

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 18, 2007

The governing body met in regular session on April 18, 2007, at 5:30 p.m. in the City Commission Room in the City Hall, with the following members being present and participating, to wit: Commissioners Hosie, Johnson, Strecker, Gilliland and Jindra.

Absent: None.

Other Officers: City Manager Paine, City Attorney Uri and City Clerk Fleming.

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

Visitors: Jessica LeDuc, Toby Nosker, Ruby Maline, Armand Balthazor, Larry Remmenga, Renee Hubert, Chér Knudsen, Stacey Crum, Margo Hosie, Ron Copple, Stacey VandenBroder, Kirk Lowell, Steve Dailey, Darrell Kearns, James D. Ganson, Phil Deneault, Danny Parker, Jim Stromberg, Naomi Stromberg, Ron Deal, Janet Eubanks, Dean A. Lucko, Anne Lucko, Tamara L. Mansfield, John Davis, Marvin Copple, RONALDA COPPLE, Joan Olson, Doug Olson, Tom Gennette, Greg Hattan, Courtney Lanoue, Michaela Copple, Kaleb Copple, Mike Copple, Don Lanoue, Cheryl Lanoue, Dean Copple, Mark Copple, Bruno Rehbein, Janet Lowell, Jack Gould and Robin Hood.

Mayor Strecker asked for changes to the agenda. City Manager Paine added an item to the agenda under work session – 2. East Hills update. Commissioner Jindra moved to approve the agenda. Commissioner Strecker seconded. Motion carried.

ELECTION RESULTS

Mayor Strecker read the report from the Cloud County Clerk and Election Officer Linda Bogart, certifying the results of the city election for the City of Concordia held April 3, 2007 to be as follows (these are the certified results from the recount held on April 11, 2007):

For City Commission:

Joe Jindra	817
Cheryl Lanoue	982
Joe Strecker	745
Eldon Wisdom	812

Following the reading of the election results from the County Clerk, Mayor Strecker declared Cheryl Lanoue and Joe Jindra to the Office of City Commissioner for three (3) year terms.

OATH OF OFFICE

City Ordinance prescribes that elected officials take the Oath of Office before entering into the duties of his/her office. City Clerk Fleming administered the Oath of Office to Cheryl Lanoue and Joe Jindra for three (3) year terms.

COMMISSIONER COMMENT

Commissioner Strecker read the following:

"I want to thank all of the staff that works for the City of Concordia. Thanks to you, we have police and fire protection, good streets, parks, recreation and water systems. Try to imagine if any of these services didn't exist or work. The public would probably tar and feather the city manager and the commission for not doing their job. Again to the staff, thank you for your dedication.

To my fellow commissioners, it has been a privilege to have served with you. We didn't always agree but we generally came to a consensus. I appreciate all of you and what you have done and will continue to do as the commission for the city of Concordia."

PRESENTATION OF PLAQUE

Mayor Pro Tem Gilliland presented Mayor Strecker with a plaque for serving nine (9) years on the city commission.

Mayor Strecker recessed for fifteen (15) minutes. Time 5:35 p.m.

Mayor Pro Tem Gilliland reconvened the meeting at 5:50 p.m.

ANNUAL COMMISSION REORGANIZATION

City Ordinance requires the Commission annually elect one of its members as a chairman to serve as Mayor and preside at commission meetings and perform as official head of the City on formal occasions. Commissioner Gilliland moved that Commissioner Charles Johnson be elected to serve as Mayor for the ensuing year. Commissioner Hosie seconded. Motion carried. Commissioner Jindra moved that Commissioner Hosie be elected as Mayor Pro Tem for the next year. Commissioner Lanoue seconded. Motion carried 4-1 with Commissioner Hosie voting against.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 18, 2007, contd.

APPROVAL OF MINUTES

Commissioner Hosie moved to approve the minutes of the April 4, 2007 regular meeting as written. Commissioner Gilliland seconded. Motion carried.

APPROPRIATION ORDINANCE NO. 7

APPROVED

Commissioner Hosie moved to approve Appropriation Ordinance No. 7. Commissioner Jindra seconded. Motion carried.

PROCLAMATION – ARBOR DAY

Mayor Johnson read a proclamation and declared April 27, 2007 as Arbor Day.

PUBLIC COMMENTS

Armand Balthazor stated a couple years ago he reported to the city there was a decaying sidewalk and he felt an old tree was the cause of the problem. The sidewalk is located near the Manna House of Prayer.

Mr. Balthazor also suggested the Sports Complex is in need of a new flag pole. Ron Copple, Director of Public Works, advised there is a flag pole by the Pee Wee fields and one at the Legion field. Commissioner Gilliland recommended that staff research the cost of erecting another flag pole at the Sports Complex. Commissioner Lanoue suggested using the pee wee baseball money (approximately \$1,500) to help fund this project. Mr. Copple stated he would check into erecting a new flag pole at the Complex.

DISCUSSION -
INFRASTRUCTURE INDUSTRIAL PARK

Larry Paine, City Manager, stated at the last meeting a development agreement was approved for Tallgrass Veterinary Hospital. The infrastructure issue for Tallgrass Veterinary Hospital had not been settled. Since the last commission meeting the estimates were reviewed. The sewer line would have to remain the same as the first estimate. Staff suggested the water line go to and extend just past the first lot. Bruno Rehbein provided information to the city manager about the current subdivision ordinance. The subdivision ordinance requires a hard surface street. Staff's recommendation is to have a concrete street over gravel. CloudCorp is going to pay to re-plat the property. The new estimate for the infrastructure is \$279,313.64. The previous estimate was around \$310,000.00. The first estimate included the longer length water line, with the new estimate having a shorter water line.

Discussion continued about using concrete or gravel for the road and whether to have city crews or a contractor do the work. Commissioner Gilliland agreed with staff's recommendation of using concrete. He felt it made more sense to do this right from the start. Commissioner Johnson also stated it would be better to use concrete.

Commissioner Lanoue stated she would like to see the Capital Improvement Project and what projects would be cut if this project was funded out of the CIP. Commissioner Lanoue referred to Section 2-332 which states (d) moneys in the capital improvements fund may be used to finance, in whole or in part, any public improvement need set forth in the adopted capital improvement plan, including the repair and restoration. Commissioner Lanoue felt we should probably amend the CIP if we are going to use these funds to fund the project.

Commissioner Hosie differed with staff's recommendation. He still would like to look at rock instead of concrete.

Ron Copple, Director of Public Works, advised the commission he favors concrete and this would be a doable project for his crew.

Commissioner Gilliland moved to approve this project using city staff to construct the concrete street option approximately 380' into this project and use CIP to fund it. Commissioner Jindra seconded. Again Commissioner Lanoue stated she would like to look at the CIP and what projects would be cut before approving this project. She would like to see this project in the adopted CIP. She felt concrete is the way to go. City Manager Paine stated he would make the CIP available at the next meeting. The vote on the infrastructure for Tallgrass Veterinary Hospital was as follows, with the motion being defeated.

Yea: Commissioners Gilliland and Jindra.

Nay: Commissioners Johnson, Hosie and Lanoue.

Mayor Johnson stated this will be brought up again at the next meeting with the additional information.

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD APRIL 18, 2007, contd.

WELLHEAD PROTECTION PROGRAM AWARD

LARRY REMMENGA

Larry Remmenga, Director of Utilities, informed the commission at the Kansas Rural Water Association Spring conference, the city received a certificate of recognition for the wellhead protection committee.

EXECUTIVE SESSION –
ATTORNEY/CLIENT PRIVILEGE

HELD

At this time, Commissioner Gilliland moved that the commission recess into executive session for twenty (20) minutes for the discussion of attorney/client privilege. Commissioner Hosie seconded. Invite: Larry Paine and Larry Uri. Motion carried by the following vote:

Yea: Commissioners Jindra, Johnson, Gilliland, Hosie and Lanoue.

Nay: None.

Time: 6:40 p.m.

Commissioner Gilliland left at 6:51 p.m.

The commission reconvened at 7:00 p.m.

Mayor Johnson announced there was no action taken.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Hosie congratulated Cheryl Lanoue and Joe Jindra on the election and thanked Joe Strecker for nine (9) years on the city commission. Commissioner Hosie commented on receiving his appraised value for his property for next year and it made a significant jump. He looked and compared his previous taxes from 2001 to 2006. During the five (5) year period his house increased in appraised value 11.6 percent. According to the property tax information sheet, the actual tax dollars paid to the City of Concordia decreased 13.1 percent. The 2006 tax bill had \$51.75 less that went to the City of Concordia. The city was the only one that had a decrease in that period of time.

Commissioner Lanoue requested the following information:

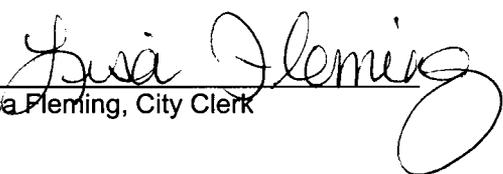
1. General Information Book (Blue Book)
2. All City Policies
3. Last 5 years of the detained budget and audit
4. Last 10 months of any and all agreements/contracts; any legal documents signed on behalf of the city (Shady Lake, Womack & Trailer 16th/Lincoln development agreements)
5. Capital Improvement Plan
6. Debt Schedule by GO, TIF Debt & Wt/Sw Debt by semi-annual payments
7. Lease schedules
8. Fund 222 [Equipment Replacement] breakdown of transfers in from each department to expenditures by department (what for) and ending balance as of 3-3-07
9. Any goals/objectives given by the commission to city manager Paine on his annual evaluation

Commissioner Johnson asked if the barricaded hole on Archer Street was a significant problem with the storm sewer system. Mr. Copple advised the side of the storm sewer just caved in at that location and his department will be patching the storm sewer.

STAFF COMMENTS

City Manager Paine stated he had received a letter from Everton Energy requesting to meet with the commission next week in a work session to discuss their project. A special call meeting would have to be scheduled to have this work session next week. Commissioner Johnson made a motion to schedule a meeting for 6:00 p.m., Wednesday, April 25, 2007. Commissioner Jindra seconded. Motion carried.

There being no further business, Commissioner Jindra moved to adjourn. Commissioner Lanoue seconded. Motion carried.


Lisa Fleming, City Clerk

(Seal)