

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 21, 2009

The governing body met in regular session on January 21, 2009, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Mayor Hattan, Commissioners Johnson, Lanoue, Jindra, and Hosie.

Absent: None

Other Officers: Interim City Manager Uri and City Clerk Crum.

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Brad Waller, Roy Reif, Don Lanoue, Danny Parker, Bob Wasko, Beldon Blosser, Jim Ganson, John States, Ron Copple, Ted Collins, Ron Deal, Megan Murdock, Sara Hicks, Katrina Sorell, Phil Gilliland, Tony Studt, Ben Retter, Mike Johnson, Maggie Johnson, Tom Tuggle, Larry Remmenga, Cathy Feriend, Marvin Copple, Jean Rosemary, Marcia Allen, Larry Eubanks, Nicholas Hughes, Billi Burkett, Rodney Hake, Nathan Sicard, Rico McCall, Justin Brown, Tammy Britt, Art Slaughter, Denise deRocheffort-Reynolds, Janet Lowell, Tom Gennette, Ruby Maline.

Pastor John States gave the invocation followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes on the agenda. Interim City Manager Uri added an executive session for preliminary discussion for acquisition of real estate.

APPROVAL OF MINUTES

APPROVED

There were no comments. Commissioner Johnson moved to approve the minutes of the January 7, 2009, meeting. Commissioner Lanoue seconded. Motion carried.

APPROPRIATION ORDINANCE NO. #1

APPROVED

Commissioner Lanoue noted that there are expenditures for both 2008 and 2009 on this appropriation, and questioned if these will be separated by budget years. Ruby Maline stated they would.

Mayor Hattan moved to approve appropriation ordinance #1. Commissioner Hosie seconded. Motion carried unanimously.

PUBLIC COMMENTS

Denise deRocheffort-Reynolds from the Frank Carlson Library discussed an upcoming program on Frank Carlson which will be Friday at 7 p.m. at Cloud County Community College's Cook Theatre.

OLD BUSINESS

PURCHASING CARDS POLICY

Interim City Manager Uri said this is the same policy before the commission at last meeting, with the discussed changes. He also noted there is a policy statement to be approved along with the purchasing cards policy Resolution 2009-1831.

Commissioner Johnson moved to approve Resolution 2009-1831. Commissioner Lanoue seconded. Motion carried by the following vote:

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

Nay: None.

APPROVE TEXT OF NON-CLASSIFIED PAY RESOLUTION

A new non-classified pay scale was passed out, reflecting changes on the resolution.

Mayor Hattan moved to approve Resolution 2008-1829. Commissioner Lanoue seconded. Motion carried by the following vote:

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

Nay: None.

AUTHORIZE MAYOR TO SIGN AUDITOR'S LETTER OF ENGAGEMENT

This reflects clarification on the scope of services by the auditor. The audit will include the public library, not to exceed \$12,450, which includes travel and out-of-pocket expenses. The housing authority's audit will be done at a cost to the housing authority, which has the money to pay. Commissioner Lanoue requested that the auditor interview the mayor, and to add this to the agreement. Interim City Manager Uri

suggested that this discussion not be continued further, as he felt it was time to get the auditor hired. He agreed to ask for this item in a letter to the auditor.

Commissioner Hosie moved to authorize the mayor to sign the auditor's letter of engagement. Commissioner Lanoue seconded. Motion carried unanimously.

NEW BUSINESS

AIRPORT ADVISORY BOARD RECOMMENDATION – TAXIWAY RECONSTRUCTION PROJECT

Kirk Lowell introduced Brad Waller of HWS Consulting Group, project manager of airport projects. Mr. Waller explained how FAA grant money is distributed. Airport projects can be funded by three different methods. The first is a 75%-25% match, with the 25% paid by the City. The second is discretionary funds from the FAA, drawn from a pool of money with a 95%-5% match. The third method is general entitlement funds from the FAA, which is also a 95%-5% match. The airport would receive \$150,000 every year, with the capability to bank up to four years. He said at this time the City has \$483,000 of banked funds. Mr. Waller said there is currently \$33,000 of KDOT funds which will be lost if not used by February 2. The total cost of the taxiway project is \$375,000, which is for design and construction. \$18,500 would be the City's portion. Mr. Waller asked the Commission to approve the design for the taxiway only, at this point, which would be \$29,100; the City's portion is \$1,600. Mr. Waller addressed Mayor Hattan's question of the time frame of receiving the money. Commissioner Johnson asked if the total \$483,000 would be lost if not used by February 2, to which Mr. Waller answered it would just be the \$33,000.

Kirk Lowell asked that the mayor or city manager be authorized to sign the HWS contract, and to authorize the city manager to sign the grant application, both of which need to be turned in to the FAA before February 2. The grant application will be for \$29,120, and will reflect the City's match of 5%.

Commissioner Hosie moved to authorize the city manager to sign the HWS contract for taxiway design, and to sign the grant application. Mayor Hattan seconded. Motion carried unanimously.

TIF ELIGIBLE EXPENSE REIMBURSEMENT REQUEST – SHADY LAKE DEVELOPMENT/TACO JOHN'S

Kirk Lowell talked about the Shady Lake Development, which has needed improvement in order to interest new business. MSMT LLC, the owner of the property, has improved the area and recently sold land to Tim Parker for the new Taco John's. Tom Tuggle was on hand representing MSMT LLC, consisting of Tom & Suzi Tuggle and Mike & Maggie Johnson. Mr. Tuggle requested TIF money on the Shady Lake property. MSMT LLC has incurred costs of over \$250,000. Mr. Tuggle shared what has been done for development of this property and future plans for the area.

Kirk Lowell gave a presentation explaining TIF eligible funds, which by Kansas law and the City's development agreement amounts to \$225,433. The cost of land by private ownership is not reimbursable for TIF funds. Ineligible funds of land purchase, bank interest, and land sale to Taco John's was computed, totaling \$24,300. Mr. Lowell gave a TIF eligible figure of \$201,134, and an estimated bond and interest rate of 2.4%-2.5%. Eleven years of increment will be collected. Mr. Lowell gave figures of property taxes and assessed value of this real estate. At this point, MSMT LLC is eligible to receive \$190,483 in TIF funds.

Commissioner Lanoue moved to authorize payment of \$190,483 from TIF funds for Shady Lake Development/Taco John's project for reimbursement of eligible TIF expenditures to MSMT LLC. Mayor Hattan seconded. Motion carried unanimously. Mayor Hattan thanked the local banks for helping out these projects.

RESOURCE COUNCIL – REQUEST OF FUNDS

Cathy Feriend of the Resource Council requested the \$12,000 that was budgeted for 2009. She gave a report of the number of households served by the Resource Council, and the amount of assistance given.

Interim City Manager Uri noted that \$12,000 was budgeted for the Resource Council, and \$4,000 was budgeted for the Senior Citizens Center. He asked the Commission if they wanted to approve both amounts, or ask a representative of the Senior Citizens Center to request the funds. It was decided both amounts would be authorized.

Mayor Hattan moved to authorize payment of \$12,000 to the Resource Council and \$4,000 to the Senior Citizens Center. Commissioner Lanoue seconded. Motion carried unanimously.

MANAGER'S REPORT

Interim City Manager Uri stressed the urgency of the City getting a share of the stimulus money possibly coming out of Washington this year.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson questioned if the financial back page should be labeled Appropriation Ordinance #1, rather than #2. It was determined it should be #1.

Commissioner Hosie said that he has tickets for CloudCorp's annual meeting, if anyone wants them.

STAFF COMMENTS

There were no comments.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION FOR REAL ESTATE ACQUISITION HELD

Mayor Hattan moved that the commission recess into executive session for twelve (12) minutes for the preliminary discussion of real estate acquisition. Inviting: Interim City Manager Uri. Commissioner Lanoue seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:48 p.m.

The commission reconvened at 7:00 p.m.

Mayor Hattan announced there was no binding action taken.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION FOR REAL ESTATE ACQUISITION HELD

Mayor Hattan moved that the commission recess into executive session for ten (10) minutes for the preliminary discussion of real estate acquisition. Inviting: Interim City Manager Uri, Beldon Blosser, and his attorney [Robert Wasko]. Commissioner Johnson seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:01 p.m.

The commission reconvened at 7:11 p.m.

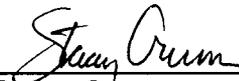
Mayor Hattan announced there was no binding action taken.

ADJOURN

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

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

(Seal)



Stacey Crum
City Clerk

City of Concordia, Kansas
Airport Advisory Board

Recommendation To
City Commission

**Taxiway Reconstruction
Project**

January 21, 2009



**Blosser
Municipal Airport**

- Primary Runway 17/35 is 3,600' x 60' (Asphalt)
- Two Secondary Turf Runways
 - Runway 12/30 is 2,263' x 265'
 - Runway 3/21 is 1,628' x 255'
- Airport is equipped with:
 - Non-Directional Beacon
 - Windcone
 - Segmented Circle
 - Lighted Wind Tee
- 9 Based Aircraft
- 18 Total Hangar Spaces Available





Blosser Municipal Airport

- Why is the airport important?
 - Economic Development
 - Every dollar spent on aviation generates an additional \$1.52 in economic activity.
 - With FAA paying 95%, that jumps to \$30.40 for every dollar spent by the City of Concordia
 - For every job at the airport, nearly three are created in the visitor-related economy
 - Aviation related businesses and their employees annually contribute \$105 million in local taxes
 - Agricultural Business
 - Medical Community
 - Recreation
 - Miscellaneous



Blosser Municipal Airport

- Airport Funding Sources
 - KDOT funds (75% match)
 - Must be selected for program
 - FAA Discretionary Funds (95% match)
 - Must be selected for program
 - FAA Entitlement funds (95% match)
 - \$150,000 per year to your airport
 - Can be accrued for maximum of 4 years (\$600,000)





Blosser Municipal Airport

FY-06	FY-07	FY-08	FY-09	TOTAL
\$33,000	\$150,000	\$150,000	\$150,000	\$483,000

- In the upcoming year, Concordia has \$483,000
- The \$33,000 must be **locally** committed by February 2, 2009 or lose it.
 - ONLY 4 Years can accrue.
- City Commission Has Two Options:
 1. Do nothing (lose the Federal money) 
 2. Initiate a Project to utilize the money



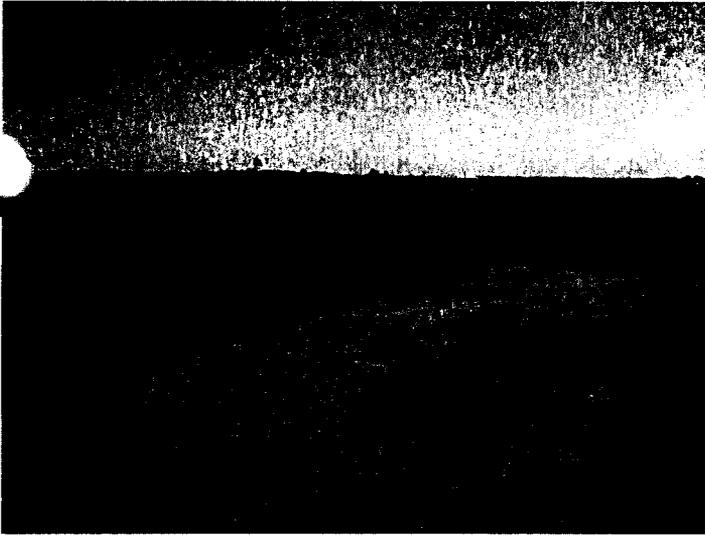
Blosser Municipal Airport

- Taxiway Reconstruction Project
 - Approved by Airport Advisory Board on January 13, 2009
 - Estimated Total Cost: \$375,000
 - Engineering Cost Per Proposed Contract: \$29,120
 - Estimated Construction Cost: \$345,880
- FAA Portion (95%): \$356,250
 - FAA considers this the #1 project for Blosser Municipal Airport
 - FAA has approved design phase of this project pending Congressional Authorization in 2009
- Concordia Portion (5%): \$18,750
 - Total Local Airport Funds Available In 2009: **\$20,897**
 - Concordia Airport Restricted Funds: \$11,274
 - Concordia Airport Non-Restricted Funds: \$1,589
 - Year 2009 Farm Lease Income: \$8,034

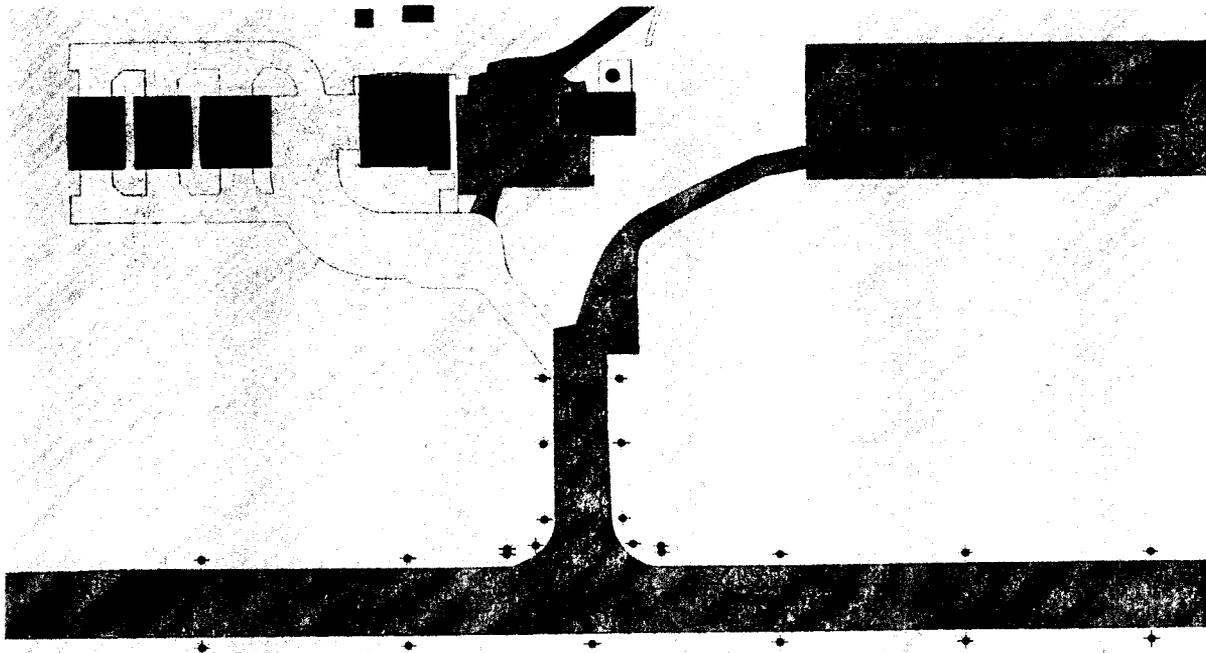


Blosser Municipal Airport

Existing Dilapidated Taxiway



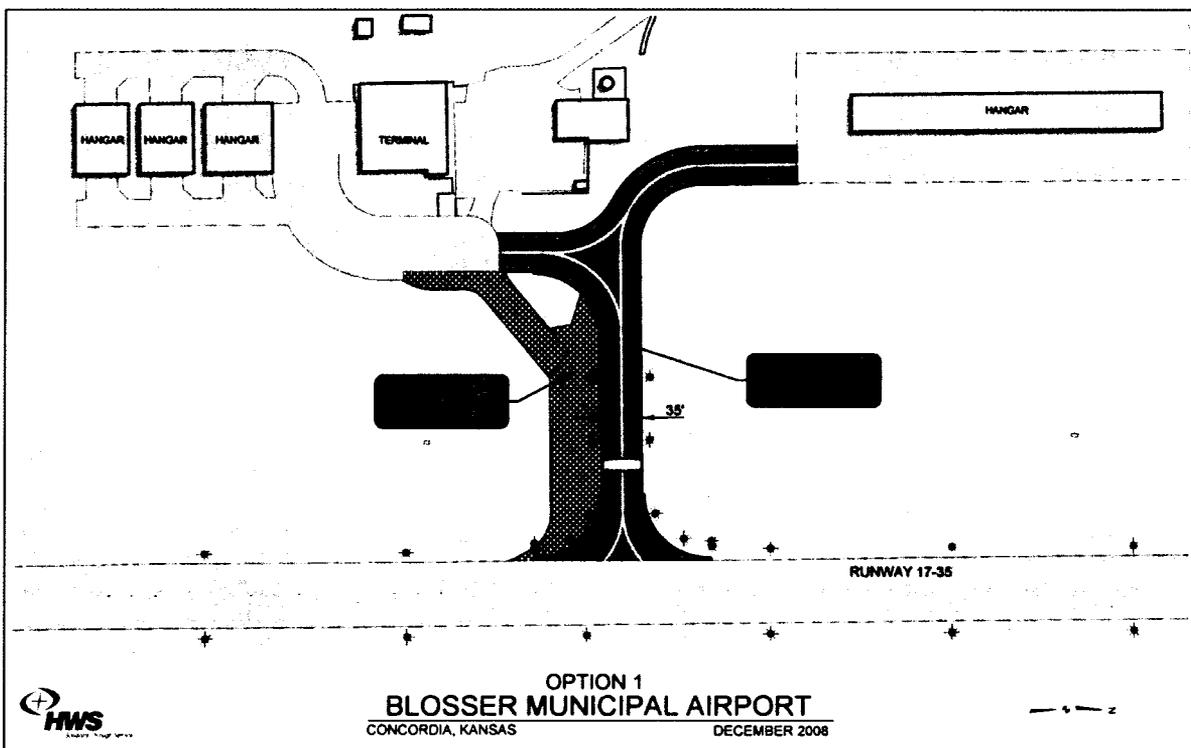
Plan View of Existing Taxiway



BLOSSER MUNICIPAL AIRPORT
CONCORDIA, KANSAS

September 23, 2008

Plan View of Proposed Taxiway Reconstruction Project (Tentative)



OPTION 1
BLOSSER MUNICIPAL AIRPORT
CONCORDIA, KANSAS

DECEMBER 2008

This is a **conceptual plan** acceptable to the Airport Advisory Board and City Staff. However, the Advisory Board and City Staff will be involved in the details of the actual design engineering of the project. Therefore, the **final plan** may differ from the conceptual plan.