

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Monday, January 14, 2019

5:30 p.m.

The governing body met in regular session on January 14, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Sacco, Hasch, Snavelly, Lambertz, and Matthew.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Sacco called the meeting to order.

Visitors: Jim Lowell, Ashley Hutchinson, Brandt Hutchinson, Kim Reynolds. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

City Manager Lange moved the commission reorganization to the recognitions portion of the agenda.

Commissioner Lambertz moved to approve the agenda as amended. Commissioner Snavelly seconded. Motion approved.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Ashley Hutchinson – Key to the City

Stacey Smith presented the key to Ms. Hutchinson, stating the pleasure it's been working with her the last six years, and wished her well in her new career.

***COMMISSION REORGANIZATION:
Election Results***

City Clerk Smith read the report from the Cloud County Clerk and Election Officer Shella Thoman, certifying the results for the City Commission of Concordia held November 6, 2018, to be as follows:

Charles Lambertz	1462	Michael Nelson	1
Heather Trigg	1	Pat Prindaville	1
Lyle Pounds	1	Steve Conner	1
Charles Johnson	1	Gary Jeardoe Jr.	3
Derek Holms	1	Retta Waite	1
Michael Forshee	1	Monty Wentz	1
Keaton Snavelly	2	Time Parker	1
Todd Stupka	1	Mickey Mouse	1
Larry Henry	1	Steve Wilcox	1
Any One Else	1	Elvis Presley	1

The City's question on the ballot for Sunday alcohol sales:

Yes 830

No 773

Following the reading of the results, City Clerk Smith named Charles Lambertz to the Office of City Commissioner for a three year term.

Oath of Office

City Ordinance prescribes that elected officials take the Oath of Office before entering into the duties of his/her office. City Clerk Smith administered the Oath of Office to Charles Lambertz for a three year term.

Annual Commission Reorganization

City Ordinance requires that the Commission annually elect one of its members to serve as mayor and preside at commission meetings and perform as official head of the City on formal occasions. Commissioner Sacco moved to appoint Commissioner Matthew as mayor. Commissioner Hasch seconded. Motion carried. Commissioner Sacco moved that Commissioner Snavelly be elected as mayor pro tem. Commissioner Hasch seconded. Motion

carried.

Presentation of Plaque

City Manager Lange presented a mayor plaque to Commissioner Sacco for his year of service to that position.

PUBLIC COMMENTS

None.

ACTION AGENDA *(Action Expected)*

Approval of Minutes of the December 19, 2018 Meeting

Commissioner Sacco moved to approve the December 19, 2018 minutes. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #24

Commissioner Snavelly moved to approve appropriation ordinance #24. Commissioner Hasch seconded. Motion carried.

REPORTS

Manager’s Report

None.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

Commissioner Lambertz noted the upcoming Fight For Air lung cancer challenge in which several firefighters will participate, and encouraged contributions towards their efforts for a worthy cause.

Commissioner Sacco praised the crews for clearing the recent snow.

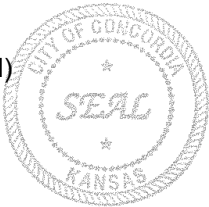
Commissioner Snavelly recommended allowing a high school student to sit in as a commissioner, citing involving younger people in the community.

Mayor Matthew asked if some repairs would be done to the alley between 6th and 7th Streets, since the City recently chose to hold off on major work there for now.

ADJOURN

There being no further business, at 5:46 p.m. it was moved and seconded to adjourn.

(Seal)



/s/Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, January 16, 2019

5:30 p.m.

The governing body met in regular session on January 16, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Absent: Commissioner Snavelly.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Mark Paul, Wayne Jeardoe, Matthew Carder, Gary Jeardoe, Randy Johnson. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange stated the recognition item would be postponed until the next meeting.

Commissioner Lambertz moved to approve the agenda as amended. Commissioner Hasch seconded. Motion approved.

PUBLIC COMMENTS

None.

DISCUSSION AGENDA *(Items Deserving of Brief Discussion, Action may be taken)*

1st & Lincoln Intersection Improvements

The City has repeatedly applied for KDOT funding to add a turning lane for truck traffic at 1st & Lincoln to no avail. After scaling down the project from \$2.6 million to \$313,000 for a shoulder improvement, Cloud County Coop has offered to contribute 70% of the project's estimated cost.

The City has already invested over \$32,000 in purchasing the land and clearing the lot on the northwest corner of the intersection for this project. We would need to match funding of approximately \$100,000 from the CIP fund. Already, \$66,000 has been budgeted for the project which would have been the local match had we received KDOT funding, and additional money is available due to not paving the alley between 6th & 7th St. in 2018. Ron Copple stated no street projects would be postponed due to this project.

Commissioner Sacco noted that he would support the project if planned street projects would continue. Commissioners expressed appreciation to the Coop for the partnership, stating this was the time to undertake the project due to the contribution of private funds.

Mark Paul, Cloud County Coop, said since the construction of Concordia Terminal LLC there have been 540,000 trucks received into the terminal, with 135,000 coming from the north. He marveled that no serious accidents have occurred at the intersection to date.

Amy Lange said the City has no formal process to accept gifts, and said if the commission wished to act on it, a vote to move forward with the project was all that was required.

Commissioner Lambertz moved to authorize the city manager to proceed with engineering and design for the 1st & Lincoln project. Commissioner Hasch seconded. Motion carried.

ACTION AGENDA *(Action Expected)*

Approval of Appropriation Ordinance #1

Commissioner Hasch moved to approve appropriation ordinance #1. Commissioner Sacco seconded. Motion carried.

Demo Application – 428 E. 11th St.

This property was destroyed by fire, and the City had started the condemnation process. Recently, the owner paid all back taxes, allowing him to apply to accepted into the demo program. The City will pay a maximum \$4,000 towards the demo of the property, minus any fees. Based upon this, the City's share is \$3,726.34 upon completion of the demolition.

Commissioner Hasch moved to accept 428 E. 11th St. in to the demo program. Commissioner Sacco seconded. Motion carried.

Bruno Rehbein stated since the property was accepted in the program, the public hearing scheduled for tonight would not be necessary. It was pulled from the agenda.

REPORTS

Manager’s Report

Amy Lange stated January 23 is Local Government Day in Topeka, and invited two commissioners to attend with her.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

None.

EXECUTIVE SESSION

Non-Elected Personnel

Commissioner Lambertz moved that the city commission recess into executive session to discuss personnel pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1), with the commission in attendance for 5 minutes then Amy Lange in attendance for the final 15 minutes, and to reconvene in the city commission chamber at 6:15 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Nay: None.

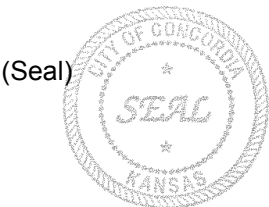
Time 5:54 p.m.

The commission reconvened at 6:15 p.m.

Mayor Matthew announced there was no binding action taken.

ADJOURN

There being no further business, at 6:16 p.m. it was moved and seconded to adjourn.



/s/Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, February 6, 2019

5:30 p.m.

The governing body met in regular session on February 6, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Mary Jo Thummel, Gary Jeardoe, Jessica Brucken. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

The recognition for Stacey Smith was removed due to an illness by the presenter.

Commissioner Hasch moved to approve the agenda as amended. Commissioner Lambertz seconded. Motion approved.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Broadway Plaza – 2018 Year in Review

Jessica Brucken gave an update on the previous year. Revenue increased, mainly due to grants. There were 126 events, with an attendance of 9,256. Over 26,000 have attended events since the plaza's inception. She said she will be looking to install a shade structure this year. Ms. Brucken listed several events already scheduled.

Year End Financial Report

Amber Farha reported the good news that we are \$359,000 over budgeted revenue, with expenses down as well. For the first time since before 2008, we have over \$1 million in reserves. Revenues for sales tax, franchise fees, special assessments, ambulance, and court fines all increased. She suggested taking some of the reserves and replenishing the rapidly depleted equipment replacement fund.

PUBLIC COMMENTS

Gary Jeardoe requested another listening tour this year. He praised Amy Lange and Ron Copple for discussions about the north side of town.

ACTION AGENDA (*Action Expected*)

Approval of January 14 & January 16, 2019 Minutes

Mayor Matthew said Commissioner Snavelly's name was listed in the January 16 minutes even though he was absent.

Commissioner Sacco moved to approve the minutes from January 14 & January 16 as amended. Commissioner Lambertz seconded. Motion carried.

Approval of Appropriation Ordinance #2

Commissioner Snavelly moved to approve appropriation ordinance #2. Commissioner Sacco seconded. Motion carried.

Resolution 2019-2081 Waiver of GAAP

There was presented to the City Commission a Resolution waiving generally accepted accounting principles for 2019.

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

Yea: Commissioners Matthew, Snavelly, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2081 was signed and approved by the Mayor and attested by the Clerk.

Ordinance 2019-3146 – Cereal Malt Beverages

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE REGULATING THE SALE OF CEREAL MALT BEVERAGES AND BEER WITHIN THE CITY OF CONCORDIA, KANSAS; REPEALING SECTIONS 3-301 AND 3-304 OF CHAPTER III; AND AMENDING THE CONCORDIA CODE, BY ADDING NEW SECTIONS 3-301 AND 3-304 OF CHAPTER III.

On April 1, retailers will be able to sell strong beer. The ordinance also removes the restriction of sales on Election Day.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance passed and the Ordinance was then duly numbered Ordinance No. 2019-3146, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

REPORTS

Manager’s Report

Amy Lange stated the Kansas Gas service lines are continuing to be replaced, with the weather slowing down the progress. North Central Regional Planning Committee was here yesterday discussing grant funding. The strategic doing is tomorrow evening; the City will be discussing lighting on Heritage Trail.

Staff Reports

Ron Copple said spring cleanup is scheduled for April 8-12.

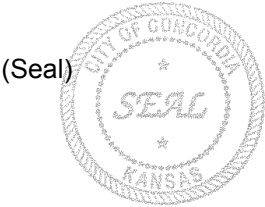
Mayor/Commissioner Comments & Reports

Mayor Matthew discussed the railroad crossing repairs being done after the recent derailment.

Commissioner Sacco said it would be beneficial to get the word out about our stable financial situation as shared by Amber Farha earlier.

ADJOURN

There being no further business, at 6:07 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, February 20, 2019

5:30 p.m.

The governing body met in regular session on February 20, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Kim Reynolds, Ken Johnson, Gary Jeardoe. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief; Chris Atkins, Recreation Director.

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

APPROVAL OF AGENDA

No changes to the agenda.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Introduction of CloudCorp Executive Director Kim Reynolds

Kim Reynolds, who replaced Ashley Hutchinson at the beginning of the year, introduced herself, and discussed activities with CloudCorp. CloudCorp's job is to recruit, retain, and provide expansion of businesses in the county. She stated a new website is in the works, which will provide useful information to those needing to know about the community.

PUBLIC COMMENTS

None.

ACTION AGENDA (Action Expected)

Approval of February 6, 2019 Minutes

Commissioner Sacco moved to approve the minutes from February 6, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #3

Commissioner Sacco moved to approve appropriation ordinance #3. Commissioner Hasch seconded. Motion carried.

Engineering Agreement for 1st & Lincoln Improvements

The City solicited bids from the two local engineering firms, Campbell & Johnson and RMA Engineering, for the 1st & Lincoln project, which will widen the shoulder. RMA declined due to their current workload. Campbell & Johnson's proposal was for \$39,460.00. Construction will begin by March 1, 2020.

Mayor Matthew had several questions about the contract, which were answered by Ron Copple and Ken Johnson. Commissioner Sacco requested widening the solicitation area, in order to receive more quotes.

Commissioner Snavelly moved to approve the mayor to sign the agreement from Campbell & Johnson in the amount of \$39,460.00. Commissioner Lambertz seconded. Motion carried.

Lease/Purchase of City Hall Copier

The current copier is now 6 ½ years old. Stacey Smith said the color printer, which is used in place of needing a color copier, now needs several hundred dollars in repairs. It was staff's recommendation to get a color copier this time. The current copier, rather than being traded, will be moved to the fire department.

Ms. Smith said quotes were solicited from four companies, with three responding. It was recommended to continue the relationship with Century Business Systems, which has given us excellent service over the years. The \$1 buyout option allows us to own the copier at lease end, rather than trading it back in at that time.

Commissioner Lambertz moved to approve the lease/purchase of the Savin IM C4500 copier from Century Business Systems for \$7,260, with a 36 month lease and the \$1 buyout option. Commissioner Hasch seconded. Motion carried.

REPORTS

Manager’s Report

None.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

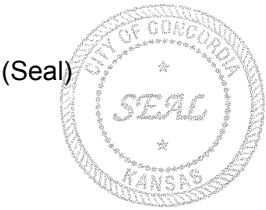
Commissioners Sacco and Lambertz praised staff on yet another round of snow removal.

Commissioner Lambertz said though he understood the earlier comments on soliciting bids from out of town, he believed it was in the City’s best interests to keep business in town when possible.

Mayor Matthew questioned the legalities of the upcoming male dancers at Valley Rental Center.

ADJOURN

There being no further business, at 6:05 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, March 6, 2019

5:30 p.m.

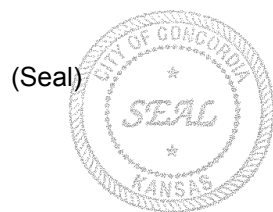
The commission meeting was held in regular session on March 6, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: None.

Absent: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Staff attending: City Clerk Stacey Smith.

NO QUORUM

No quorum was present at the meeting and no official action could be taken.



/s/ Stacey Smith

City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, March 20, 2019

5:30 p.m.

The governing body met in regular session on March 20, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Marian Condray, Susie Haver, Ken Johnson, Dave Garnas, S. Christina Brodie, Bruce Douglas. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief; Chris Atkins, Recreation Director.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Hasch moved to approve the agenda. Commissioner Sacco seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Cloud County Health Center Presentation

David Garnas, hospital administrator, gave the presentation. He discussed the master facility plan for a potential new hospital. An architect has been retained. Information will be released to the community the first part of April, with costs associated to be released in June.

He discussed changes to the facility over the last year. A walk-in clinic was started, with February having the highest number of walk-ins at 277. The hospital now offers podiatry, dermatology, and pediatric neurology, as well as other services.

Cloud County Tourism – Year End Review

Susie Haver discussed activities in 2018. Thirteen group tours were given, which were setup and lead by tourism. This equated to 936 visitors. Small group tours – non-planned – totaled 113, with 415 visitors. Over 5000 people came through the doors, with a large number spending the night. Tourism continues to rise, with local attractions such as the Orphan Train Complex and the Brown Grand Theatre.

Proclamation for March for Meals Month

Commissioner Lambertz read the proclamation, and March 2019 was declared as the 17th Annual March for Meals Month.

ACTION AGENDA (*Action Expected*)

Approval of February 20 and March 6, 2019 Minutes

Commissioner Sacco moved to approve the minutes from February 20 and March 6, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #4

Commissioner Snavelly moved to approve appropriation ordinance #4. Commissioner Sacco seconded. Motion carried.

Approval of Appropriation Ordinance #5

Commissioner Hasch moved to approve appropriation ordinance #5. Commissioner Snavelly seconded. Motion carried.

Ordinance 2019-3147 Snow Removal from Sidewalks

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE REPEALING CONCORDIA CODE SECTION 18-115 AND ADDING NEW CONCORDIA CODE SECTION 18-115 PROVIDING FOR IMMEDIATE ENFORCEMENT FOR FAILURE TO REMOVE SNOW FROM SIDEWALKS IN A TIMELY MANNER.

Amy Lange itemized the changes from the previous ordinance, which allows 24 hours to clear snow, and sets a fine if snow is not cleared timely. She said wording needed to be added in Section 18-115 (c) (3) which includes “and subsequent.”

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance passed and the Ordinance was then duly numbered Ordinance No. 2019-3147, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Purchase of Police Department Server

The current server has reached the end of its life. A quote was received from Kirby Fox of LockIT Technologies of \$11,404.00. LockIT currently does the IT for the City. It was recommended to replace the server immediately due to the sensitivity of information and the importance of having no down time in the police department and dispatch.

Commissioner Sacco moved to approve the purchase of the server from LockIT Technologies for \$11,404.00. Commissioner Snavelly seconded. Motion carried.

Connecting Link Application

The City can receive state funds due to the highways running through town. Ron Copple earmarked the project for repairing the highway south from Wal-Mart. The project would be a 90/10 match, and is estimated to cost about \$900,000. Ron Copple stated he would bring the project back for approval if KDOT approves the application.

Mill and Overlay Bid Approval – Archer Street

Archer 5th to 11th Street has been proposed. Both Hall Brothers and APAC-Kansas submitted bids, as follows:

Hall Brothers	\$102,020.50	Start date April 15
APAC-Kansas	\$106,816.10	Start date September 16

Mr. Copple said \$140,000 had been earmarked for the project. He stated 11th to 12th Street also needs repair, and asked for approval of an additional estimated \$25,000 for this project, including engineering. Several spots need extensive patching as well.

Commissioner Hasch moved to approve the mill and overlay bid by Hall Brothers for \$102,020.50, and to authorize the approval of an additional \$25,000 for one extra block from 11th to 12th Streets as well as patching. Commissioner Lambertz seconded. Motion carried.

Trail Lighting Contract Approval

The current trail system has had lighting installed except on the north leg from 20th to 21st Street. Money gifted to the City by Lavon Brosseau to be used partly for lighting was used for the trail, with \$10,312.00 remaining. A grant from Dane G. Hansen of \$10,000.00 leaves about \$2,000 for the City to contribute to finish the project, according to an estimate of \$22,377.00 received from Hood Heating and Air. No bids were requested from other vendors, as the City has chosen to work with Hood's, who did the lighting on the first mile of the trail.

Commissioner Lambertz moved to approve the proposal for lighting at Heritage Trail from Hood Heating & Air for \$22,377.00. Commissioner Snavelly seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange thanked the Community Foundation for three grants recently awarded to the City. She said there will be three listening tour stops this year, all during the week of March 25. On March 29, an intergovernmental meeting will be held at City Hall.

Staff Reports

Bruno Rehbein said a building permit has been issued for the new Dollar Tree, with plans to break ground as soon as possible.

Chris Atkins said that OCCK intends to start a bike share program in town, partnering with Blue Cross. Bike racks will most likely be installed near the bus stops. He said registration has begun on summer sports.

Mayor/Commissioner Comments & Reports

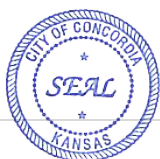
Mayor Matthew stated he's happy we are reinstating the intergovernmental meetings, and has heard positive feedback about it. He encouraged people to contribute towards the Nebraska flood plight.

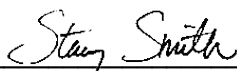
Commissioner Snavelly received clarification on semi trucks being allowed to travel on streets, and wondered if there was a way to direct them to the highways.

ADJOURN

There being no further business, at 6:53 p.m. it was moved and seconded to adjourn.

(Seal)




Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, April 3, 2019

5:30 p.m.

The governing body met in regular session on April 3, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Scott Tempero, Denise de Rochefort-Reynolds, Janet Eubanks, Pam Campbell, Della Strait, Adrian Douglas, Doyle Reed. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief; Chris Atkins, Recreation Director.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Stacey Smith stated due to Amy Lange's absence, the discussion on the listening tour would be postponed, as well as the study session item for public transportation. A proclamation from the Cloud County Health Center was added.

Commissioner Lambertz moved to approve the agenda as amended. Commissioner Sacco seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Cloud County Community College Presentation

Dr. Adrian Douglas discussed several items in the works at the college. She said a fabrication lab/maker space would soon be starting up. CCCC is beginning a coding academy. "Project Cloudfrastructure" would encourage working remotely and being able to live in Concordia, by preparing for the future of technology by offering 10G internet service. Dr. Douglas said the college would be hosting a community project to allow students and faculty to help around the community.

Alcohol Awareness Month Proclamation

Janet Eubanks presented the proclamation, as head of the alcohol dependency committee. She discussed local programs they support.

Mayor Matthew read the proclamation, and April was declared as Alcohol Awareness Month.

Donate Life Month Proclamation

Pam Campbell of CCHC encouraged organ donation. She invited the community to a flag raising at the hospital on April 11.

Mayor Matthew read the proclamation, and April was declared as Donate Life Month.

PUBLIC COMMENTS

None.

ACTION AGENDA (*Action Expected*)

Approval of March 20, 2019 Minutes

Commissioner Sacco moved to approve the minutes from March 20, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #6

Commissioner Hasch moved to approve appropriation ordinance #6. Commissioner Snavelly seconded. Motion carried.

Frank Carlson Library Board Appointment

Two terms are expiring on the library board. Sue Gustafson is completing her first term and is interested in continuing. Scot Henderson will be completing his second term and is not eligible for reappointment. Lindsay Metcalf has expressed interest in serving. Denise de Rochefort-Reynolds, library director, recommended the appointment of both Ms. Gustafson and Ms. Metcalf.

Commissioner Hasch moved to appoint Sue Gustafson and Lindsay Metcalf to the Frank Carlson Library board. Commissioner Lambertz seconded. Motion carried.

Federal Funds Exchange Approval

The federal funds exchange program allows the City to receive 90% of the funds to be exchanged. Currently, the City has \$61,412.67 in banked funds, which means we would receive \$55,271.40. If funds are not exchanged, the City can use 100% of the banked funds, but we would have to follow federal aid requirements, meaning it is more beneficial to receive 90% to be used as we see fit. Staff recommends the exchange, to be used towards the State and Campus Drive street project completed last year.

Commissioner Snavely moved to approve the exchange of federal funds in the amount of \$61,412.68. Commissioner Sacco seconded. Motion carried.

Approval of Demo Program Application for 403 E. 5th St.

The house at 403 E. 5th St. sustained damaged from a fire in 2017. The new owner wishes to remove the damaged structure for future development. He received two estimates from contractors, as per our guidelines. Based on the lowest amount of \$8,500.00 from Jenson Ag Services, the owner will be reimbursed \$3,850.00.

Commissioner Lambertz moved to accept 403 E. 5th St. into the demo program and to reimburse the owner \$3,850.00 upon completion. Commissioner Snavelly seconded. Motion carried.

REPORTS

Manager's Report

None.

Staff Reports

Ron Copple said his crews are making headway on the potholes around town. He said spring cleanup is all next week, with utilities personnel helping out. He also gave an update on the progress of the new pool slide.

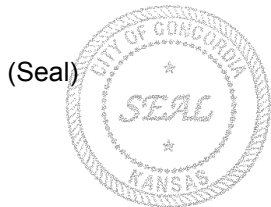
Mayor/Commissioner Comments & Reports

Commissioner Lambertz said he is impressed by the collaboration of city staff.

Mayor Matthew noted his pride of Kansas and this community for the generosity towards Nebraska with flood donations.

ADJOURN

There being no further business, at 6:16 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith

City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, April 17, 2019

5:30 p.m.

The governing body met in regular session on April 17, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Tonya Merrill, Karol Closser, Claire Mullen, Robert Frasier. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

A Fair Housing Month proclamation has been added.

Commissioner Hasch moved to approve the agenda as amended. Commissioner Snavelly seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Fair Housing Month Proclamation

Stacey Smith presented the proclamation from the State. We have needed the proclamation in the past for posting at various locations during certain grants. This will be presented to the governor.

Mayor Matthew read the proclamation, and April was declared as Fair Housing Month.

PUBLIC COMMENTS

None.

DISCUSSION AGENDA (*Items Deserving of Brief Discussion, Action may be taken*)

2019 Listening Tour Discussion

Amy Lange said three sessions were held this year. The same issues mostly were discussed as last year, with most attendees interested in the condition of the streets, property maintenance, and blight. Commission concession is to continue this annually.

ACTION AGENDA (*Action Expected*)

Approval of April 3, 2019 Minutes

Commissioner Sacco moved to approve the minutes from April 3, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #7

Commissioner Sacco moved to approve appropriation ordinance #7. Commissioner Hasch seconded. Motion carried.

Renewal of License Agreement with Keaton Lambert

The agreement, first signed in 2009, allows Mr. Lambert to use the undeveloped 18th, 19th, and 20th Streets immediately north of the airport, as well as a portion of Kansas Street, for farming and right-of-way use to other property. Beldon Blosser had a similar agreement before selling the land to Mr. Lambert. The license agreement renews for another 10 years.

Commissioner Snavelly moved to approve the renewal of the license agreement with Keaton Lambert for right-of-way use and farming. Commissioner Lambertz seconded. Motion carried.

Bike Share Program – Approval of Bike Rack Location

OCCK intends to place bike racks and bicycles for rent around town. There is interest in placing one across from City Hall near the bus stop. The rack would take up two parking stalls. There would be no responsibility on the

City's part for the bikes. Clair Mullen from OCCK discussed the process of how payment is made to rent the bicycles. Blue Cross is sponsoring the program locally.

Commissioner Lambertz moved to approve the license agreement with OCK to install and maintain rentable bicycles located at 7th & Washington. Commissioner Sacco seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange thanked the citizens for helping clean up blight during the annual citywide cleanup. The process has taken longer, due to ineligible items being put out, and items not being sorted into appropriate piles. There will be further discussion on how this process can be streamlined.

Staff Reports

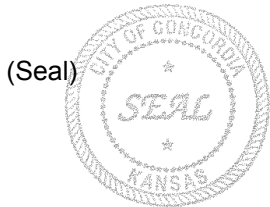
None.

Mayor/Commissioner Comments & Reports

The commissioners praised staff for attending to potholes, and thanked staff and the community for the cleanup. Mayor Matthew said he attended the recent mayor conference in Salina, and broadband in rural communities was a topic of interest.

ADJOURN

There being no further business, at 6:17 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith

City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, May 1, 2019

5:30 p.m.

The governing body met in regular session on May 1, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Darla Bebbler, Kim Reynolds, Bill Garrison, Kathy Kindel, Robert Frasier. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange added a study session for discussion of a rehab grant.

Commissioner Hasch moved to approve the agenda as amended. Commissioner Lambertz seconded. Motion carried.

DISCUSSION AGENDA (*Items Deserving of Brief Discussion, Action may be taken*)

Financial Quarterly Report

Amber Farha said property and sales taxes and franchise fees are on target for the year. Ambulance revenues are up, as well as utilities.

ACTION AGENDA (*Action Expected*)

Approval of April 17, 2019 Minutes

Commissioner Sacco moved to approve the minutes from April 17, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #8

Commissioner Snavelly moved to approve appropriation ordinance #8. Commissioner Sacco seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange said she has applied for a Duclos grant for front lobby remodel. She said we have not yet heard whether we have received the FAA grant to expand the runway.

Staff Reports

Eric Voss informed the commission that an ambulance was rolled on its side yesterday during a transfer to Wichita. No one was injured.

Ric Fredrickson said 31 pounds of prescription meds were turned in during last weekend's drug take back. The department, along with fire and the county, held an active shooter drill at the college today.

Mayor/Commissioner Comments & Reports

Amy Lange filled the commission in on the pool slide progress. We are ready for them, but due to the harsh winter, the company won't make the date originally set, and most likely the slide won't be installed until the pool is filled.

ADJOURN

There being no further business, at 5:45 p.m. it was moved and seconded to adjourn to a study session to discuss the annual citywide cleanup, as well as a housing rehab grant with the Federal Home Loan Bank.



/s/ Stacey Smith

City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, May 15, 2019

5:30 p.m.

The governing body met in regular session on May 15, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Doris Hale, Ron Davis, Brenda Davis, Robert Frasier, LeRoy Dickinson. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange said a proclamation for Poppy Day was added, and the audit presentation removed.

Commissioner Lambertz moved to approve the agenda as amended. Commissioner Hasch seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Motorcycle Awareness Month Proclamation

Ron Davis presented the proclamation from the American Legion Riders.

Mayor Matthew read the proclamation, and May was declared as Motorcycle Awareness Month.

Poppy Day Proclamation

Doris Hale presented the proclamation, and asked for help putting out flags on the veterans' graves on May 25.

Mayor Matthew read the proclamation, and May 24 was declared as Poppy Day.

PUBLIC COMMENTS

None.

DISCUSSION AGENDA (*Items Deserving of Brief Discussion, Action may be taken*)

Budget Meeting Dates

Amber Farha presented some dates agreed upon by staff for budget sessions; July 15, July 17, and July 23. The commission agreed the dates would work.

ACTION AGENDA (*Action Expected*)

Approval of May 1, 2019 Minutes

Commissioner Sacco moved to approve the minutes from May 1, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #9

Commissioner Snavelly moved to approve appropriation ordinance #9. Commissioner Hasch seconded. Motion carried.

Approval for Use of TIF Funds for Gas Main Extension

Amy Lange said land at the south development is advertised as having all utilities in place, but the gas line has not been laid to the Dollar Tree site. In 2011, TIF funds were authorized in part for utilities. Bond counsel was questioned, and the current project would be allowed as an extension of that original project. The estimated cost of \$11,678.25 can be recouped in part by MCF usage dividends, at which time the recovered funds must go back into the TIF fund.

Commissioner Lambertz moved to authorize the city manager to enter into a contract with Kansas Gas Service to extend the natural gas main at certain south development retail lots using TIF funds, at an estimated cost of \$11,678.25. Commissioner Hasch seconded. Motion carried.

Board of Building Trades Appointments

After advertising with no results, James Reynolds and Luke Hood expressed interest in continuing to serve on the board. Bruno Rehbein recommended their reappointment.

Commissioner Lambertz moved to reappoint James Reynolds and Luke Hood to the Board of Zoning Appeals. Commissioner Snively seconded. Motion carried.

REPORTS

Manager’s Report

Amy Lange said some repairs are needed at the Plaza. She has authorized repairing a leak in the ceiling of the concession stand, as well as raising a grassy area dip that pools water. A larger concern is pooling water against the buildings. Drainage is needed in the southwest corner. After discussing possible solutions, the commission recommended getting estimates from local contractors.

Ms. Lange announced Concordia as the grant recipient of nearly \$7 million to enlarge the runway. This will be 100% funding; no local match.

She promised to follow up with the pool slide company, as they have missed their install deadline due to the harsh winter.

Staff Reports

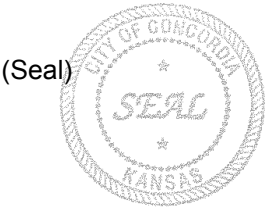
Amber Farha presented the commission with the budget books.

Mayor/Commissioner Comments & Reports

Commissioner Sacco referenced the cemetery issue, a concern of some citizens via social media over the placement of new flagpoles at the cemetery. Both Mayor Matthew and Commissioner Lambertz urged residents to contact staff and the commission with any concern, rather than taking to social media where it could not be properly addressed. Commissioner Hasch thanked staff for working to find a solution, which was to let lot owners opt out of having a flagpole near their headstone.

ADJOURN

There being no further business, at 6:15 p.m. it was moved and seconded to adjourn to a study session to discuss general public transportation.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, June 5, 2019

5:30 p.m.

The governing body met in regular session on June 5, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Snavelly, Lambertz, and Sacco.

Absent: Commissioner Hasch.

Other Officers: City Manager Lange and City Clerk Stacey Smith.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Karol Closser, Tonya Merrill, Kim Reynolds, Gary Jeardoe, Bob Frasier. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange said the Brown Grand Theatre discussion would be pulled from the agenda.

Commissioner Snavelly moved to approve the agenda as amended. Commissioner Lambertz seconded. Motion carried.

PUBLIC COMMENTS

Joe Collins voiced a complaint about the condition of the property at 16th & Kansas, asking the City to mow it.

ACTION AGENDA (*Action Expected*)

Approval of May 15, 2019 Minutes

Commissioner Sacco moved to approve the minutes from May 15, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #10

Commissioner Snavelly moved to approve appropriation ordinance #10. Commissioner Sacco seconded. Motion carried.

2018 Audit Presentation

Neil Phillips of Jared, Gilmore & Phillips, explained the audit in detail. He explained the cash basis laws. Mr. Phillips said we were under budget in all budgeted funds. We began the year with \$856,650.94 in unencumbered cash, and ended with \$1,191,316.60, which is about three months of expense. There were no audit adjustments, and no items of weakness to report.

Commissioner Lambertz moved to accept the audit and to authorize the mayor to sign the management representation letter. Commissioner Sacco seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Resource Center Budget Request

Tonya Merrill discussed the activities of the center over the last year. There has been an increase in families using the food bank, as well as school bags and holiday food baskets. Over 130 family received utilities assistance. Ms. Merrill has asked for an increase of \$2,000, to \$22,000.

Senior Center Budget Request

Karol Closser, representing the senior center, submitted a request for \$10,000, which is what the City gave them for this year. Over 18,000 meals were served, and 9,140 were delivered through Meals on Wheels. They are up over 2,000 meals from last year.

CloudCorp Budget Request

Kim Reynolds put forth the request for \$55,000 and \$3,000 for small business development, the same request as the past several years. She presented the 2019 budget, and updated the commission on current projects. Some improvements have been made to the website. She listed all recipients of this year's Get in the Cloud grants.

REPORTS

Manager's Report

None.

Staff Reports

Bruno Rehbein discussed the earlier mentioned nuisance property. He said staff is still working on nuisances, but the City is busy with our own property.

Ron Copple said the mill & overlay property on Archer Street is complete.

Mayor/Commissioner Comments & Reports

Mayor Matthew said he'd received compliments on the Avenue of Flags.

ADJOURN

There being no further business, at 6:23 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk



MINUTES
CITY COMMISSION SPECIAL MEETING
CITY HALL, 701 WASHINGTON ST.

Friday, June 14, 2019

3:00 p.m.

The governing body met in special session on June 14, 2019, at 3:00 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Snavelly, Lambertz, and Sacco. Commission Hasch was present via phone.

Absent: None.

Other Officers: City Manager Lange, City Clerk Smith, and Finance Director Farha.

Visitors: Toby Nosker, Don Dean. Staff present: Jeremy Arnold, Ric Fredrickson.

CALL FOR SPECIAL CITY COMMISSION MEETING
CITY OF CONCORDIA, KANSAS

TO THE BOARD OF CITY COMMISSIONERS:

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

Place: City Hall, Concordia, Kansas
Date: June 14, 2019
Time: 3:00 o'clock P.M

The object of said meeting will be as follows:

1. Call to Order
2. Authorize Repair/Replacement of Sanitary Sewer
3. Adjourn

SAM J. SACCO
COMMISSIONER

S. CHRISTY HASCH
COMMISSIONER

KEATON SNAVELY
COMMISSIONER

CHARLES P. LAMBERTZ
COMMISSIONER

MARK R. MATTHEW
COMMISSIONER

RETURN OF SERVICE

The undersigned received the notice of Special City Commission meeting, of which the foregoing is a copy, at 4:25 o'clock p.m., June 13, 2019.

Served the same personally on Sam Sacco. /s/ Stacey Smith.

Served the same personally on Christy Hasch. /s/ Stacey Smith.

Served the same personally on Keaton Snavelly. /s/ Stacey Smith.

Served the same personally on Chuck Lambertz. /s/ Stacey Smith.

Served the same personally on Mark Matthew. /s/ Stacey Smith.

AUTHORIZE REPAIR/REPLACEMENT OF SANITARY SEWER

Jeremy Arnold explained that a sinkhole had been discovered this week in the alley between 2nd and 3rd Streets, between Olive and Spruce Streets. Upon investigation, it was discovered a portion of the sanitary sewer line had collapsed. Staff worked on the line, but it continued to collapse as the water table is high on that side of town. Traditional trench and replacement of pipe will not work due to the high water table. The pipe bursting method must be used, which basically runs a smaller pipe through the existing line.

Three companies were asked to supply immediate estimates for the repair of the line. APAC did not respond, and Smoky Valley Construction does not perform that type of work. Nowak Construction provided a quote nearly identical to Campbell & Johnson’s estimate, and can start the work on Monday.

Commissioner Lambertz moved to authorize the city manager to proceed with the scope of work outlined in the quote with Nowak Construction, not to exceed \$81,479.00. Commissioner Sacco seconded. Motion carried.

ADJOURN

There being no further business, at 3:14 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, June 19, 2019

5:30 p.m.

The governing body met in regular session on June 19, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Ken Johnson, Jason Johnson, Don Dean, Eric Johnson, Mike Nelson, John Paul Breault, Melissa Williamson, Jason Grogan, Sheila Jackson, Lindsay Metcalf, Monte Wentz, Jason Van Pelt, Gary Jeardoe, Denise deRocheffort-Reynolds, Janice Swenson, Sue Gustafson, Dave Garnas, Ty Gennette, Everett Miller. Staff present: Ron Copple, Public Works Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange said the executive session listed as acquisition of real estate should be confidential business data.

Commissioner Lambertz moved to approve the agenda as amended. Commissioner Snively seconded. Motion carried.

PUBLIC COMMENTS

Ty Gennette, owner of Easy G Sports Bar, asked that the commission reconsider the decision to have "BYOB" at the Fall Fest concert. Both the Fall Fest and Broadway Plaza committees have agreed on how to handle the alcohol for the event.

Gary Jeardoe said that Walmart has noxious weeds growing in their landscaping.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Campbell & Johnson – 50 Year Anniversary Recognition

Amy Lange recognized Campbell & Johnson as the City's engineer since its inception. She expressed appreciation for the work they have done, and continue to do, for the City. A proclamation recognizing the firm was read, and she presented staff with a key to the city.

Cloud Village Budget Request

Sheila Jackson, property manager of Cloud Village, gave a presentation, outlining the upgrades that have been done to the apartments, in part thanks to the City's help. She asked for \$6,200, which is \$1,200 more than last year, in order to help supplement the manager's salary.

Ms. Jackson stated that currently the complex is owned by the board members, with no future plan for the ownership of the property when the USDA loan is fulfilled in 2028. She said a conversation with the commission before that time might be good, if the City is wanting to take back the property at that time. The housing board would have to amend the by-laws to reflect this.

Frank Carlson Library Budget Request

Librarian Denise deRocheffort-Reynolds discussed the programs the library offers. She presented a request for \$206,676.00 in the library fund, with an increase of \$6,227.00. In the benefit fund, \$62,302.00 is requested, \$5,868.00 more than last year's budget.

Brown Grand Theatre Presentation

Monte Wentz, president of the theatre board, gave the presentation. According to the City's agreement with the Brown Grand, the board is charged with managing the theatre. He discussed the renovation project in 2013 and 2014. Mr. Wentz said currently they are trying to obtain grants to update the sound system, the seating, and the dressing rooms. He agrees the board would update the commission each year on the operations, but disagreed with the city manager's request for commission approval for capital projects. Mr. Wentz asked that the commission forgive the debt incurred at the time of the 2013 renovation. Current balance is approximately \$50,000.00.

ACTION AGENDA (Action Expected)

Approval of June 5, 2019 Minutes

Commissioner Sacco moved to approve the minutes from June 5, 2019. Commissioner Snively seconded. Motion carried.

Approval of Appropriation Ordinance #11

Commissioner Snavelly moved to approve appropriation ordinance #11. Commissioner Hasch seconded. Motion carried.

Approval of Design Contractor for Treatment Plant Phase 2

Amy Lange described the upgrades that would take place during phase 2 of the plant’s renovation. The method to process waste to a finished product is still undecided. The current wastewater fee of \$10 on each water bill may need to be increased. The onsite inspection fee is based on 273 days.

Commissioner Sacco said he was uneasy with approving the onsite inspection portion of the agreement, before the design has been done.

Commissioner Hasch moved to authorize the city manager to enter into a contract with Professional Engineering Consultants for \$149,600.00 for design, bidding and construction administration, and for on-site construction inspection not to exceed \$223,500.00, for a total cost of \$373,100.00. Commissioner Snavelly seconded. Motion carried.

REPORTS

Manager’s Report

The CDBG paperwork has been delivered to the Dept. of Commerce for the grant for two blocks of alley, storm sewer, and sanitary sewer replacement. Staff will be presenting as a prerequisite in the grant process. We are in pre-design for the airport, in anticipation of the \$7 million received from the FAA. We have been approved for a 60’ runway, but applied for 75’. The ribbon cutting of KANcycle will be Monday. This is a program to rent bicycles and will have two locations in town. The repair of the sewer main on the north side of town is underway.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

Several commissioners wished to further investigate the BYOB status at the plaza.

Commissioner Lambertz said a member of the Airport Advisory Board had approached him about setting up a memorial at the Airport Park, memory of someone who had passed away.

Mayor Matthew said he’d received many positive comments about the airport grant.

EXECUTIVE SESSION

Confidential Business Data #1

Commissioner Lambertz moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4) with Amy Lange, Justin Ferrell, and Dave Garnas in attendance, and to reconvene in the city commission chamber at 7:05 p.m. Commissioner Sacco seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Time: 6:52 p.m.

The commission reconvened at 7:05 p.m.

Confidential Business Data #2

Commissioner Lambertz moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4) with Amy Lange, Justin Ferrell, and Dave Garnas in attendance, and to reconvene in the city commission chamber at 7:15 p.m. Commissioner Sacco seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

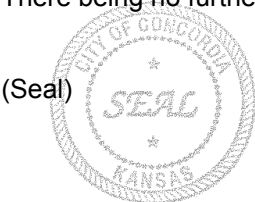
Time: 7:06 p.m.

The commission reconvened at 7:15 p.m.

Mayor Matthew announced there was no binding action taken.

ADJOURN

There being no further business, at 7:16 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk



**MINUTES
CITY COMMISSION SPECIAL MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, June 26, 2019

1:00 p.m.

The governing body met in special session on June 26 2019, at 1:00 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Lange and City Clerk Smith.

Visitors: Toby Nosker. Staff present: Jeremy Arnold.

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

TO THE BOARD OF CITY COMMISSIONERS:

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

Place: City Hall, Concordia, Kansas
Date: June 26, 2019
Time: 1:00 o'clock P.M

The object of said meeting will be as follows:

1. Call to Order
2. Authorize Replacement of Sanitary Sewer
3. Adjourn

SAM J. SACCO
COMMISSIONER

S. CHRISTY HASCH
COMMISSIONER

KEATON SNAVELY
COMMISSIONER

CHARLES P. LAMBERTZ
COMMISSIONER

MARK R. MATTHEW
COMMISSIONER

RETURN OF SERVICE

The undersigned received the notice of Special City Commission meeting, of which the foregoing is a copy, at 8:20 o'clock a.m., June 25, 2019.

Served the same personally on Sam Sacco. /s/ Stacey Smith.

Served the same personally on Christy Hasch. /s/ Stacey Smith.

Served the same personally on Keaton Snively. /s/ Stacey Smith.

Served the same personally on Chuck Lambertz. /s/ Stacey Smith.

Served the same personally on Mark Matthew. /s/ Stacey Smith.

AUTHORIZE REPLACEMENT OF SANITARY SEWER

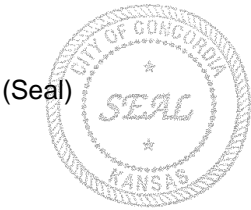
Jeremy Arnold explained that while completing the block of sewer line last week, Nowak Construction saw the need for the next block to be replaced while connecting to it with the new pipe. The 100 year old clay pipe showed signs of collapse. If the block on Spruce to Archer between 2nd and 3rd Streets is replaced, it will connect the new block with several blocks that were done about 30 years ago.

The cost of \$97,531.00 is more than the block approved for replacement two weeks ago, due to the depth and number of service lines connected to it. Nowak is currently still here from the previous project.

Commissioner Sacco moved to authorize the city manager to enter into a contract with Nowak Construction for \$97,531.00. Commissioner Snavelly seconded. Motion carried.

ADJOURN

There being no further business, at 1:10 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, July 3, 2019

5:30 p.m.

The governing body met in regular session on July 3, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Gary Jeardoe, Ty Gennette, Ashley Hutchinson, Brandt Hutchinson, Karol Closser, Kim Reynolds, Ben Retter, Tawni Retter, Quentin Breese, Jessica Brucken. Staff present: Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief; Chris Atkins, Recreation Director.

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

APPROVAL OF AGENDA

Amy Lange said a presentation had been added to the agenda for the rehabilitation of tennis courts at City Park.

Commissioner Snavelly moved to approve the agenda as amended. Commissioner Lambertz seconded. Motion carried.

PUBLIC COMMENTS

Arlene Clayton had numerous comments.

Karol Closser, head of transportation, announced the \$20,000 needed to run all vans for next year has been secured.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Rehabilitation of Tennis Courts at City Park

Ben Retter informed the commission that a community group has been assembled in order to secure funds to update the tennis courts in City Park. Some independent bids have been received on the resurfacing, which would last 3-5 years. The group has investigated a polypropylene surface, which has a 15-18 year life, but is considerably more money. The plan is erecting a small building, doing fencing repair, and installing new basketball goals, as well as enhancements to the lighting. Partnering with CloudCorp, the group hopes to receive funding from the Community Foundation. They have received pledges from the high school, as well as several private donors. Mr. Retter asked for a \$20,000 contribution from the city, since it's been determined the total project will be \$250,000.

Broadway Plaza Concert During Fall Fest

Jessica Brucken discussed the Fall Fest concert, which will be King Midas and the Muflers. It will be held in conjunction with the All Class Reunion. The committee has decided on the concert being BYOB, and have plans for several individuals to be on hand to check IDs. It was discussed enlarging the fenced area to the east, since a large crowd is expected.

Commissioner Sacco said he felt local businesses would be hurt not allowing the sale of alcohol during the event. Ty Gennette, owner of Easy G Sports Bar, voiced his displeasure over the decision. It was suggested that Mr. Gennette could apply for a drinking district in order to allow alcohol in front of his establishment. Several commissioners asked to continue the conversation as a study session at the next meeting.

ACTION AGENDA (Action Expected)

Amendment to Broadway Plaza Management Agreement

The agreement change was originally discussed in November of 2017, but did not get placed on the agenda for approval. The two changes included the date which the commission would receive an activity report, as well as the expenditures which would now be based on a budgeted amount rather than the revenue that is received.

Commissioner Snavelly moved to approve the amendment to the Broadway Plaza management agreement with CloudCorp. Commissioner Hasch seconded. Motion carried.

Approval of June 14, June 19, and June 26 Minutes

Commissioner Sacco moved to approve the minutes from June 14, June 19, and June 26. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #12

Commissioner Snavelly moved to approve appropriation ordinance #12. Commissioner Sacco seconded. Motion carried.

Airport Advisory Board Appointments

Susan Retter expressed interest in continuing to serve, and Scot Henderson asked to serve as well.

Commissioner Lambertz moved to appoint Susan Retter and Scot Henderson to the airport advisory board. Commissioner Snavelly seconded. Motion carried.

REPORTS

Manager’s Report

Amy Lange announced that the application for the Federal Home Loan Bank grant has been submitted. If awarded, this grant would bring \$1 million to the county to do various projects for homeowners at no cost to the owner. She said staff would be presenting next week to the Department of Commerce for a CDBG for water, sewer and resurfacing of two blocks of downtown alleys.

Staff Reports

Chris Atkins said he would be asking for commission approval at the next meeting for replacing lights at the sports complex with LED lights. Some lights and poles were damaged in a recent storm. The current lights will be obsolete in the near future.

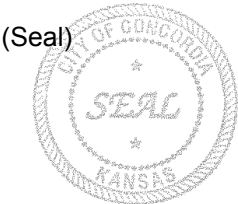
Jeremy Arnold gave an update on the sewer line replacement on the block on Spruce to Archer between 2nd and 3rd Streets.

Mayor/Commissioner Comments & Reports

Commissioner Lambertz said the Hood Park Neighbors will be having a holiday even tomorrow, and all are invited.

ADJOURN

There being no further business, at 6:39 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk



**MINUTES
CITY COMMISSION SPECIAL MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, July 15, 2019

3:00 p.m.

The governing body met in special session on July 15, 2019, at 3:00 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Absent: None.

Staff Present: Amy Lange, Stacey Smith, Amber Farha, Bruno Rehbein, Ron Copple, Jeremy Arnold, Eric Voss, Ric Fredrickson.

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

TO THE BOARD OF CITY COMMISSIONERS:

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

Place: City Hall, Concordia, Kansas
Date: July 15, 2019
Time: 3:00 o'clock P.M

The object of said meeting will be as follows:

1. Call to Order
2. 2020 Budget
3. Adjourn

SAM J. SACCO
COMMISSIONER

S. CHRISTY HASCH
COMMISSIONER

KEATON SNAVELY
COMMISSIONER

CHARLES P. LAMBERTZ
COMMISSIONER

MARK R. MATTHEW
COMMISSIONER

RETURN OF SERVICE

The undersigned received the notice of Special City Commission meeting via email, of which the foregoing is a copy, at 7:40 o'clock a.m., July 15, 2019.

Served the same personally on Sam Sacco. /s/ Stacey Smith.

Served the same personally on Christy Hasch. /s/ Stacey Smith.

Served the same personally on Keaton Snively. /s/ Stacey Smith.

Served the same personally on Chuck Lambertz. /s/ Stacey Smith.

Served the same personally on Mark Matthew. /s/ Stacey Smith.

2020 BUDGET

Amber Farha said based on numbers for this year, the mill levy won't need to be increased. The county valuation has increased our mill from \$23,617 to \$23,920. Staff has suggested a COLA of 2.5% based on the CPI average for 2018, and to continue all step increases. We should end with a reserve at year end of \$1,006,705.

The entities that request funds were discussed. All agreed to honor the requests, including the additional \$2,000 for the Resource Center and the additional \$1,200 for the housing authority.

Ms. Farha said we would begin replenishing the equipment reserve fund, increasing it from \$110,960 in 2019 to \$226,000. The last several years have seen a decrease in contributions to this fund.

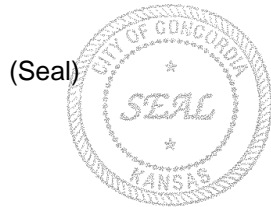
The downtown sewer and alley project was discussed. We have received a grant for two blocks for sewer and alley reconstruction. It was suggested adding an additional block while we have the matching funds. Ms. Farha explained the additional funds could come by foregoing one year of mill and overlay, and using \$100,000 in TIF funds. Commission consensus was to move forward in that way in order to maximize grant funds.

Ms. Farha next presented the water and sewer fund. End of year reserves are estimated at \$548,589, and for 2020, \$423,771. The two blocks of emergency sewer repair have cut into cash reserves. It was discussed that with the treatment plant moving into phase 2, we would soon need to increase the fee on the water bill. Initially, \$5 had been planned for by this phase, but it's possible we could only increase it by \$3.

The next budget meeting is scheduled as a study session item at the next commission meeting.

ADJOURN

There being no further business, at 5:40 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith

City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, July 17, 2019

5:30 p.m.

The governing body met in regular session on July 17, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Monte Wentz, Gary Jeardoe, Everett Miller, Ken Johnson, John Paul Breault, Mikki Nelson, Phil Gilliland, Robert Frasier, David Garnas, Ty Gennette, Robert Steimel. Staff present: Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Ric Fredrickson, Police Chief; Chris Atkins, Recreation Director.

The invocation was followed by the reciting of the Pledge of Allegiance.

PUBLIC COMMENTS

None.

ACTION AGENDA (*Action Expected*)

Approval of July 3, 2019 Minutes

Commissioner Lambertz moved to approve the minutes from July 3, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #13

Commissioner Sacco moved to approve appropriation ordinance #13. Commissioner Snavelly seconded. Motion carried.

KDOT Agreement – Kyle Railroad Crossing at Cedar Street

The agreement is between KDOT, Kyle Railroad, and the City. Surfacing and crossing signal with gate and flashing lights will be replaced. The corresponding resolution authorizes the mayor to sign the agreement, and was requested by KDOT.

Commissioner Sacco moved to authorize the mayor to sign the agreement between KDOT, Kyle Railroad, and the City of Concordia. Commissioner Snavelly seconded. Motion carried.

Resolution 2019-2082 Authority of Mayor to Sign KDOT Agreement

There was presented to the City Commission a Resolution authorizing the mayor to sign the KDOT agreement with Kyle Railroad and the City of Concordia.

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

Yea: Commissioners Matthew, Snavelly, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2082 was signed and approved by the Mayor and attested by the Clerk.

Development Agreement with Cloud County Health Center for Sale of Land

Amy Lange presented the agreement, stating the hospital wishes to relocate to the south development, land directly north of the new Dollar Tree. Citing the land pricing policy the City passed several years ago, the hospital would receive the land free. They must break ground within 18 months. The administrator has stated work would start in the spring of 2021.

Commissioner Hasch moved to authorize the mayor to sign the development agreement with Cloud County Health Center for development of Lot 5, Block A at College Drive Park. Commissioner Lambertz seconded. Motion carried.

Safety Manual

Stacey Smith presented the updated manual. The safety committee has worked on the manual the past few months. No major changes were done from the previous version. The committee will facilitate a city-wide training day on August 19, to familiarize all employees on the manual, the personnel handbook, other safety issues, and employee benefits. The committee asked that the manual be approved before that time, so that all employees may receive a copy.

Commissioner Lambertz moved to approve the safety manual and authorize the mayor and city manager to sign the adoption statements. Commissioner Hasch seconded. Motion carried.

LED Lighting Replacement at Sports Complex

Chris Atkins stated that a wind storm had blown down two light poles at the sports complex. Rather than replace with like lighting, he asked that the commission approve upgrading to LED lighting, as the current lights will become obsolete in two years. Insurance has approved the replacement. The additional cost will be \$11,089 plus the \$2500 deductible. He said most could come from the CIP fund. Hood's total quote is \$23,266.

Commissioner Lambertz moved to approve the purchase and installation of lighting from Hood Heating and Air for \$23,266.00. Commissioner Snavelly seconded. Motion carried.

Professional Services Contract for Construction of Airport Runway

Brad Waller of Benesch was on hand to discuss the nearly \$7,000,000 grant the City just received to widen and lengthen the runway. The grant requires no match. The project must be bid and approved by May 1, 2020. Since we were not approved for the width and length for which we applied, Mr. Waller said we still will be able to enlarge in the future. Benesch's contract is for \$483,187.00 for the survey, study, and design and bidding. The City will pay for the services from the general fund, but will be reimbursed by the grant.

Commissioner Snavelly moved to authorize the City Manager to enter into a contract with Benesch for professional services for construction of Runway 18/36 and conversion of Runway 17/35 into a parallel taxiway at Blosser Municipal Airport, in the lump sum amount of \$483,187.00 for topographic survey, geotechnical evaluation, aeronautical survey, design and bidding, to be paid from the General Fund and reimbursed by the supplemental appropriation to the FAA AIP grant. Commissioner Sacco seconded. Motion carried.

Authorize Liquidation of Revolving Loan Fund Project – Heavy's Steakhouse & BBQ

Heavy's Steakhouse & BBQ was the recipient of a \$100,000 loan from the City's revolving loan fund. The loan has a current balance of \$84,271.46. With the recent closing of the restaurant, the fund will not be able to recoup that loss. Central National Bank has accelerated repayment based on default of the owner.

Amy Lange stated since the fund's inception in 1988, the City has only seen two businesses in default out of sixteen loans. There is currently over \$484,000 available.

Commissioner Sacco moved to authorize and direct Central National Bank to liquidate Certificate of Deposit No. 7038326 on Thursday, July 18, 2019 and apply the total amount of \$84,271.46 from Certificate of Deposit No. 7038326 to pay the entire amount owed to Central National Bank under Loan No. ****7402 as allowed by the terms of the Agreement of Guaranty dated December 30, 2015. Commissioner Hasch seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange announced that the Lieutenant Governor will be holding a listening tour in Concordia on his Rural Prosperity Tour on August 1. He and staff will be stopping by City Hall in the afternoon. She said there has been an increase in vandalism this year in City Park and the Plaza. Staff will be looking into a camera system at the park.

Staff Reports

Ric Fredrickson said the police officers will be hosting Cops & Cones on Friday at the Plaza, handing out free ice cream cones.

Mayor/Commissioner Comments & Reports

All commissioners thanked staff, especially Amber Farha, for the work with the budget this year.

Commissioner Lambertz stated he is disappointed in people who damage city property.

Mayor Matthew asked that people be mindful of the intense heat coming up, and care for themselves as well as their pets.

EXECUTIVE SESSION

Confidential Business Data #1

Commissioner Lambertz moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4) Amy Lange, Justin Ferrell, Monte Wentz, Ty Gennette, Everett Miller, John Paul Breault, and Mikki Nelson in attendance, and to reconvene in the city commission chamber at 6:35 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Time: 6:20 p.m.

The commission reconvened at 6:35 p.m.

Confidential Business Data #2

Commissioner Lambertz moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4) Amy Lange, Justin Ferrell, Monte Wentz, Ty Gennette, Everett Miller, John Paul Breault, and Mikki Nelson in attendance, and to reconvene in the city

commission chamber at 6:45 p.m. Mayor Matthew seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

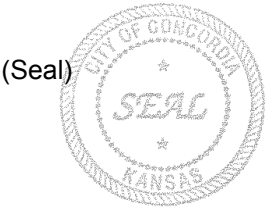
Nay: None.

Time: 6:35 p.m.

The commission reconvened at 6:45 p.m.

ADJOURN

There being no further business, at 6:47 p.m. it was moved and seconded to adjourn to a study session to discuss BYOB at the Broadway Plaza and the 2020 budget.



/s/ Stacey Smith
City Clerk



**MINUTES
CITY COMMISSION SPECIAL MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, July 31, 2019

3:00 p.m.

The governing body met in special session on July 31, 2019, at 12:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavely, and Sacco.

Absent: Commissioner Lambertz.

Staff Present: Stacey Smith. Visitors: Toby Nosker, Jim Lowell, Kenny Allen, Paula Metro.

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

TO THE BOARD OF CITY COMMISSIONERS:

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

Place: City Hall, Concordia, Kansas
Date: July 31, 2019
Time: 12:30 o'clock P.M

The object of said meeting will be as follows:

1. Call to Order
2. Fireworks for Special Events
3. Adjourn

SAM J. SACCO
COMMISSIONER

S. CHRISTY HASCH
COMMISSIONER

KEATON SNAVELY
COMMISSIONER

CHARLES P. LAMBERTZ
COMMISSIONER

MARK R. MATTHEW
COMMISSIONER

RETURN OF SERVICE

The undersigned received the notice of Special City Commission meeting via email, of which the foregoing is a copy, 8:05 o'clock a.m., July 29, 2019.

Served the same personally on Sam Sacco. /s/ Stacey Smith.

Served the same personally on Christy Hasch. /s/ Stacey Smith.

Served the same personally on Keaton Snavely. /s/ Stacey Smith.

Served the same personally on Chuck Lambertz. /s/ Stacey Smith.

Served the same personally on Mark Matthew. /s/ Stacey Smith.

FIREWORKS FOR SPECIAL EVENTS

Stacey Smith said two parties were present to request approval to shoot off fireworks for special events. She said staff had discussed the possibility of licenses, if the commission chose to allow the fireworks, in order for police and fire to be aware of the events.

Kenny Allen stated he is hosting a neighborhood party for National Night Out on August 6, and wished to have fireworks in front of his property on Broadway between 11th and 12th Streets. He said it would last about half an hour and would be done by 10:00 p.m. Those on the block have expressed approval.

Paula Metro asked to have fireworks after a back to school 5th grade pool party tomorrow. The small amount of fireworks would be shot off in City Park shortly after 9:00 p.m.

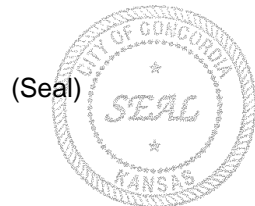
Commissioner Sacco said he did not approve of such things on city property, possibly putting the city at risk for litigation should someone get hurt. He also stated if this was approved today, it could encourage future similar requests.

Mayor Matthew said he was opposed fireworks outside of what is allowed by city ordinance, given the fact that many veterans and pets have issues with them. He also said it could set a precedent for future requests.

It was moved and seconded to approve both requests. Motion failed 2-2, with Commissioners Matthew and Sacco opposing.

ADJOURN

There being no further business, at 12:42 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, August 7, 2019

5:30 p.m.

The governing body met in regular session on August 7, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Absent: Commissioner Snavelly.

Other Officers: City Clerk Stacey Smith and Finance Director Amber Farha.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Bob Frasier. Staff present: Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief; Devin Anderson, Police Lieutenant.

The invocation was followed by the reciting of the Pledge of Allegiance.

PUBLIC COMMENTS

None.

ACTION AGENDA (*Action Expected*)

Approval of July 15, July 17, and July 31, 2019 Minutes

Commissioner Sacco moved to approve the minutes from July 3, July 17, and July 31, 2019. Commissioner Lambertz seconded. Motion carried.

Approval of Appropriation Ordinance #14

Commissioner Sacco moved to approve appropriation ordinance #14. Commissioner Hasch seconded. Motion carried.

Public Hearing – 2020 Budget

Mayor Matthew opened the public hearing.

There were no comments.

Mayor Matthew closed the public hearing.

Commissioner Sacco moved to accept the 2020 budget as presented. Commissioner Lambertz seconded. Motion carried.

Charter Ordinance #26 – Election and Tenure of City Commissioners

Recent state legislation now allows for a city to choose when governing body members will take office, as long as it's between December 1 and the second Monday in January. Staff has determined the second meeting in December to be the best time for swearing in new commissioners.

Thereupon, there was presented an Ordinance entitled:

A CHARTER ORDINANCE REPEALING CONCORDIA CHARTER ORDINANCE NO. 24, CONCERNING THE ELECTION AND TENURE OF CITY COMMISSIONERS; EXEMPTING THE CITY OF CONCORDIA FROM THE PROVISIONS OF K.S.A. 14-1204, K.S.A. 25-2120, AND K.S.A. 25-313, RELATING TO THE TERMS, DATES, AND TENURE OF COMMISSIONERS AND THE FREQUENCY OF ELECTIONS; AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT.

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

Yea: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Charter Ordinance No. 26, was signed by the Mayor and attested by the Clerk and was directed to be published two times in the official newspaper of the City.

Ordinance 2019-3148 – Meeting Dates

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE REPEALING CONCORDIA CODE SECTION 2-202(A) AND ADDING NEW CONCORDIA CODE SECTION 2-202(A) REGARDING MEETINGS.

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

Yea: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3148, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Resolution 2019-2083 – Setting Date City Officials Take Office

There was presented to the City Commission a Resolution establishing the date city officials take office.

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

Yea: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2083 was signed and approved by the Mayor and attested by the Clerk.

Resolution 2019-2084 – Setting Public Hearing for 603 Matthew St.

There was presented to the City Commission a Resolution setting the public hearing for and unsafe and dangerous property.

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

Yea: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2084 was signed and approved by the Mayor and attested by the Clerk.

Resolution 2019-2085 – Setting Public Hearing for 303 West 2nd St.

There was presented to the City Commission a Resolution setting the public hearing for and unsafe and dangerous property.

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

Yea: Commissioners Matthew, Hasch, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2085 was signed and approved by the Mayor and attested by the Clerk.

Demolition Program Application – 316 East 14th St.

The owner of 316 East 14th St. has applied to have the house accepted into the demolition program. The house has been vacant for years. Staff recommends accepting the property based on the low bid from Koch Excavating for \$7,500. Reimbursement will be half, at \$3,750.

Commissioner Sacco moved to accept 316 East 14th St. into the demo program, for \$3,750 reimbursement. Commissioner Hasch seconded. Motion carried.

REPORTS

Manager's Report

None.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

The commissioners commended the community on last night's National Night Out events, as well as the police department's Cops & Cones event. Commissioner Lambertz noted two properties on 9th Street that needed mowing. Bruno Rehbein said staff was aware.

ADJOURN

There being no further business, at 5:47 p.m. it was moved and seconded to adjourn.

(Seal)

/s/ Stacey Smith

City Clerk



**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, August 21, 2019

5:30 p.m.

The governing body met in regular session on August 21, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Mary Jo Thummel, Christina Brodie, Gary Jeardoe. Staff present: Jeremy Arnold, Utilities Director; Ron Copple, Public Works Director; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

PUBLIC COMMENTS

None.

ACTION AGENDA (*Action Expected*)

Approval of August 7, 2019 Minutes

Commissioner Sacco moved to approve the minutes from August 7, 2019. Commissioner Lambertz seconded. Motion carried.

Approval of Appropriation Ordinance #15

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

Approval of Ambulance Rehab

Earlier this year, an ambulance was rolled on its side during a traffic accident. Insurance has paid us nearly \$43,000, allowing for depreciation of the vehicle. Eric Voss solicited bids for a new vehicle to remount our box on. He received a quote of \$63,000 from Osage, and \$69,918 from Arrow. Osage has given us excellent customer service over the years. They would also pick up the box, and deliver the vehicle to us.

Commissioner Hasch moved to approve the remount of Medic 5 from Osage for \$63,000. Commissioner Sacco seconded. Motion carried.

Approval of KDOT Project Programming Request for US 81 Hwy. Project

In May, the City applied for a connecting link for the highway at south city limits, southbound, by Walmart. KDOT will match up to \$1 million. Engineer's estimate is \$788,000. If the project runs over \$1 million, the City will be required to contribute 10% of the project.

Commissioner Lambertz moved to approve the mayor to sign the project programming request with KDOT for project US 81 Hwy southbound lanes from south city limits to north of College Drive. Commissioner Sacco seconded. Motion carried.

REPORTS

Manager's Report

On Monday, the safety committee organized a safety and benefits meeting for all city employees. City Manager Amy Lange attended a KDOT meeting in Salina this week. The hospital has closed on the new land. A community joint pep rally for USD 333 and Cloud County Community College will be held this week.

Staff Reports

Jeremy Arnold updated the commission on the alley project between 2nd and 3rd Streets.

Stacey Smith asked for voting delegates for the upcoming annual League conference, stating the city manager and mayor were attending. After discussion of other commissioners attending, Mayor Matthew stated he may not be able to attend. It was decided Amy Lange and Commissioner Sacco would be voting delegates, with Commissioner Lambertz being an alternate.

Mayor/Commissioner Comments & Reports

Discussion included grass clippings continuing to be thrown into the streets, the lack of activity from the arts commission, and the West 18th Street speeding issue.

EXECUTIVE SESSION

Preliminary Discussion of Acquisition of Real Estate (1)

Commissioner Hasch moved that the city commission recess into executive session for the preliminary discussion of acquisition of real estate exception, K.S.A. 75-4319 (b)(6), with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:10 p.m. Commissioner Lambertz seconded. Motion carried by the following vote:

Aye: Commissioners Sacco, Hasch, Snavelly, Lambertz, and Matthew.

Nay: None.

Time: 5:54 p.m.

The commission reconvened at 6:10 p.m.

Mayor Matthew announced there was no binding action taken.

Preliminary Discussion of Acquisition of Real Estate (2)

Commissioner Lambertz moved that the city commission recess into executive session for the preliminary discussion of acquisition of real estate exception, K.S.A. 75-4319 (b)(6), with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:15 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

Aye: Commissioners Sacco, Hasch, Snavelly, Lambertz, and Matthew.

Nay: None.

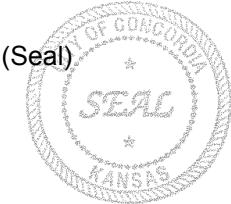
Time: 6:10 p.m.

The commission reconvened at 6:15 p.m.

Mayor Matthew announced there was no binding action taken.

ADJOURN

There being no further business, at 6:16 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, September 4, 2019

5:30 p.m.

The governing body met in regular session on September 4, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Bob Frasier, Gary Jeardoe, Don Dean. Staff present: Jeremy Arnold, Utilities Director; Ron Copple, Public Works Director; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

PUBLIC COMMENTS

None.

ACTION AGENDA *(Action Expected)*

Public Hearing CDBG Application – Downtown Alley/Sewer Replacement

Mayor Matthew opened the public hearing.

There were no comments.

Mayor Matthew closed the public hearing.

Resolution 2019-2086 - Certifying Legal Authority to Apply for CDBG Funds

There was presented to the City Commission a Resolution certifying legal authority to apply for the 2020 Kansas Small Cities Community Development Block Grant Program from the Kansas Department of Commerce and authorizing the mayor to sign and submit such an application.

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

Yea: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2086 was signed and approved by the Mayor and attested by the Clerk.

Resolution 2019-2087 - Available Funding for Operation & Maintenance of Improvements

There was presented to the City Commission a Resolution assuring the Kansas Department of Commerce that funds will be continually provided for the operation and maintenance of improvements to the sanitary sewer system and storm sewer system to be financed with Community Development Block Funds.

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

Yea: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2087 was signed and approved by the Mayor and attested by the Clerk.

CDBG Administration Agreement with the North Central Regional Planning Commission

Commissioner Sacco asked if doing this CDBG project would put other mill and overlay projects on hold for the year. City Manager Lange responded that it would do so, but we would be completing three alleys instead and would hope to have funds for mill and overlays in the following year. Commissioner Lambertz asked if the city had heard from any of the business owners positive or negative and what the down time for service would

be. City Manager Lange replied that she had not heard from anyone with concerns on the project. Don Dean replied that sewer service to the businesses would not be interrupted as the new line would be built parallel to the old line, only needing to disconnect service at the conclusion of the sewer project for an hour or two.

Commissioner Hasch moved to authorize the mayor to sign the administration agreement with North Central Regional Planning Commission to provide grant administration services for the 2020 CDBG project. Commissioner Snavelly seconded. Motion carried.

Approval of August 21, 2019 Minutes

Commissioner Sacco moved to approve the minutes from August 21, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #16

Commissioner Snavelly moved to approve appropriation ordinance #16. Commissioner Hasch seconded. Motion carried.

Ordinance 2019-3149 – Standard Traffic Ordinance

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS; INCORPORATING BY REFERENCE THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, EDITION OF 2019, WITH CERTAIN OMISSIONS, AMENDMENTS, AND ADDITIONAL PROVISIONS.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3149, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Ordinance 2019-3150 – Uniform Public Offense Code

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, KANSAS; INCORPORATING BY REFERENCE THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES, EDITION OF 2019, WITH CERTAIN OMISSIONS, AMENDMENTS AND ADDITIONAL PROVISIONS; PROVIDING CERTAIN PENALTIES; REPEALING EXISTING SECTION 14-101 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE, BY ADDING A SECTION NUMBERED 14-101.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3150, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

REPORTS

Manager's Report

The time is approaching for the Commissioners to perform their annual evaluation of City Manager Amy Lange. The city will again use the online evaluation program Gov360 which will be sent out later this fall. The results will be tabulated and the evaluation will be finalized in an executive session at the December 4th meeting. The next intergovernmental meeting is being scheduled for late October or early November with the primary focus being on the 2020 Census.

Staff Reports

Ric Fredrickson gave a report on STEP enforcement which was completed on September 2nd. There were 33 hours of patrol during the grant period including 26 traffic stops, 2 DUIs and 5 citations.

Jeremy Arnold gave an update on the 2nd Street project. The well drillers set spots this week and will be here Friday to begin drilling. Once that is completed the pipe crew will be in to finish the project.

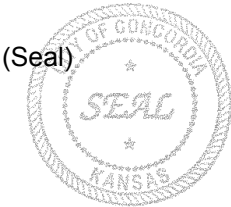
Eric Voss told the commission that September 18th will be Jim Menard’s last day with the Fire Department after 27 years of employment. There will be a gathering for him that evening at 7:00 p.m. He also explained that James Buller has been promoted to Captain and Kelsey Larson is taking the vacant full-time position.

Mayor/Commissioner Comments & Reports

None.

ADJOURN

There being no further business, at 5:55 p.m. it was moved and seconded to adjourn.



/s/ Amber Farha
Deputy City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, September 18, 2019

5:30 p.m.

The governing body met in regular session on September 18, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Christina Brodie, Bob Frasier, Kathy Shaefer, Gary Jeardoe, Mary Lisa Thoman, Glenda & Michael Schreiber, Joseph Hays, Kim Reynolds, Matthew Carder, Dan Winkle, Albert McCall. Staff present: Ron Copple, Public Works Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director.

City Manager Lange added a Proclamation for International Day of Peace.

The invocation was followed by the reciting of the Pledge of Allegiance.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Constitution Week Proclamation

The 4th grade class was in attendance to recite the Preamble to the Constitution. The proclamation initiated by the Daughters of the American Revolution was read, and the mayor declared the week of September 17 through September 23 as Constitution Week.

CloudCorp Quarterly Report

Kim Reynolds shared information from two conferences she attended recently, the Ag Growth Summit and the Rural Economic Development Conference. Here they discussed different agricultural opportunities and the importance of the Census 2020 for funding and accuracy. The "Complete Count Committee" will kick off their planning for the census at the end of October. She also explained that she and the CloudCorp Board had selected five initiatives to focus on for the next year with the top two being Census 2020 and being recruitment ready for the next business prospect. Kim shared with the commission that she and Ben Retter had worked to complete a Dane Hansen grant request for the tennis and basketball court community development project. The project was selected to receive \$100,000 in funding. She stated that this funding, along with the pledges and donations received from businesses and individuals, would be enough to move the project forward.

International Day of Peace Proclamation

Bob Frasier and Christina Brodie presented the proclamation, and the mayor declared September 21 as the International Day of Peace.

PUBLIC COMMENTS

Albert McCall expressed concern about the law prohibiting parking directly behind a driveway. His daughter was ticketed when her car was struck by another vehicle backing out of a driveway. He explained that the majority of parking around Hood Park and during high school football games is this way. He also requested that if the law cannot be changed, that it be uniformly enforced.

ACTION AGENDA *(Action Expected)*

Approval of September 4, 2019 Minutes

Commissioner Hasch moved to approve the minutes from September 4, 2019. Commissioner Sacco seconded. Motion carried.

Approval of Appropriation Ordinance #17

Commissioner Snavelly moved to approve appropriation ordinance #17. Commissioner Hasch seconded. Motion carried.

Public Hearing – 603 Matthew St. Unsafe and Dangerous

Mayor Matthew opened the public hearing.

Joseph Hays did not feel that there were many items that needed repaired before the house was habitable and had the intent to sell the house to someone that wants to make the necessary repairs and upgrades. He stated that he and his wife had moved out of town and had not been back to remove their belongings from the

house. Many commissioners expressed concerns with the condition of the house, the timeline for upgrades and if it was safe to leave it any longer. Commissioner Hasch suggested they allow 45 days for repairs to commence.

Mayor Matthew closed the public hearing.

Resolution 2019-2088 – 603 Matthew St.

There was presented to the City Commission a Resolution for the condemnation of 603 Matthew St. with the change to allow 45 days for repairs to commence.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2088 was signed and approved by the Mayor and attested by the Clerk.

Public Hearing – 303 W. 2nd St. Unsafe and Dangerous

Mayor Matthew opened the public hearing.

Bruno Rehbein explained that this garage had been damaged by a fire and efforts had slowed to clean up the property.

Mayor Matthew closed the public hearing.

Resolution 2019-2089 – 303 W. 2nd St.

There was presented to the City Commission a Resolution for the condemnation of 303 W. 2nd St.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2089 was signed and approved by the Mayor and attested by the Clerk.

Ordinance 2019-3151 - Conditional Use Permit for 236 W. 2nd St.

Bruno Rehbein explained that Cunningham Communications planned to develop two sites within the Manufactured Home Subdivision zoning district. Dan Winkle showed a picture of the planned buildings and explained they would be fiber distribution buildings used to make service faster to their customers. Commissioner Lambertz stated that this is in line with currently discussed community projects.

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF COMMUNICATION SUPPORT FACILITY ON CERTAIN LANDS LOCATED IN THE CITY OF CONCORDIA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY OF CONCORDIA, KANSAS.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3151, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Ordinance 2019-3152 - Conditional Use Permit for 1206 E. 7th St.

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF COMMUNICATION SUPPORT FACILITY ON CERTAIN LANDS LOCATED IN THE CITY OF CONCORDIA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY OF CONCORDIA, KANSAS.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3152, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Resolution 2019-2090 to Set Public Hearing for 516 E. 2nd St.

There was presented to the City Commission a Resolution to set the public hearing for 516 E. 2nd St.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2090 was signed and approved by the Mayor and attested by the Clerk.

Planning Commission Appointment

Both positions occupied by Suzy Tuggle and Steve Champlin will expire on November 1. Suzy has agreed to continue serving, but Steve has asked to step down. No other expressions of interest were received.

Commissioner Hasch moved to reappoint Suzy Tuggle to the planning commission. Commissioner Lambertz seconded. Motion carried.

Doyen Field Fence Project Approval

Chris Atkins discussed the deteriorating condition of the fence and the need for replacement. He talked with several contractors and recommended Garst Construction as they are local, available and in line with cost expectations. The fence project will be paid from the CIP Fund, but \$13,000 from CCCC & Jim Dunning, \$5,000 from USD 333 and \$7,000 from Wind Farm Grant will all be reimbursed back to the city. That will make the city portion of the project approximately \$8,750.

Commissioner Snavelly moved to approve the estimate from Garst Construction for \$33,750 for the fence project at Doyen Field. Commissioner Lambertz seconded. Motion carried.

Approval of Special Event Permit at Broadway Plaza

Ron Copple explained that this would be for the evening of the Blosser Municipal Airport's fly-in on September 26. The City has yet to be notified of the background check from the KBI.

Commissioner Hasch moved to approve the special event permit for Ricky Simpson for CMB sales at the Broadway Plaza on the condition that a favorable background check is received from the KBI. Commissioner Snavelly seconded. Motion carried.

REPORTS

Manager's Report

The intergovernmental meeting has been set for Friday, October 25 at City Hall from 11:30 to 1:30 and lunch will be catered. The final approval on the FAA grant for the runway project puts the runway at 75 feet wide by 4,000 feet long. We will not be seeking KAIP funding at this time due to timing of application. The new runway will provide for additional air ambulance and business services and will allow for expansion of the runway if funds are secured in the future. City Manager Lange invited commissioners and the public to attend Jim Menard's retirement reception in the Fire Department at 7:00 p.m., celebrating 27 years of service.

Staff Reports

Chris Atkins stated that the light pole installation at the Sports Complex has been completed and, including upgrades, was fully paid by insurance.

Mayor/Commissioner Comments & Reports

None.

ADJOURN

There being no further business, at 6:52 p.m. it was moved and seconded to adjourn.

(Seal)



/s/ Amber Farha
Deputy City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, October 2, 2019

5:30 p.m.

The governing body met in regular session on October 2, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hasch, Snavelly, Lambertz, and Sacco.

Absent: Commissioner Matthew.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor pro-tem Snavelly called the meeting to order.

Visitors: Toby Nosker, Jim Lowell, Gary Jeardoe, Arlene Clayton, Robert Frazier, Russell Gagnon. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

PUBLIC COMMENTS

Arlene Clayton had comments concerning Cloud County Hospital.

ACTION AGENDA *(Action Expected)*

Approval of September 18, 2019 Minutes

Commissioner Lambertz moved to approve the minutes from September 18, 2019. Commissioner Hasch seconded. Motion carried.

Approval of Appropriation Ordinance #18

Commissioner Sacco moved to approve appropriation ordinance #18. Commissioner Hasch seconded. Motion carried.

Recreation Advisory Board Appointment

Positions occupied by Ragen Belden, Ryan Harms, Becky Kindel, and Chrissy Henderson expired in June. Ms. Henderson has expressed an interest in continuing on the board. Derek Gordon wishes to join the board. No other expressions of interest were received. The board will now have six members.

Commissioner Lambertz moved to appoint Chrissy Henderson and Derek Gordon to the recreation advisory board. Commissioner Sacco seconded. Motion carried.

REPORTS

Manager's Report

City Manager Lange took part in celebrating OCK's 50 years of service last week. The Fly Kansas air tour stopped in Concordia last week, comprised of 28 planes. Staff met with Kirk & Janet Lowell to help the Lowells move forward with the remodel of their downtown building which is in the floodplain. Lastly, several city staff will be represented at career day next week at the high school.

Staff Reports

Ron Copple discussed the selection process for consultants for the upcoming Hwy. 81 southbound lane project.

Chris Atkins gave an update on fall sports.

Mayor/Commissioner Comments & Reports

Commissioner Lambertz thanked Chris Atkins, stating our goal of wellness activities. He asked that folks put community first and work on being able to compromise on issues and ideas.

ADJOURN

There being no further business, at 5:50 p.m. it was moved and seconded to adjourn.

(Seal)



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, October 16, 2019

5:30 p.m.

The governing body met in regular session on October 16, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Lambertz, and Sacco. Commissioner Snavelly was present via phone.

Absent: Commissioner Hasch.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor pro-tem Snavelly called the meeting to order.

Visitors: Jim Lowell, Kayla Sicard, Jean Rosemarynoski, Gary Jeardoe, Machele Fisher, Sabrina Scott. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director.

The invocation was followed by the reciting of the Pledge of Allegiance.

PUBLIC COMMENTS

Machele Fisher, manager of Wood Oil, asked for consideration of a change in the CMB ordinance, which states product can't be sold until 9:00 a.m.

Sabrina Scott noted the noise level from the football stadium, and said she'd registered a complaint with the school.

ACTION AGENDA (*Action Expected*)

Approval of October 2, 2019 Minutes

Commissioner Lambertz moved to approve the minutes from October 2, 2019. Commissioner Sacco seconded. Motion carried.

Approval of Appropriation Ordinance #19

Commissioner Lambertz moved to approve appropriation ordinance #19. Commissioner Sacco seconded. Motion carried.

Acceptance of Warranty Deed for Property of 516 E. 2nd St.

Bruno Rehbein said a public hearing date for 516 E. 2nd St. is set for the next meeting to condemn the property. The owners have been unable or unwilling to clean up the property, and now wish to deed it to the City. Mayor Matthew said he was concerned with the condition of the property – is there an environmental impact? Both Commissioners Lambertz and Sacco agreed it wasn't the ideal plan, but there seems to be no other options at this point, as the City would likely be responsible for the cleanup either way.

Commissioner Sacco moved to accept the warranty deed for the property of 516 E. 2nd into the Concordia Land Bank. Commissioner Lambertz seconded. Motion carried 3-1, with Mayor Matthew opposing.

Commissioner Snavelly left the meeting.

REPORTS

Manager's Report

City Manager Lange reminded the commission of the intergovernmental meeting on November 1. She said the design for the airport project is underway and should be completed by February. She discussed several sessions she attended at the recent annual League conference.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

Mayor Matthew asked what could be done about the dangerous intersection at 5th and Cedar.

ADJOURN

There being no further business, at 5:59 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, November 6, 2019

5:30 p.m.

The governing body met in regular session on November 6, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Toby Nosker, Doris Hale, Karen Driscoll, Arlene Clayton, David Garnas, Mardell Snavelly, Robert Frasier, Richard Vickers, Monte Wentz, Rod Imhoff, Machele Fisher, Kelly Jackson, Jesse Pounds, James Koch, Darrel Gallagos, Charlotte Justyna, Andrew Allen, Josie Allen. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Poppy Month Proclamation

Doris Hale and Karen Driscoll presented the proclamation. It was stated this is the 100th Anniversary of the end of World War I. The mayor read the proclamation, and declared November to be Poppy Month.

Great American Smoke Out Proclamation

Dave Garnas presented the proclamation on behalf of the Cloud County Health Center, by promoting a healthier community. The mayor read the proclamation, and declared November 21 as the Great American Smoke Out Day.

Employee Recognition – Service Awards

The following employees were presented with service awards for years with the City: Ron Copple for 35 years; Charlotte Justyna for 20 years; Amber Farha for 10 years; and Andrew Allen for 10 years.

Downtown Sounds Speaker Replacement Presentation

Jesse Pounds and Darrel Gallagos, with the committee for the new sound system, spoke about the fundraising efforts on the project. Over \$40,000 was raised, including donations from twelve businesses, two anonymous donors, and grants for \$31,000. The speakers have been installed. This system can be used for things such as music, Amber alerts, and parades. The commission thanked the committee.

PUBLIC COMMENTS

Arlene Clayton had comments.

Machele Fisher with Wood Oil asked that the commissioners consider changing the opening hours of CMB sales back to 6:00 a.m.

Allison Bridges of Leiszler Oil (Short Stop) said she also wished for the hours to be changed, but asked that they be changed from 11:00 p.m. to midnight, as in the past.

Kelly Jackson of Corner Liquor reminded the commissioners that the liquor store owners brought a petition for placement of Sunday sales on last year's ballot. She said the hours of 9:00 a.m. to 11:00 p.m. help level the playing field since convenience stores can now sell strong beer.

James Koch of Wal-Mart said even though stores can now sell on Sunday, with the shortened hours they actually have less hours of sale than in the past.

DISCUSSION AGENDA *(Items Deserving of Brief Discussion, Action may be taken)*

CMB Business Hours

Amy Lange said the City, in changing the hours of sale last year, are more restrictive than state statute which is allowed. Commissioner Lambertz said he felt the current ordinance provided a compromise with all business owners. Commissioner Sacco stated the City is losing sales with the restrictive hours. Commissioner Lambertz asked for statistics on sales during 6:00 a.m.-9:00 a.m. and 11:00 p.m.-midnight. The item will be tabled for discussion until the November 20 meeting.

ACTION AGENDA *(Action Expected)*

Approval of October 16, 2019 Minutes

Commissioner Sacco moved to approve the minutes from October 16, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #20

Commissioner Snavelly moved to approve appropriation ordinance #20. Commissioner Sacco seconded. Motion carried.

Brown Grand Theatre Board Request for Loan Forgiveness

In 2015, the Brown Grand Theatre took out a loan with the City for its renovation project. The loan has a current balance of \$51,189.31. Though some payments have been made, the Brown Grand has been unable to keep up with the loan payments. The theatre's board owns the parking lot next to the theatre, which the City needs for expansion of the parking lot after the two homes to the east of the Brown Grand are demolished. The lot is valued at \$13,400. The board has asked for forgiveness of the debt.

Commissioner Sacco stated he was abstaining from the discussion and vote, as he is a board member.

Mayor Matthew asked to consider forgiveness of the debt completely, with the parking lot being deeded to the City. The commissioners were given several options of how to vote on the issue.

Commissioner Lambertz moved to forgive the entire amount of the debt owed including interest in exchange for the parking lot, Lots 11 & 12, Block 123. Commissioner Hasch seconded. Motion carried.

Approval of KDOT Agreement US 81 Hwy.

The agreement is for the repair of US 81 from the south city limits to 400 feet north of College Drive. The cost will be shared by KDOT, and the City's share is 10% up to a total project cost of \$1,111,111.00. KDOT will be letting the bids and managing the project. The work will likely start in December of 2020.

Commissioner Sacco moved to approve the mayor to sign the agreement between the Secretary of Transportation and the City. Commissioner Snavelly seconded. Motion carried.

Public Hearing 516 E. 2nd St.

Bruno Rehbein stated the public hearing was not needed, as the owner had deeded the property to the City. He presented an ad he will be running to solicit bids for demolition of the house.

Demolition Program Application for 504 E. 2nd St.

The owner of 504 E. 2nd Street has submitted an application to be accepted into the demo program. The house has been vacant for many years. Two bids were submitted, with the lowest being Dalton Dirt Works for \$2,900. The City will reimburse the owner for half that amount, minus the title search fee.

Commissioner Lambertz moved to accept 504 E. 2nd St. into the demo program based on the lowest bid of \$2,900 from Dalton Dirt Works. Commissioner Snavelly seconded. Motion carried.

REPORTS**Manager's Report**

City Manager Lange thanked the groups in town that offered kid-friendly Halloween events. The intergovernmental meeting last week was attended by 27 from various entities in the county, and the topic was the upcoming US Census. She informed the commissioners that the first meeting in January falls on the 1st, putting the actual meeting date as January 2.

Staff Reports

Ron Copple asked that Commissioners Matthew and Sacco be available next week to discuss consulting choices for the highway project.

Eric Voss announced that smoke and carbon monoxide detectors are available at the fire department.

Ric Fredrickson said 40 pounds of product were accepted during the recent drug take-back program.

Mayor/Commissioner Comments & Reports

Commissioners Matthew and Lambertz congratulated City staff receiving service awards tonight.

Mayor Matthew discussed the economic innovative center, associated with the Dane Hansen Foundation, and said the rep for Concordia is very impressed with our City.

Commissioner Hasch said she appreciated the attention to the alley behind her house.

ADJOURN

There being no further business, at 6:59 p.m. it was moved and seconded to adjourn to a study session, to discuss employee handbook changes.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, November 20, 2019

5:30 p.m.

The governing body met in regular session on November 20, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Toby Nosker, Rick Barrett, Denise de Rocherfort-Reynolds, Staci Wiese, Lisa Strauss. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange added a second executive session for confidential business data.

Commissioner Lambertz moved to approve the revised agenda. Commissioner Hasch seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Frank Carlson Library Presentation

Denise de Rocherfort-Reynolds provided a list of donors for 2019, totaling \$11,495. This year the library installed a new fire alarm system and handicap-accessible doors. The summer reading program continues to be the most successful event.

PUBLIC COMMENTS

None.

DISCUSSION AGENDA *(Items Deserving of Brief Discussion, Action may be taken)*

Ordinance - Open Burning

Ordinance - Open Burning in City Parks

Staff reworked the code for open burning, due to questions about whether fire pits are allowed. The current ordinance prohibits fire pits as well as barbeque grills, without a permit. The new ordinance defines a fire pit. The second ordinance specifically addresses city parks, and the use of the provided grills. For special events, most notably at the Plaza, grills and fire pits are allowed but only with prior approval from the plaza coordinator.

The commission asked for more explanation on what is allowed and not allowed to be burned. A definition of a barbeque grill and the fuels will be added.

ACTION AGENDA *(Action Expected)*

Approval of November 6, 2019 Minutes

Commissioner Sacco moved to approve the minutes from November 6, 2019. Commissioner Snavelly seconded. Motion carried.

Approval of Appropriation Ordinance #21

Commissioner Snavelly moved to approve appropriation ordinance #21. Commissioner Sacco seconded. Motion carried.

Ordinance 2019-3153 CMB Business Hours

AN ORDINANCE REGULATING THE HOURS FOR SALE OF CEREAL MALT BEVERAGES AND BEER WITHIN THE CITY OF CONCORDIA, KANSAS; REPEALING SECTION 3-304 OF CHAPTER III; AND AMENDING THE CONCORDIA CODE, BY ADDING NEW SECTION 3-304 OF CHAPTER III.

Data was requested from retailers. Those who responded stated revenue was lost from the shortened sale hours. The liquor store owners said they have lost sales to other retailers due to the new law allowing the sale of strong beer.

Commissioner Lambertz said a good compromise would be to allow sales until midnight, but keep the opening hour at 9:00 a.m. Commission consensus is it's unlikely sales are lost, but just shuffled to another time of day.

Thereupon, Commissioner Lambertz moved that said Ordinance be passed, to change hours of sale to 9:00 a.m.-12:00 midnight. The motion was seconded by Commissioner Snavelly. Said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3153, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Ordinance 2019-3154 Zoning Change 201 State Street

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

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3154, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Resolution 2019-2091 Cost of Living Employee Pay Scale

There was presented to the City Commission a Resolution establishing the pay grade for all classified and non-classified employees.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2091 was signed and approved by the Mayor and attested by the Clerk.

Resolution 2019-2092 Employee Handbook Changes

There was presented to the City Commission a Resolution amending the employee handbook.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2092 was signed and approved by the Mayor and attested by the Clerk.

Police Department Vehicle Purchase

The vehicle, a 2018 Ford Explorer 4x4, is currently available from the highway patrol. The police package is already installed. Complete service logs come with the vehicle. This will replace a Chevy Impala with over 100,000 miles.

Commissioner Lambertz moved to approve the purchase of a 2018 Ford Explorer from the Kansas Highway Patrol for \$25,850. Commissioner Snavelly seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange thanked the commission for action tonight on behalf of the city employees. She said a successful senior interview day was held today at the school.

Staff Reports

Ron Copple updated the commission on the 1st & Lincoln project. The State has asked for some of the land, so at some point a transfer of property will be brought to the commission.

Mayor/Commissioner Comments & Reports

Commissioners Matthew and Lambertz echoed Amy Lange's comments about the senior interviews.

EXECUTIVE SESSION

Confidential Business Data

Commissioner Lambertz moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4), with all commissioners but Commissioner Sacco, and Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:30 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Time: 6:15 p.m.

The commission reconvened at 6:30 p.m.

Mayor Matthew announced there was no binding action taken.

Confidential Business Data #1

Commissioner Hasch moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4), with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:41 p.m. Commissioner Snavelly seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Time: 6:31 p.m.

The commission reconvened at 6:41 p.m.

Mayor Matthew announced there was no binding action taken.

Confidential Business Data #2

Commissioner Lambertz moved that the city commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4), with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:55 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Time: 6:41 p.m.

The commission reconvened at 6:55 p.m.

Mayor Matthew announced there was no binding action taken.

ADJOURN

There being no further business, at 6:56 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, December 4, 2019

5:30 p.m.

The governing body met in regular session on December 4, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Toby Nosker, Monte Wentz, Bob Frasier, Kim Reynolds, Marsha Wentz. Staff present: Ron Copple, Public Works Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange added a presentation of commissioner plaque for Commissioner Sacco, whose last day will be today.

Commissioner Hasch moved to approve the revised agenda. Commissioner Lambertz seconded. Motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Presentation of Commissioner Plaque

Amy Lange presented the plaque to Commissioner Sacco, commemorating his three-year term as city commissioner, and thanked him for engaging the community.

CloudCorp Quarterly Report

Kim Reynolds, CloudCorp director, discussed the Get in the Cloud grants. The total cost spent on projects of awarded grants is \$4.8 million since inception. Most purchases have been made in the county. She stated she is actively looking at potential buyers for Heavy's BBQ. CloudCorp is putting out a short informational video for the county. The Complete Count Committee has been assembled for the upcoming census.

PUBLIC COMMENTS

None.

ACTION AGENDA *(Action Expected)*

CloudCorp 2020 Professional Services Agreement

Ms. Reynolds stated no changes were recommended from the previous agreement. Mayor Matthew asked about long term planning. Ms. Reynolds said that housing was the big issue, and what is needed is a housing assessment. Discussion included growing hemp and the current wages in the community.

Commissioner Sacco had several questions. He recommended paying CloudCorp monthly, with an evaluation at six months. Other commissioners recognized we already pay them in two installments each year – one every six months, and it would be hard to come up with a way to evaluate the work. Mayor Matthew suggested meeting twice a year for updates.

Commissioner Lambertz moved to approve the CloudCorp 2020 professional services agreement. Commissioner Hasch seconded. Motion carried.

Renewal of Broadway Plaza Management Agreement

The CloudCorp board is happy with the current agreement and how the Plaza is run, and recommended renewing the agreement with its current terms.

Commissioner Hasch moved to approve the renewal of the Broadway Plaza management agreement. Commissioner Snively seconded. Motion carried.

Brown Grand Theatre Management Agreement

Changes to the 2013 amended agreement include noting that the City is responsible for major maintenance on the building, while the board is responsible for daily and preventive maintenance. Modifications and improvements must be endorsed by the city commission prior to funding and work.

Commissioner Sacco moved to approve the Brown Grand Theatre management agreement. Commissioner Lambertz seconded. Motion carried.

Approval of November 20, 2019 Minutes

Commissioner Snavelly moved to approve the minutes from November 20, 2019. Commissioner Hasch seconded. Motion carried.

Approval of Appropriation Ordinance #22

Commissioner Sacco moved to approve appropriation ordinance #22. Commissioner Snavelly seconded. Motion carried.

516 E. 2nd Street Demo Bids

Bruno Rehbein presented the bids for the 516 E. 2nd St. demo project.

Vendor	Bid Amount
Diehl Enterprises, Inc.	\$3,800.00
Jensen Ag Services	\$3,800.00
Snavelly Excavating	\$3,420.00

House, trees, and stumps need removed. There is no basement. Staff recommended the low bid.

Commissioner Snavelly moved to approve the bid from Snavelly Excavating for \$3,420 for the 516 E. 2nd Street demo. Commissioner Sacco seconded. Motion carried.

603 Matthew Street Demo Bids

One bid was received, from Snavelly Excavating, for \$12,635.00. Bruno Rehbein said the basement will require considerable fill. The owner has expressed an interest in selling the property, but did not attend tonight’s meeting.

Commissioner Hasch moved to approve the bid from Snavelly Excavating for \$12,635 for the 603 Matthew Street demo. Commissioner Snavelly seconded. Motion carried.

Housing Authority Board Appointment

Stacey Smith said that Ryan Cairn’s position was expiring this month. Mr. Cairn has expressed an interest in continuing to serve. No other expressions were received.

Commissioner Lambertz moved to reappoint of Ryan Cairns to the housing authority board. Commissioner Snavelly seconded. Motion carried.

Affirmation of Exempt Property Status for IRB Certification

Every year, businesses that have received industrial revenue bonds from the City and are required to certify to the City annually that they still have property exempt from taxation. This is the last year for tax exemption for the former Concordia Tractor.

Commissioner Lambertz moved to affirm the exempt property status for IRB certification for PrairieLand Partners LLC. Commissioner Sacco seconded. Motion carried.

Ordinance 2019-3155 Open Burning

AN ORDINANCE DEFINING OPEN BURNING WITHIN THE CITY OF CONCORDIA, KANSAS; REPEALING ARTICLE 2 OF CHAPTER 10 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW ARTICLE 2.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3155, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Ordinance 2019-3156 Open Burning in City Parks
**AN ORDINANCE PERTAINING TO OPEN BURNING IN PUBLIC PARKS; ESTABLISHING
A NEW SECTION 15-204 AND 15-205 TO THE CONCORDIA CODE.**

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

Yea: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3156, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

REPORTS

Manager's Report

Amy Lange said the downtown speakers played music last week on Black Friday. We are still waiting on training for the speakers to be fully functional.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

Commissioner Sacco said it was an honor to serve with the other commissioners, and to serve the citizens.

Commissioner Lambertz thanked Commissioner Sacco. He also asked that we revitalize the arts committee.

EXECUTIVE SESSION

Non-Elected Personnel

Commissioner Hasch moved that the city commission recess into executive session to discuss employment/personnel issues pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1), with Amy Lange in attendance, and to reconvene in the city commission chamber at 7:17 p.m. Commissioner Sacco seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Nay: None.

Time 6:57 p.m.

The commission reconvened at 7:17 p.m.

Mayor Matthew announced there was no binding action taken.

ADJOURN

There being no further business, at 7:19 p.m. it was moved and seconded to adjourn to a study session, to discuss the truck parking lot owned by the City.



/s/ Stacey Smith
City Clerk



**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON ST.**

Wednesday, December 18, 2019

5:30 p.m.

The governing body met in regular session on December 18, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavelly, and Lambertz.

Absent: Commissioner Sacco.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Toby Nosker, Marsha Wentz, Don Dean, Heather Gennette, Tom Gennette, Les Freeman, Karen Freeman, Dan Haist, Melanie Adams, Steve Wetter, Tracey Holmes, Mark Nordell, Tony Miller, Quentin Breese, Kelly Struebing, Dustin Avey, Kevin Pounds. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF AGENDA

Amy Lange asked to move public comments to the beginning of the agenda. She also added a recognition for winner of the annual chili cookoff.

Commissioner Hasch moved to approve the agenda as amended. Commissioner Snavelly seconded. Motion carried.

PUBLIC COMMENTS

None.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME

Recognition of Annual Chili Cook-off Winner

Amy Lange said that today's Christmas get together and chili cook-off pitted several employees against each other. In the end, Rick Knudsen, representing the fire department, won the competition over Ric Fredrickson of the police department by two votes. The golden spatula award was given to Mr. Knudsen.

COMMISSION REORGANIZATION:

Election Results

City Clerk Smith read the report from the Cloud County Clerk and Election Officer Shella Thoman, certifying the results for the City Commission of Concordia held November 5, 2019, to be as follows:

S. Christy Hasch	456	Jeremy Clarkson	1
Gary D. Jeardoe	320	Mr. Hubert	1
Sam J. Sacco	414	None of the Above	1
Marsha L. Wentz	423	Taylor Solt	1
Toby Nosker	1	Tyler Snavelly	1
Ellen Anderson	1	Jared Monson	1

Following the reading of the results, City Clerk Smith named S. Christy Hasch and Marsha L. Wentz to the Office of City Commissioner for three year terms.

Oath of Office

City Ordinance prescribes that elected officials take the Oath of Office before entering into the duties of his/her office. City Clerk Smith administered the Oath of Office to S. Christy Hasch and Marsha L. Wentz for three year terms.

Annual Commission Reorganization

City Ordinance requires that the Commission annually elect one of its members to serve as mayor and preside at commission meetings and perform as official head of the City on formal occasions. Commissioner Snavelly moved to appoint Commissioner Matthew as mayor, and Commissioner Lambertz as mayor pro tem. Commissioner Hasch seconded. Motion carried.

ACTION AGENDA *(Action Expected)*

Designation of City Commissioner to the Frank Carlson Library Board

Commissioner Lambertz moved to appoint Commissioner Matthew to the Frank Carlson library board. Commissioner Wentz seconded. Motion carried.

Designation of City Commissioner to the CloudCorp Board of Directors

Commissioner Lambertz moved to appoint Commissioner Matthew to the CloudCorp Board of Directors. Commissioner Snavelly seconded. Motion carried.

Approval of December 4, 2019 Minutes

Commissioner Snavelly moved to approve the minutes from December 4, 2019. Commissioner Lambertz seconded. Motion carried.

Approval of Appropriation Ordinance #23

Commissioner Hasch moved to approve appropriation ordinance #23. Commissioner Wentz seconded. Motion carried.

Campbell & Johnson 2020 Professional Services Agreement

Campbell & Johnson presented the agreement with no changes over last year. Amy Lange stated they have been the city's engineer for 50 years, and have produced good work for us.

Commissioner Wentz moved to approve the 2020 Campbell & Johnson professional services agreement. Commissioner Hasch seconded. Motion carried.

Audit Engagement Letter

The City intends to continue services with Jarred, Gilmore & Phillips, our auditors since 2008. The fee had remained at \$12,450 since the beginning, but had been increased to a maximum of \$13,000 for the 2018 audit, and this is the amount proposed for this year's. Last year, we were only billed \$11,500 due to preparation before the auditors came.

Commissioner Lambertz moved to approve the audit engagement letter with Jarred, Gilmore & Phillips. Commissioner Snavelly seconded. Motion carried.

Approval of Encumbrances

The one encumbrance is due to demolition at 603 Matthew not taking place until January or February, though the commission has approved the project already. The amount of the demolition is \$12,635.

Commissioner Snavelly moved to approve the 2019 encumbrances in the amount of \$12,635. Commissioner Wentz seconded. Motion carried.

Approval of CMB Licenses

Eleven businesses have applied for a cereal malt beverage license for 2020. All have been approved by the KBI. The businesses are Casey's General Store, Country Honky Tonk, Easy G Sports Grill, Gambino's Pizza, Pizza Hut, Rod's Food Store, Short Stop (Stores 4 and 10), Thunder Strikez Bowling Alley, Wal-Mart, and Wood Oil.

Commissioner Lambertz moved to approve the CMB licenses for 2020. Commissioner Wentz seconded. Motion carried.

Ordinance 2019-3157 City Owned Parking Lots

AN ORDINANCE AMENDING THE PARKING CODE OF THE CITY CODE OF CONCORDIA, KANSAS BY ADDING NEW SECTIONS 19-402 TO 19-407 IN CHAPTER XIX.

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

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3157, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

Vehicle Purchase for Public Works

Bids were solicited for a one ton to be used as a dump truck from both dealerships. Only Chevy returned a bid, which did not meet all specs. Some work will need to be done after delivery. The bid was for \$29,054.15 for a 2020 Chevy Silverado one ton. Staff recommended the purchase.

Commissioner Lambertz moved to approve the purchase of the one ton cab and chassis from Concordia Chevrolet in the amount of \$29,054.15. Commissioner Wentz seconded. Motion carried.

Acceptance of Public Utility Easement and License for Private Utilities CCCC

Due to the new arena being constructed at the college, it is necessary for the college to grant the City a public utility easement in order for us to construct a new water line and fire hydrant. The college has also requested the City accept licenses for location of a new sanitary sewer line and electric line to service the new arena.

Commissioner Hasch moved to accept the public utility easement granted by Cloud County Community College, and grant the licenses for the private sewer line and private electric line in a public utility easement to Cloud County Community College for the purpose of serving CCCC's Ag Facility with these utilities. Commissioner Snavelly seconded. Motion carried.

Resolution 2019-2093 Amending the Classified Pay Scales

There was presented to the City Commission a Resolution amending the pay grade for all classified employees by adding a line 16, and repealing 2019-2091.

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

Yea: Commissioners Matthew, Snavelly, Hasch, Lambertz, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2019-2093 was signed and approved by the Mayor and attested by the Clerk.

REPORTS**Manager's Report**

Amy Lange said she and Stacey Smith are co-chairing the Sesquicentennial (150th) celebration for 2021. The committee has been formed. She said staff still needs formal training for the downtown speakers.

Staff Reports

None.

Mayor/Commissioner Comments & Reports

Commissioner Lambertz stated he appreciated the department heads and their staff. Commissioners wished everyone a merry Christmas.

ADJOURN

There being no further business, at 6:01 p.m. it was moved and seconded to adjourn to a study session, to discuss school facility improvements and funding options, and the annual fireworks display.



/s/ Stacey Smith
City Clerk