

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

Wednesday, May 6, 2015

5:30 p.m.

The governing body met in regular session on May 6, 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, Finance Director Farha, and City Clerk Crum.

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

Visitors: Jessica LeDuc, Amy Hadachek, Mark Headrick, Nicholas Laude, Don Dean, Matthew Carder, Monte Wentz, Frank Headrick, Ashley Hutchinson, Scott Bingham, Chuck Bouilly. 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.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the April 10, 2015, special meeting. Commissioner Wentz seconded. Motion carried unanimously.

Commissioner Pounds moved to approve the minutes of the April 15, 2015, meeting. Commissioner Lambertz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #8

APPROVED

Commissioner Wentz moved to approve appropriation ordinance #8. Commissioner Pounds seconded. Motion carried unanimously.

PUBLIC COMMENTS

Nicholas Laude thanked the commission for allowing vendors to bring their video screens for viewing earlier today. The screens were a sampling of what could be purchased for the Broadway Plaza.

APPOINTMENTS

AIRPORT ADVISORY BOARD

The terms of Dan Hanson and Susan Retter will expire on July 1. An expression was also received from Jon Puckett of Miltonvale. The airport advisory board voted to recommend reappointment of the current members, and to name Mr. Puckett as an ex-officio member.

Commissioner Wentz moved to reappoint Dane Hanson and Susan Retter to four year terms, and to name Jon Puckett an ex-officio member. Commissioner Lambertz seconded. Motion carried unanimously.

OLD BUSINESS:

EAST CONCORDIA FLOODPLAIN STUDY

The study was ordered after the east side of Concordia flooded last year. City Manager Uri said Arvos (formerly Alstom Power) doesn't seem interested in pursuing anything further. The report stated there isn't anything the City can do to take this area out of the floodplain.

NEW BUSINESS:

BENESCH SUPPLEMENTAL AGREEMENT

APPROVED

The change of \$33,240.00 reflects other tracts needed to be acquired, or easements obtained, for the possible future expansion of the airport. The engineer underestimated the number of tracts in the original agreement.

Commissioner Wentz moved to approve the Benesch supplemental consulting services agreement. Commissioner Pounds seconded. Motion carried 4-1, with Commissioner Parker opposing.

ENTEX PILOT PROPOSAL

APPROVED

For \$10,000.00 per month for a short period of time, the Entex Corporation would bring equipment to the wastewater treatment plant in order to study whether its equipment would work with our treatment plant, to recognize substantial savings for the plant's future upgrades. The study should take no longer than six months.

Commissioner Parker moved to approve the Entex Corporation proposal for the pilot demonstration at the wastewater treatment plant for \$10,000.00 per month, to last four to six months. Commissioner Lambertz seconded. Motion carried unanimously.

GEOMETRIC IMPROVEMENT HWY. 81 & 1ST ST.

APPROVED

The project would widen the corner of Hwy. 81 and 1st St. in order to help the flow of trucks and farm equipment which use that street. The work would be done in 2018. Total estimated cost is \$555,331.75, with the City's match \$55,533.18.

Commissioner Pounds moved to apply for funds for the Geometric project on Hwy. 81 & 1st St. Commissioner Wentz seconded. Motion carried unanimously.

FEDERAL FUNDS EXCHANGE AGREEMENT

APPROVED

The agreement allows for the transfer of federal funds into state funds, and to bank the funds. A total of \$62,801.71 would be exchanged, of which \$56,521.54 would be the city's share. After these funds are transferred, we will have \$188,375.20 available for use. The plan has been to use this for 18th Street in 2016.

Commissioner Wentz moved to approve the federal funds exchange request. Commissioner Lambertz seconded. Motion carried unanimously.

LOSH DOWNTOWN IMPROVEMENT GRANT

Ashley Hutchinson discussed the improvements the Losh's wish to make to the building which houses their businesses, American Family Insurance and Coldwell Banker. The improvements would include new windows and a store front. The downtown beautification committee has approved the grant. The project is estimated at approximately \$15,000.00, of which the Losh's would contribute at least 55%.

DOWNTOWN WATER LINE BIDS

APPROVED

The infrastructure improvement is part of the downtown renovation using TIF funds. Three bids were received for replacement of water line on 6th St. They were as follows:

Engineers' Estimate	\$240,636.00
Deep Creek Construction	\$370,760.00
Nowak Construction	\$309,234.05
APAC-Kansas, Inc.	\$204,288.00

Campbell & Johnson recommended the low bid. The project would begin June 15, to be completed in two months.

Commissioner Parker moved to accept the low bid of \$204,288.00 from APAC-Kansas, Inc. for the replacement of the downtown water line. Commissioner Pounds seconded. Motion carried unanimously.

ACCEPTANCE OF TIF BOND BID

APPROVED

The Clerk reported that pursuant to the Notice of Bond Sale heretofore duly given, bids for the purchase of \$1,150,000 principal amount of General Obligation Tax Increment Bonds, Series 2015, dated May 1, 2015, of the City had been received. A tabulation of said bids is set forth as **Exhibit A** hereto.

Thereupon, the governing body reviewed and considered the bids and it was found and determined that the bid of UMB Bank, N.A., Kansas City, Missouri, was the best bid for the Bonds, a copy of which is attached hereto as **Exhibit B**.

Commissioner Wentz moved that said bid be accepted and that the Mayor and Clerk be authorized and directed to execute the bid form selling the Bonds to the best bidder on the basis of said bid and the terms specified in the Notice of Bond Sale. The motion was seconded by Commissioner Parker. Said motion was carried by a vote of the governing body with the vote being as follows:

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

Nay: None.

ORDINANCES:

2015-3093 TIF BOND SALE

PASSED

Thereupon, there was presented an Ordinance entitled:

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

Thereupon, Commissioner Pounds moved that said Ordinance be passed. The motion was seconded by Commissioner Parker. 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: Commissioner 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. 2015-3093, was signed and approved by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

RESOLUTIONS:

2015-2020 TIF BOND SALE

PASSED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF \$1,150,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION TAX INCREMENT BONDS, SERIES 2015, OF THE CITY OF CONCORDIA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2015-3093 OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2015-2020 and was signed by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri discussed the video screen viewing today held in the airport hangar due to weather. The Wells Fargo house has been inspected, and Bruno Rehbein will make a list of things that need to be done to bring it up to code. Photos of the dams as well as the new playground equipment at 2nd Street Park were shown. City Manager Uri said the Brown Grand will be receiving an award for the recent renovation project.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Pounds noted a property on 13th St. allowing trash to pile up. Commissioner Wentz brought up a property on the demo program which Bruno Rehbein said now had a new owner who has applied for a permit to remodel the house. Commissioner Lambertz inquired about grass seeding at the parks. Ron Copple said he would be doing it this fall.

STAFF COMMENTS

Ron Cople thanked his crew for the installation of the new playground equipment.

Jeremy Arnold said we will be receiving a report from a company we hired to run a camera down the abandoned sewer line under the river, in hopes of finding possible causes of failure.

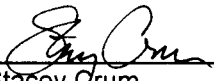
Bruno Rehbein said Braden Brownell requests doing an Eagle Scout project for the City by painting addresses on the curbs.

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 6:47 p.m.

(Seal)



Stacey Grum
City Clerk