

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

Wednesday, February 1, 2017

5:30 p.m.

The governing body met in regular session on February 1, 2017, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Lambertz, Hasch, Sacco, and Pounds.

Absent: Commissioner Parker.

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

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

Visitors: Toby Nosker, Brad Lowell, Paul Abram, Gary Blochlinger, Ken Johnson, Ben Peltier, Rachel Widen, Kevin Cowan, Ashley Hutchinson, Sarah Unruh, Jonathan Peppers, Ryan Cairns. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Bruce Johnson, Police Chief.

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

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the January 18, 2017, meeting. Commissioner Hasch seconded. Motion carried.

APPROPRIATION ORDINANCE #2

APPROVED

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

PUBLIC COMMENTS

There were no public comments.

APPOINTMENTS:

BOARD OF ZONING APPEALS

Bruno Rehbein presented two expressions of interest; both were not chosen for the housing authority last month. Tammy Britt and Cameron Thurner both agreed to serve on the board of zoning appeals, as the board is tremendously in need of members.

Commissioner Sacco moved to appoint Tammy Britt and Cameron Thurner to the board of zoning appeals. Commissioner Pounds seconded. Motion carried.

OLD BUSINESS:

KDHE PLAN APPROVAL FOR WASTEWATER TREATMENT PLANT

APPROVED

Sarah Unruh from Professional Engineering Consultants said approval has been received from the Kansas Dept. of Health and Environment to proceed with Phase 1 of the project. The next step is to solicit bids. Phase 1 construction should take about a year. The plan is to open bids in March, to begin around May.

Commissioner Sacco moved to authorize PEC to solicit bids for the project. Commissioner Pounds seconded. Motion carried.

RESOLUTIONS:

2017-2052 WASTEWATER TREATMENT PLANT FINANCING

PASSED

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS, AUTHORIZING IMPROVEMENTS TO THE CITY'S WASTEWATER DISPOSAL WORKS; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

Thereupon, Commissioner Pounds moved that said Resolution be adopted. The motion was seconded by Mayor 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: Commissioners Lambertz, Hasch, Sacco, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2017-2052 and was signed by the Mayor and attested by the Clerk.

NEW BUSINESS:

CONCORDIA TECHNOLOGIES, LLC TAX EXEMPTION REQUEST

APPROVED

Among other business, there was discussion of the proposed granting of a property tax exemption. Thereupon, Commissioner Sacco moved to call a public hearing at 5:30 p.m., or as soon thereafter as may be heard, at City Hall, 701 Washington Street, Concordia, Kansas, in regard to the application of Concordia Technologies, LLC, for a property tax exemption proposed to be granted by the City, and that the City Clerk be authorized and directed to publish notice of such hearing, and provide written notice of such hearing to Unified School District No. 333, Cloud County, Kansas and Cloud County Community College, as required by statute. The motion was seconded by Commissioner Hasch. Upon being put, the motion was carried by the vote of the governing body, the vote being as follows:

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

Nay: None.

6TH ST. WATERLINE PROJECT

APPROVED

Ken Johnson presented bids which were recently opening for the upcoming projects. For the 6th St. waterline project, the bids were as follows:

Contractor	Base Bid	Alternate Bid	Begin Date	Completion Date
<i>Engineer's Estimate</i>	\$362,648.80			
APAC-Ks., Inc.	\$220,223.00	\$240,549.00	Before 9-1-17	Before 9-1-17
Nowak Construction	\$265,003.00		3-1-17	9-1-17
Smoky Hill LLC	\$274,643.05	\$264,142.30	5-15-17	9-1-17

Staff recommended the low bid from APAC-Kansas.

Commissioner Sacco moved to award the 6th St. waterline replacement project with a base bid of \$220,223.00 to APAC Kansas. Commissioner Pounds seconded. Motion carried.

18TH ST. WATERLINE PROJECT

APPROVED

The waterline would be replaced before rebuilding the street. The project is from Lincoln to State St. The bids were as follows:

Contractor	Base Bid	Begin Date	Completion Date
<i>Engineer's Estimate</i>	\$381,499.60		
Deep Creek Construction. LLC	\$140,188.00	3-1-17	5-31-17
APAC-Ks. Inc.	\$152,714.00	4-1-17	6-30-17
J & K Contracting LC	\$165,286.50	4-3-17	5-31-17
Smoky Hill LLC	\$231,409.30	4-15-17	7-1-17
Nowak Construction Co. Inc.	\$238,645.00	3-1-17	7-1-17

Staff recommended the low bid from Deep Creek Construction.

Commissioner Sacco moved to award the 18th St. waterline replacement project with a bid of \$140,188.00 to Deep Creek Construction. Commissioner Hasch seconded. Motion carried.

18TH ST. STREET PROJECT

APPROVED

Discussion included using concrete or asphalt for construction. After hearing the pros and cons, it was the consensus of the commission to agree with staff recommendation for concrete, which will last much longer and require less maintenance. The bids were as follows:

Contractor	Base Bid-concrete	Alternate Bid-asphalt	Begin Date	Completion Date
J & K Contracting LC	\$560,170.65	\$539,281.00	Mid July	11-1-17

Vogts-Parga Contracting LC	\$589,037.40	\$542,330.60	7-3-17	11-1-17
Bryant & Bryant Const. Inc.	\$639,738.50		9-4-17	11-1-17
Smoky Hill LLC	\$651,489.85	\$589,037.40	7-1-17	11-1-17
Hall Brothers Inc.		\$517,249.45	7-5-17	11-1-17

Commissioner Hasch moved to award the 18th St. street improvement project with a bid of \$560,170.65 for concrete to J & K Contracting. Commissioner Sacco seconded. Motion carried.

MANAGER'S REPORT

City Manager Uri discussed the GIS mapping training that staff did this week.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Pounds told Ron Cople there was a large crack in one of the tennis courts at City Park. He asked about having signage farther back to alert traffic of the center lane being a through lane at 6th & Lincoln. He got a report from Bruno Rehbein on the cleanup of a house on Peck Ave. which had had a fire several months ago. Commissioner Pounds also mentioned that there are several holes to be patched on Peck. He wondered about the City having an orphan train statue at City Hall.

Commissioner Hasch asked if the newest process for utility billing was working as intended, to avoid shutting water off on an unsuspecting resident.

STAFF COMMENTS

Ron Cople said he would be meeting with property owners on 18th St., before the utility and street project starts.

Stacey Smith provided a report of open ambulance accounts, noting the high volume of unpaid accounts.

Jeremy Arnold told the commission he would soon be bringing a water main repair project to them for approval, noting that there have been numerous main breaks on 16th St. by the car wash.

Bruce Johnson informed the commission he would be selling a vehicle through Golden Belt.

Amber Farha said the auditors will be here March 27 & 28, and will want to speak to the mayor.

EXECUTIVE SESSION:

NON-ELECTED PERSONNEL

HELD

Mayor Lambertz moved that the commission recess into executive session for ten (10) minutes for non-elected personnel. Inviting: City Manager Uri. Commissioner Pounds seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:00 p.m.

The commission reconvened at 7:10 p.m.

Mayor Lambertz announced there was no binding action taken.

ADJOURN

There being no further business, at 7:12 p.m. it was moved and seconded to adjourn.

(Seal)



 Stacey Smith
 City Clerk