

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

Wednesday, February 18, 2015 5:30 p.m.

The governing body met in regular session on February 18, 2015, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Parker, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Matthew Carder, Holly Thoman, Doug Thoman, Deanna Swihart, Carolyn Davidson, Ronald Copple, Russell Dethloff, Gary Fraser, Mark Headrick, Tanya Paul, Caleb Strait, Jose Nava, Chuck Lambert, Eric Johnson, Carl Jackson, Diana Boling, Sam Sacco. Staff present: Ron Copple, Public Works Director; Bruno Rehbein, Building Inspector; Jeremy Arnold, Utilities Director; Bruce Johnson, Police Chief.

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

City Manager Uri added two executive sessions for acquisition of real estate and confidential business data.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the February 4, 2015, meeting. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #3

APPROVED

Answers to questions asked: The company, Noah's Ark, owns rental property and was issued a reimbursement for a water leak. The fill dirt purchased was for the pee wee fields. A breakdown of the Campbell & Johnson bill was given. Pierce Electronics was for a paging subscription.

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

PUBLIC COMMENTS

Doug Thoman explained his job as a school resource officer. The school has cut that position due to recent budget cuts. He can continue as a patrol officer, but without funds allocated, cannot continue as an SRO.

Russell Dethloff suggested a speed sign such as the one on the south end of town, for trucks coming over the viaduct, to let them know that the light will be changing.

Diana Boling discussed a new residential short term program, the Balance House, helping to provide jobs and educational opportunities to young men released from foster care, boys homes, orphanages and missions.

PUBLIC HEARING:

DOWNTOWN TIF PROJECT

HELD

Mayor Wentz opened the public hearing.

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

Gary Fraser spoke as a previous county and city commissioner, on the creation of the TIF district and what it was intended for originally. He agreed that using the funds for the Broadway Plaza is in line with the plans, but disagreed on the use of funds for infrastructure such as water and sewer lines.

Thereupon, the public hearing was closed.

ORDINANCES:

2015-3092 DOWNTOWN TIF PROJECT

PASSED

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

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

The Ordinance was considered and discussed; Commissioner Johnson asked that the ordinance be amended to say that no additional tax increment would be generated from this project. Thereupon on motion of Commissioner Pounds, as amended, seconded by Commissioner Hasch, the Ordinance was passed by the following roll call vote:

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

Nay: Commissioner Johnson.

Thereupon, the Ordinance having been adopted by a 2/3rds vote of the members of the City Commission, it was given No. 2015-3092, and was directed to be signed by the Mayor, attested by the City Clerk and directed to be published one time in the official City newspaper.

PROCLAMATIONS:

TEEN DATING VIOLENCE AWARENESS MONTH

Tanya Jordan from DVACK presented the proclamation. It was moved and seconded, and with the unanimous vote the mayor proclaimed February as Teen Dating Violence Awareness Month.

NEW BUSINESS:

KANSAS MUNICIPAL GAS AGENCY BOARD

APPROVED

KMGA requires one person from the City to be named to their board. Chad Buckley's term is soon to expire. City Manager Uri recommended appointing Jeremy Arnold, the new utilities director, to the KMGA board.

Commissioner Parker moved to appoint Jeremy Arnold to serve on the KMGA Board of Directors for a term to expire on August 31, 2017. Commissioner Johnson seconded. Motion carried unanimously.

FEDERAL FUNDS EXCHANGE REQUEST

APPROVED

Ron Copple said we would have \$188,375.20 banked after \$62,801.71 is exchanged. This amount comes to \$56,521.54 after receiving 90% from KDOT.

Commissioner Parker moved to authorize the mayor to sign the request to exchange federal funds. Commissioner Pounds seconded. Motion carried unanimously.

DEMO BIDS – 233 W. 3RD

APPROVED

Bruno Rehbein said we started condemnation proceedings on this property with a resolution passed at the last meeting.

Commissioner Hasch moved to approve the demo bid for 233 W. 3rd from Jensen Ag Services for \$3,000.00. Commissioner Pounds seconded. Motion carried unanimously.

DEMO PROGRAM – 206 KANSAS

APPROVED

Bruno Rehbein said this property had also had proceedings started at the last meeting. The owner wishes to be accepted into the demo program.

Commissioner Pounds moved to accept 206 Kansas into the demo program, based on the lowest bid from Snavelly Excavating of \$4,795.00. Commissioner Parker seconded. Motion carried unanimously.

WASTEWATER TREATMENT PLANT PILOT STUDY

APPROVED

City Manager Uri presented the study, which would continue searching ways to significantly reduce the cost of the treatment plant's future upgrades. Recently, staff has considered a program that may work but additional study needs to be done. City Manager Uri discussed those possible savings.

Commissioner Parker moved to approve the professional services agreement with Professional Engineering Consultants for the wastewater treatment plant pilot study. Commissioner Pounds seconded. Motion carried unanimously.

MANAGER'S REPORT

City Manager Uri said the commission could approve continuing the SRO program until the end of the school year. Currently, the department is down one officer, so funds could be used by not replacing that officer at this point. It would be approximately \$20,000.00.

Commissioner Johnson moved to continue the SRO salary until the end of the school year. Commissioner Hasch seconded. Motion carried unanimously.

City Manager Uri said he will be traveling to Topeka with Bev Mortimer and Danette Toone to talk with legislators about recent Senate bills. There will be an intergovernmental meeting in Clyde next Wednesday.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hasch asked about the Wells Fargo property. City Manager Uri said we are waiting on the deed.

Commissioner Parker noted that the trees had been removed at the 21st Street dam area.

Commissioner Johnson's question about the bicycle program with the college prompted discussion about what is currently being done. He asked about the Spruce Street railroad crossing. City Manager Uri said it would be handled.

Mayor Wentz got an update from Bruno Rehbein about the progress of the house at 11th & Broadway.

STAFF COMMENTS

Jeremy Arnold introduced himself as the new utilities director.

Bruno Rehbein said February 28 would be the last day for the rehabilitation grant, with one project needing to be finished.

Bruce Johnson discussed a Senate bill which, if passed, would require more work and manpower for the department.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION OF ACQUISITION OF REAL ESTATE

HELD

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

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

Nay: None.

Time: 7:28 p.m.

The commission reconvened at 7:38 p.m.

Mayor Wentz announced there was no binding action taken.

EXECUTIVE SESSION – CONFIDENTIAL BUSINESS DATA

HELD

Commissioner Hasch moved that the commission recess into executive session for ten (10) minutes for preliminary confidential business data. Inviting: City Manager Uri. Commissioner Pounds seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:40 p.m.

The commission reconvened at 7:50 p.m.

Mayor Wentz announced there was no binding action taken.

ADJOURN

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

There being no further business, it was moved and seconded to adjourn. The meeting adjourned at 7:52 p.m.

(Seal)



Stacey Crum
City Clerk