

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD NOVEMBER 4, 2009

The governing body met in regular session on November 4, 2009, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Sara Hicks, Bruno Rehbein, Ron Copple, Larry Eubanks, Bruce Johnson, Chad Buckley, Janet Eubanks, Ron Deal, Marvin Copple, Don Lanoue, Bob Burns, Don Dean, Brian Foster.

Pastor Bob Burns gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. The Mayor requested an item under old business about flood development project. City Manager Uri moved the north project water line route from the study session to new business.

APPROVAL OF MINUTES**TABLED**

Commissioner Jindra moved to approve the minutes of the October 21, 2009, meeting. Commissioner Lanoue seconded. Commissioner Johnson requested that more discussion be included in the north development financing discussion. It was decided to table the minutes until the next meeting. Commissioner Jindra withdrew his motion.

APPROPRIATION ORDINANCE NO. #20**APPROVED**

Commissioner Johnson moved to approve appropriation ordinance #20. Mayor Hattan seconded. Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS:**GENERAL OBLIGATION BOND FINANCING**

This is additional information requested by the commission from the last meeting. Commissioner Lanoue asked if Concordia Tractor would be in a position to sign the specials by September 10, 2010. City Manager Uri said yes.

Mayor Hattan affirmed that the City would wait for the bids before procuring the bond.

FLOOD DEVELOPMENT PROJECT

Mayor Hattan stated that the funds set aside for economic development would be well spent petitioning legislators for federal funds to build the new dam.

Mayor Hattan moved to send Commissioner Jindra, Commissioner Hosie, and City Manager Uri to Washington D.C. to try to procure funds, to spend up to the \$4000 in the fund. Commissioner Lanoue seconded. Finance Director Farha said that the fund only contained \$2534. Commissioner Hosie interjected that he would be pleased to go but did not feel he would be effective. Mayor Hattan stated he thought he would. Motion carried unanimously.

NEW BUSINESS:**DRAINAGE STRUCTURE STABILIZATION AGREEMENT****ACCEPTED**

City Manager Uri said that Nowak Construction could begin immediately on the deteriorated dam drainage structure. Two agreements need to be signed. One is for the construction with Nowak, and the second is for the supervision to be done by Campbell & Johnson. 90% of the project qualifies for TIF funds, as 10% lies outside the TIF district.

Commissioner Jindra moved to approve the drainage structure stabilization agreement. Commissioner Johnson seconded. Mayor Hattan said he'd prefer the remaining 10% come from CIP. Commissioner Hosie stated that though this is a much-needed improvement, the threat of flooding is not removed because the structure reduces the size of the drainage. Motion carried unanimously.

The question was raised whether Ron Copple and Bruno Rehbein could do the inspection on this project. Both stated they would not be comfortable with it, and City Manager Uri did not recommend it.

Commissioner Johnson moved to accept the Campbell & Johnson inspection contract, not to exceed \$3500. Commissioner Hosie seconded. Motion carried unanimously.

CAMPBELL & JOHNSON INSPECTION AGREEMENT – CCCC

ACCEPTED

City Manager Uri stated that if the commission is uneasy with the price tag on this agreement and there are questions about why an inspector is needed on these various projects, they could table the item for this meeting.

Commissioner Johnson asked if BG Consultants, who is doing the water pressure project, had put the inspection of the project in their bid. City Manager Uri said that their representative, Thaniel Monaco, had earlier stated that they had bid accordingly to have the City do their own inspection.

Commissioner Johnson moved to accept the Campbell & Johnson Inspection Agreement not to exceed \$4,400.00. Commissioner Jindra seconded. Motion carried unanimously.

RED FLAG POLICY RES. 2009-1853

PASSED

City Manager Uri explained that the red flag policy helps with identity theft.

Mayor Hattan said that in his opinion this would include more than just utility accounts, which is what was listed in the policy. It was decided to remove all mention of "utility", to include all accounts and situations within the City.

Commissioner Lanoue said it would be a good idea to make each department head a program administrator, rather than naming the city clerk as the only one. City Manager Uri said there should be just one designated.

Commissioner Hosie moved to accept the red flag policy, resolution 2009-1853, with the stated corrections. Mayor Hattan seconded. Motion carried unanimously.

CTI DEVELOPMENT AGREEMENT ADDENDUM

ACCEPTED

City Manager Uri said the addendum changes the original agreement, which states that CTI has 60 days to sign various development agreements, including their real estate purchase. The addendum would give them an additional 30 days.

Commissioner Jindra moved to accept the CTI development agreement addendum. Commissioner Hosie seconded. Motion carried unanimously.

OPPORTUNITY FOR ECONOMIC DEVELOPMENT AD

Kirk Lowell of CloudCorp said that he had been made aware of an advertising opportunity through he Kansas Department of Commerce. In 2010 the state will be printing a publication, which will be used for the whole year by the Department. Mr. Lowell said that Concordia's page would feature Cloud Ceramics, due to its unique nature in the state, by being Kansas' only brick plant. The charge for a full page is \$5639, and Mr. Lowell was requesting the City contribute half, of \$2818, to be paid with economic development funds. He stated he could get the rest next year through CloudCorp's 2010 budget.

Mayor Hattan said he thought the funds could be better spent sending representatives to Washington D.C. Commissioner Lanoue thought that various county websites could provide needed advertising exposure.

Commissioner Johnson moved to use economic development funds of \$2818. Commissioner Hosie seconded. Motion carried 3-2, with Mayor Hattan and Commissioner Lanoue opposing.

NORTH PROJECT WATER LINE ROUTE

Three possible routes were shown to run the water line to the north project. Staff recommends the 2nd Street route, which will replace aging infrastructure and be easier to work on, should there be the need. The change will increase the cost of the project by an estimated \$94,215.00, but the total estimated cost will still be less than the previous preliminary engineering estimate. The change will require a change order to the engineering services contract at a cost not to exceed \$1,500.00.

Mayor Hattan moved to authorize the change order. Commissioner Johnson seconded. Motion carried unanimously.

RESOLUTIONS:

2009-1854 529 E. 7TH – SET PUBLIC HEARING

PASSED

Bruno Rehbein recommended setting a public hearing for 529 E. 7th, recognizing the property as unsafe and dangerous.

Commissioner Jindra moved to approve resolution 2009-1854. Commissioner Lanoue seconded. Motion carried by the following vote:

Aye: Commissioners Hattan, Jindra, Johnson, Hosie, and Lanoue.

Nay: None.

MANAGER'S REPORT

City Manager Uri talked about the City's video that is broadcast and online, and the growing interest with the community. City Manager Uri spoke of an upcoming decision by the commission to settle on whether Rolling Hills or Prairieland Electric should get the rights to the north development.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson said he would like to see four sets of amended minutes from earlier this year. Commissioner Johnson would also appreciate a police report from the police chief.

Commissioner Hosie asked City Manager Uri if he had asked the Corps what their design for the dam would be. City Manager Uri said that he would get the answer. Commissioner Hosie encouraged the citizens to drive down 7th Street and see the results of the recent tree trimming project. Commissioner Hosie also commended Chad Buckley for his idea of the 2nd Street water line route.

Commissioner Lanoue said that the commission used to get stats on the police department. Commissioner Lanoue thanked Finance Director Farha for the debt comparisons she provided.

STAFF COMMENTS

Fire Chief Larry Eubanks and Bruno Rehbein introduced the idea of possibly procuring a generator for City Hall to be used during an emergency. Chief Eubanks also discussed the tree trimming project. Chief Eubanks said he was considering a FEMA grant which would pay for two additional staff members, to give each shift three members. The grant would pay wages over four years, at a declining percentage, at which time the City would be solely responsible for the wages. The commission asked for figures.

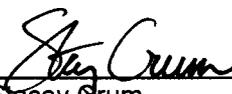
Interim Police Chief Bruce Johnson said that the new patrol vehicle was acquired today. He also stated that \$3000 would be refunded on recently purchased bullet resistant vests.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

There being no further business, Mayor Hattan moved to adjourn the meeting. Commissioner Lanoue seconded. Motion carried unanimously.

(Seal)



Stacey Crum
City Clerk