

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

Wednesday, July 15, 2015

5:30 p.m.

The governing body met in regular session on July 15, 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, City Clerk Crum, and Finance Director Farha.

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

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Amanda Rall, Bob Frasier, Johnita Crawford, Luke Hood, Steve Reedy, Ashley Hutchinson, Shella Thoman, Bill Czapanskiy, Gary Caspers, Gail Engle, Todd Stupka. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Eric Voss, Fire Chief, Mike Copple, Assistant Police Chief.

Pastor Bob Frasier 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 September 24, 2014, meeting. Commissioner Parker seconded. Motion carried.

Commissioner Wentz moved to approve the minutes of the July 1, 2015, meeting. Commissioner Lambertz seconded. Motion carried.

Commissioner Parker moved to approve the minutes of the July 8, 2015, budget meeting. Commissioner Wentz seconded. Motion carried.

APPROPRIATION ORDINANCE #13

APPROVED

Commissioner Parker moved to approve appropriation ordinance #13. Commissioner Pounds seconded. Motion carried.

PUBLIC COMMENTS

Amanda Rall, Chamber Director, invited all to the water fight tomorrow night at the Plaza location.

PUBLIC HEARING:

CONDEMNATION 320 W. 17TH

HELD

Mayor Hasch opened the public hearing.

City Manager Uri stated the property had been damaged in a fire. The City received \$5,850.00 in insurance proceeds, which will be repaid when the owner has completed repairs to a safe condition.

Mayor Hasch closed the public hearing.

ORDINANCES:

2015-3095 AMBULANCE FEES

PASSED

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE AMENDING THE FEES FOR CITY OF CONCORDIA EMERGENCY SERVICE; REPEALING CONCORDIA CODE SECTION 9-202; AND AMENDING THE CONCORDIA CODE BY ADDING A NEW SECTION 9-202.

Thereupon, Commissioner Pounds 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. 2015-3095, 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.

2015-3096 SPECIAL EVENT ALCOHOL FOR MUSIC FESTIVAL

TABLED

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE PROVIDING FOR THE CONSUMPTION OF ALCOHOL AT A SPECIAL EVENT WITHIN THE CITY OF CONCORDIA.

Considering the possibility the erection of the wall might take place in the near future, it was undecided if this location would work for this event. Thereupon, Commissioner Lambertz moved that said Ordinance be tabled. The motion was seconded by Commissioner Wentz. Ordinance was tabled by the vote of the governing body, the vote being as follows:

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

Nay: None.

RESOLUTIONS:

2015-2024 CONDEMNATION 320 W. 17TH ST.

PASSED

Thereupon, there was presented to the City Commission a Resolution entitled:

WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 6-101 (C) OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURE IS UNSAFE AND DANGEROUS:

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2024 was signed and approved by the Mayor and attested by the Clerk.

OLD BUSINESS:

BROADWAY PLAZA

REJECTED

The only bid received, from Budreau Construction, was over \$200,000.00 more than the architect's estimate. City Manager Uri recommended rejecting the bid, as the project might be restructured, and additional contractors contacted. The project would be bid again in the fall, with hopes of receiving multiple bids. City Manager Uri said the brick wall could be bid now, since that project could be done on its own.

Commissioner Wentz moved to reject the Broadway Plaza bid and rebid at a later date. Commissioner Pounds seconded. Motion carried.

Commissioner Parker moved to obtain bids for the wall on the west side of the Broadway Plaza lot. Commissioner Wentz seconded. Motion carried.

ALCO BUILDING BIDS OPENING

REJECTED

The building has been owned jointly by the City and County for nearly four years. Recent interest led to request of bids for the property. Two bids were received, and were opened in public.

Steven Reedy bid \$12,050.00. Use of the building would be for storage and irrigation equipment, which would also be retail sales.

Todd Stupka with Black Label Development bid \$10,000.00, using the neighborhood revitalization plan. Use of the building would be for storage units and storefronts. Mr. Stupka said his plan is to spend approximately \$1,000,000 in renovations and improvements over the next 8-20 years.

Ashley Hutchinson stated that a national company currently has interest in the property and has requested more time, but was unable or unwilling to provide a bid by the due date. Commissioner Pounds expressed interest in waiting to see if anything would materialize with this company. County Commissioner Czapankiy

said nearly \$150,000.00 was spent on the property initially, along with repairs and utilities, and felt the low bids were a slap in the face to the taxpayers. Other commissioner comments including doing what could be done to get the property back on the tax rolls as soon as possible.

After discussion, an executive session was called.

Commissioner Wentz moved that the commission recess into executive session for fifteen (15) minutes for confidential business data. Inviting: City Manager Uri, Ashley Hutchinson, and the Cloud County commissioners. Commissioner Lambertz seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:26 p.m.

The commission reconvened at 6:41 p.m.

Mayor Hasch announced there was no binding action taken.

A vote of both boards was called.

Commissioner Lambertz moved to accept the bid from Black Label Development. Commissioner Parker seconded. Motion carried 4-1, with Commissioner Pounds opposing.

The County commission abstained from casting a vote.

The sale of the property was rejected.

MANAGER'S REPORT

City Manager Uri discussed the ongoing testing at the wastewater treatment plant. A full year of data should be obtained before purchasing equipment to move forward with the upgrade project.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Lambertz commended Ron Copple's crew for the alleys and street work.

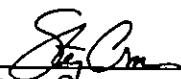
STAFF COMMENTS

Jeremy Arnold discussed the new water station and rates. Along with cash, a prepaid card can be purchased to obtain water.

ADJOURN

There being no further business, it was moved and seconded to adjourn. The meeting adjourned at 6:57 p.m.

(Seal)



Stacey Crum
City Clerk