASKETBALL LEAGUES**  
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## HELP WANTED

### MUNICIPAL SERVICE WORKER

**The City of Concordia  
Department of Public  
Works is seeking to fill the  
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Worker. Job descriptive  
available at City Hall.**

**Deadline:** City of Concordia will accept applications until filled. Applications will be reviewed on January 1, 2016.

**Apply at:** The City Clerk Office, 701 Washington  
Application is also available  
online at [www.concordiak.org](http://www.concordiak.org). Accommodations are  
available for persons needing  
assistance upon request.

**An Equal Opportunity  
Employer.**

## Photos from 2015

Photos on the front page of The Blade-Empire during 2015 include new owners at Duis Meats, Concordia High School and Cloud County Community College graduate Stormie Hittle, Noah Strait working on the patio at Jitters, the new gymnasium floor at Cloud County Community College, students entering the FEMA-approved shelter at the Concordia Elementary School, new Concordia Area Chamber of Commerce director Amanda Mocabey, Halloween costumes and the Cloud County Community College Homecoming king and queen.



## Concordia Police investigate possible perfume/cologne scam

Peggy Lervold, Assistant Dispatch Supervisor for the Concordia Police Station, along with Lieutenant Ron Copple, issued a Public Safety Announcement on Wednesday, alerting residents: "To a rumor that has been circulating in the area of a scam involving people selling perfume/cologne that renders the buyer unconscious, or causes other ill effects," the text of the safety announcement read.

Lervold said that rumors have been circulating around Facebook concerning the tainted perfume/cologne.

The rumor that the Concordia Police Station followed up with was posted by Shelby Rae Eck, a Concordia resident, who posted on her

her place of business selling perfume.

Eck had also re-posted a Fort Riley military mpouses Facebook post. According to this re-posted post, there have been men in Manhattan who have been selling the laced perfume, which, according to their post, makes the wearer black out.

After the victim is unconscious, they are kidnapped and become part of human trafficking.

The statement in the police report said: "The Concordia Police Department said they met with the individuals and confiscated the substance that was being sold. Upon investigation and testing of the substance, it was determined that these claims are not founded and the substance has