

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

Wednesday, November 4, 2015 5:30 p.m.

The governing body met in regular session on November 4, 2015, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Absent: None.

Other Officers: City Manager Uri and Finance Director Farha.

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

Visitors: Toby Nosker, Hailey Keller, Steve Dailey, Ashley Hutchinson, Mark Paul, Destiny Bowers, Braden Bruntzel, Kelsey Larson, Amber Rogers, Luke Hood. Staff present: Bruno Rehbein, Building Inspector; Jeremy Arnold, Utilities Director; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

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

**APPROVAL OF MINUTES**

**APPROVED**

Commissioner Pounds moved to approve the minutes of the October 21, 2015, meeting. Commissioner Lambertz seconded. Motion carried.

**APPROPRIATION ORDINANCE #20**

**APPROVED**

Commissioner Wentz moved to approve appropriation ordinance #20. Commissioner Parker seconded. Motion carried.

**PUBLIC COMMENTS**

Steve Dailey presented reasons why signing up for ACH for paying a utility bill may not work for everyone. He also discussed comments to an article published on KNCK's website after last meeting, changes to the City Hall front office and once again requested to be reimbursed his \$30 delinquency fee for non-payment of his water bill. Mayor Hasch commented the topic is still under discussion.

**NEW BUSINESS:**

**ALCO BUILDING**

**APPROVED**

CloudCorp director Ashley Hutchinson presented the contract terms proposed by the Cloud County Co-op to purchase the ALCO building. These terms include a sale price of \$150,000 with payment of \$5,000 each year for four years and the balance of \$125,000 due in year five. If certain improvements are made and employment targets met, the final payment of \$125,000 will be forgiven. The property will be back on the tax rolls with a selling price of \$150,000 effective immediately after closing. Mark Paul spoke briefly about the benefits of the sale to both the co-op and the City.

Commissioner Wentz moved to authorize the mayor to enter into a contract reflecting the terms provided after approval of the contract by the County Attorney. Commissioner Lambertz seconded. Motion carried.

**CHARTER ORDINANCE NO. 24 FOR COMMISSIONER TERMS**

**PASSED**

The charter ordinance amendment is necessary, due to a recent change in State legislation, which moves elections to the fall of odd-numbered years.

Thereupon, there was presented an Ordinance entitled:

**A CHARTER ORDINANCE REPEALING CONCORDIA CHARTER ORDINANCE NO, 21, CONCERNING THE ELECTION AND TENURE OF CITY COMMISSIONERS; EXEMPTING THE CITY OF CONCORDIA FROM THE PROVISIONS OF K.S.A. 12-1005C, K.S.A. 14-1204, AND K.S.A. 12-2107, RELATING TO THE NUMBER, TERM, AND TENURE OF COMMISSIONERS AND THE FREQUENCY OF ELECTIONS; AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT.**

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

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Charter Ordinance No. 24, 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.

#### **2015-3103 ADDITIONAL JANUARY MEETINGS**

**PASSED**

The new State legislation now says that all terms of office will expire on the second Monday in January.

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE AMENDING SECTION 2-202 OF THE CONCORDIA CODE, FOR THE PURPOSE OF PROVIDING FOR AN ADDITIONAL REGULAR MEETING OF THE GOVERNING BODY ON THE SECOND MONDAY OF JANUARY OF EACH YEAR BEGINNING IN 2018; REPEALING CONCORDIA CODE SECTION 2-202; AND AMENDING THE CONCORDIA CODE BY ADDING A NEW SECTION 2-202.**

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

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2015-3103, 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.

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

City Manager Uri discussed the newly proposed utility billing procedure that would be in effect starting with the November billing cycle. The new procedure would allow customers to fall one month behind on paying their bill, receive the next month's bill showing a previous balance and not charge the \$30 delinquency fee and shut off services until the customer is two months late on payment. This will allow those who did not receive their bill, forgot to pay or think they paid and the front office shows no record of payment, to be able to remedy the situation in the second month without a delinquency fee or termination of service. City Manager Uri suggested this be tried for a couple of months to see the outcome and then the Commission could discuss the possibility of making an ordinance change. The Commission agreed to go ahead with the new procedure as a trial.

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

Commissioner Wentz asked if the Concordia sign north of Belleville was up and wanted to see a picture. City Manager Uri said that it was and provided a picture. Commissioner Wentz also asked about the status of checking with the railroad on the crossings in need of repair. City Manager Uri replied that they had made multiple attempts to contact the appropriate individuals since April and nothing has come of it. Commissioner Wentz asked if we still have the lease at 1<sup>st</sup> and Lincoln to which City Manager Uri replied that we do. She also asked about the lease with Ringneck Kennels on Plum Road. City Manager Uri replied that we ended the lease when dam construction began and have not been contacted about starting another one.

Mayor Hasch thanked the city staff for working so diligently on trying to solve the water billing issues.

Commissioner Lambertz commented on why he believes the protective glass at City Hall is appropriate and that the city is not the only business that has implemented such safety measures.

#### **STAFF COMMENTS**

Eric Voss commented on the increase in calls and transfers over the years. He stated that we are up 285 calls from prior year with a total of 785 total for the year to date and 176 transfers for the year. He also commended Thea McMillan, ambulance billing clerk, for her increase in collections since taking over the position. Prior to her, collections were at 40.1% and are currently at 88.8% for this year since January.

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

Commissioner Parker moved that the commission recess into executive session for five (5) minutes for preliminary discussion of acquisition of real estate. Inviting: City Manager Uri. Commissioner Wentz

seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:27 p.m.

The commission reconvened at 6:32 p.m.

Mayor Hasch announced there was no binding action taken.

**ADJOURN**

Mayor Hasch 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 6:33 p.m.

(Seal)

  
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Amber Farha, Finance Director/Deputy City Clerk